U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name:
Esperanza En Escalante Phase II

Responsible Entity:
City of Tucson Housing and Community Development Department

Preparer:
Glenn Fournie, Project Coordinator

Certifying Officer Name and Title:
Sally Stang, Director Housing and Community Development Department

Direct Comments to:
Glenn Fournie, 520-837-5408 glenn.fournie@tucsonaz.gov

Date:
January 2016

Project Location:

3700 S. Calle Polar, Tucson Pima County AZ 85730. Pima County Assessor Parcel Number 136-23-009B.

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

The project is consistent with the City of Tucson Consolidated Plan policies to develop supportive housing including: 1) New construction and/or rehabilitation of rental units for target populations; 2) Complexes serving special target populations where, in this case, 100% of the units are designated for low-income households; 3) The preservation of existing lower income housing and/or increasing the supply of lower income housing; and 4) Self-sufficiency in lower income households. This project also supports the strategy for helping people make the transition to permanent housing and independent living; increasing the capacity of non-profit organizations; and facilities and services for homeless, veteran and special needs persons.

The target population of the project will be senior households with one member who is at least 55 years old who is a homeless or formerly homeless veteran. The project will comprise 44 units, all of which will be subject to income and rent restrictions under the ADOH Low Income Housing Tax Credit program. Additionally, 40 of these units (91% of project) will have rent subsidies under a project–based Section 8 contract. It is anticipated the demand for these units will exceed availability.

A Market Study of the proposed Esperanza En Escalante Apartments was completed in February 2015 by Valbridge Property Advisors. The capture rate based on existing gross households indicates a total at 24.5%. Strong support for the development based on typical tax credit standards, is evident – the data shows a clear and significant number of income-qualified households that require affordable housing. The favorable capture rates are a clear indication that there is strong demand to support the proposed project.

The project is aligned with the President's, VA, HUD and City of Tucson Mayor's initiative to end veteran homelessness in 2016.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

This project represents Phase II of a three-phased development on nearly 17 acres of land adjacent to Davis Monthan Air Force Base. The Phase II portion of the site is 3.44 acres. The site was donated to Esperanza En Escalante (EEE) by the U.S. Department of Health and Human Services specifically for the purpose of housing homeless veterans. The parcel is zoned RX-1, residential and the project has full site plan approval from the City of Tucson. The planned new construction of 44 one-bedroom single story units in a 4-plex and 6-plex configuration, surrounding a large central courtyard and community building. All utilities will be on a master meter and paid for by the property owner. The construction site has been cleared, graded and prepped for construction. Utilities and infrastructure are in place. The project has been designed using the Arizona Department of Housing (ADOH) prescriptive path to sustainability, which is roughly equivalent to a LEED Gold standard. Specific green building elements to be utilized will include hard surface flooring, smoke-free units and common areas, locally-fabricated cabinets, countertops, Energy Star windows and doors, Environmentally Preferred Products (EPP) such as flooring and concrete, dual-flush toilets, thermal permance, highly-reflective roofs, Energy Star high efficiency and low water usage appliances.

The average square footage of the one-bedroom units will be a generous 734 square feet and the project will include large open space amenities such as a ramada with barbecue grills and picnic tables, as well as a large multi-purpose community room with space for case management and counseling, medical services and the like. The units will be 100% accessible to the physically disabled and 80% of the units will house older adult veterans aged 55 and over.

Esperanza En Escalante have secured 40 Section 8 Project-Based Vouchers from the City of Tucson Housing and Community Development Department Public Housing Authority. On-site comprehensive supportive services will be offered to all residents and will be coordinated through an on-site resident services coordinator, one of 3 new positions created by this proposal.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

Esperanza En Escalante (EEE) is a non-profit 501(c)(3) housing development and social service provider. EEE was formed in 1990 by the Vietnam Veterans of America Chapter 106 in Tucson, AZ. EEE is a project that currently houses one of the most difficult to house populations in Pima County. The veterans who live on site and those who will live in the proposed 44 unit permanent supportive housing phase served our country with dignity. Unfortunately, many of them are currently living without dignity on the streets of Tucson because they cannot even afford Low Income Housing Tax Credit rent levels without rental subsidy, and nearly all of them need intensive supportive services to live stable lives.

The federal government took the first step by deeding the vacant land over to Esperanza En Escalante. Pima County, The City of Tucson and the Arizona Department of Housing have already made significant contributions to the units that currently exist on the site. Pima County has committed nearly $1 Million in General Obligation (GO) Bond proceeds to this development to fund critical infrastructure such as water and sewer, streets and sidewalks, which have paved the way for this proposal. $211,035 of those GO Bond proceeds funded site infrastructure costs for this particular phase of the development. This 44-unit phase would be a significant component of building out the balance of this campus.

The City of Tucson HCD has committed forty (40) Section 8 Project-Based Vouchers to support the rental assistance needs of the homeless veterans in Phase II. The rental assistance contract will have an initial term of fifteen years.

Plan Tucson is the City's General & Sustainability Plan, ratified by voters at the November 5, 2013 General Election, and the results declared on November 13, 2013, Resolution #22160. Plan Tucson provides public policy to guide more specific planning, program, and project decisions affecting key elements that shape Tucson and allow it to function successfully. The project in compliance with **Plan Tucson** and the South Pantano Area Plan.

The site has been environmentally cleared multiple times by Pima County, ADOH and City of Tucson. The City of Tucson received AUGFs on 6/10/05, 8/25/09, 6/17/10 for various construction projects on site. Each Environmental Assessment addressed and cleared the entire 16.4 acre site.

Funding Information

Grant Number	HUD Program	Funding Amount
M-14-DC-040-229	HOME	$681,000.00

Estimated Total HUD Funded Amount: $681,000.00

Estimated Total Project Cost (HUD and non-HUD funds)**:$ 9,626,536.00**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No X	The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ) or Runway Protection Zone, or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ) Approach Protection Zone. Map on file. http://maps.tucsonaz.gov/hcd/index_old.html
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No X	There are no coastal barrier resources in HUD Region IX. http://www.fws.gov/cbra/Maps/Mapper.html
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No X	The site is not in a designated flood zone, flood insurance not required. FEMA Zone X 4019C-2135 L 6/11. Map on file. http://maps.tucsonaz.gov/hcd/index_old.html
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No X	Other than a brief period of construction, the project will have no negative impact on air quality issues or community pollution levels. No EPA/ADEQ Air restrictions for the site. Control of dust during construction is required under the Pima County Fugitive dust map. Permits for activity will not be issued until compliance is certified. This project, and the City Tucson is in compliance with SIP maintenance plan. http://www.epa.gov/region9/air/actions/az.html
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No X	Arizona has no coastal zones. Map on file.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No X	The project site and adjacent properties are free of hazardous materials, contamination, toxic chemicals, gasses and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property. Phase I environmental site assessment dated 2/19/15 by Com Sense, Inc. and site visit by HCD staff 7/7/15 (updated 1/14/16). Maps on file. http://maps.tucsonaz.gov/hcd/index_old.html http://nepassisttool.epa.gov/
Endangered Species	Yes No	The project will have no effect on any federally protected (listed or proposed) Threatened or

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ X	Endangered Species, nor adversely modify designated critical habitats. Site is graded and ready for construction. Phase I environmental site assessment dated 2/19/15 by Com Sense, Inc. Site visit by HCD staff 7/7/15 and updated 1/14/16. Maps, photos and memo in file. http://nepassisttool.epa.gov/
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ X	The project will expose neither people nor buildings to any above-ground explosive or flammable fuels or chemicals. Map and aerial map attached. Phase I environmental site assessment dated 2/19/15 by Com Sense, Inc. Site visit by HCD staff 7/7/15 updated 1/14/16. Maps on file. http://maps.tucsonaz.gov/hcd/index_old.html http://nepassisttool.epa.gov/
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ X	The City of Tucson has no protected farmland including prime or unique farmland, or other farmland of statewide or local importance. Site is in a fully developed urban environment per USGS Topo Map. Map on File.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ X	The project does not involve property acquisition, management, construction or improvements within a floodplain identified by FEMA maps. Map on file. FEMA Zone X 4019C-2135 L 6/11. http://maps.tucsonaz.gov/hcd/index_old.html
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ X	There are no historic properties affected per 36 CFR 800.4. Reviewed and approved per programmatic agreement by City of Tucson HPO office 7/9/15. Cultural resource survey by Desert Archaeology 11/12/03 found no cultural resources affected by the project. Report and City of Tucson HPO work review on file.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ X	The project is not within line-of-sight of a major or arterial roadway or railroad or within the LDN zones of the TIA or DM Airport Noise Contour maps. Other than a brief period of construction there should be no increase in noise levels. Maps on file. http://maps.tucsonaz.gov/hcd/index_old.html
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ X	The project need not be referred to EPA for evaluation according to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990. The project is located in the Upper Santa Cruz & Avra Basin aquifer. The location is currently served by a municipal water and sewer system and will have no impact on the aquifer. Memorandum and map on file. http://www.epa.gov/region9/water/groundwater/ssa.html
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ X	The project does not involve new construction within or adjacent to wet lands, marshes, wet meadows, mud flats or natural ponds. Maps on file. http://nepassisttool.epa.gov/ http://www.fws.gov/wetlands/Data/Mapper.html

Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No X	The project is not located within one mile of a listed Wild and Scenic River. Tucson and Southern Arizona have no wild and scenic rivers. Map on file. http://www.americanrivers.org/initiatives/wild-and-scenic/wild-and-scenic-rivers-map/
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No X	The proposed site is suitable for its proposed use and will NOT be adversely impacted by adverse environmental conditions. The project is an expansion of the current use. https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Zoned RX-1 suburban, low density, single-family, residential development and other compatible neighborhood uses. Phase II of a multi-year development plan. Single story 4 plex or 6 plex buildings around a central courtyard and community building are consistent with existing buildings on site and nearby housing developments. The project is in compliance with Plan Tucson and the South Pantano Area Plan. Memos on file. https://www.tucsonaz.gov/pdsd
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	No evidence of erosion, drainage/storm water runoff on site visit by HCD staff 7/7/15, updated 1/14/16. Entire site reviewed and approved for construction by Hector Martinez City of Tucson PDSD with no slope, erosion or soil suitability issues, ADOH Site Specific Assessment 11/11/2008 by Com Sense, INC. Reports on file. https://www.tucsonaz.gov/pdsd
Hazards and Nuisances including Site Safety and Noise	2	No evidence of onsite hazards or nuisances, Phase I environmental site assessment dated 2/19/15 by Com Sense, Inc., and site visit by HCD staff 7/7/15, updated 1/14/16. Reports on file.
Energy Consumption	2	Minor increase in energy consumption by 44 new units of housing. Tucson Electric Power currently supplies electricity and will continue service. All utilities are currently on site and ready for construction. Buildings will be constructed to Arizona Department of Housing (ADOH) prescriptive path to sustainability, which is roughly equivalent to a LEED Gold standard, with energy efficient and low water usage appliances. HOME application on file. WWW.TEP.com

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The target population for the project will be senior low income and disabled veterans on fixed incomes. It is anticipated that 3 new employees will be hired for this project, including a leasing agent, a resident services coordinator and a maintenance technician. EEE anticipates hiring approximately 30-40 subcontractors during the construction phase of the project. The project will follow Section 3 in all of employment and construction/subcontracting activities. HOME application and maps on file. https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx
Demographic Character Changes, Displacement	2	Project area is a moderate income, mixed race (44% minority), mixed use area with approximately 75% of the housing units currently being used as rentals. The target population for the project will be senior low income and disabled veterans on fixed incomes. Esperanza En Escalante currently provides transitional housing and support services for 75 low income senior veterans and/or senior veterans with families. The site is adjacent to Davis Monthan AFB with a strong and active veteran support community in the area. The new units are being constructed on vacant land so no displacements will occur. HOME application on file and maps on file. https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The target population for the project will be senior low income and disabled veterans on fixed incomes and will have little to no impact on the K-12 education systems. The project site is within 3 miles of a number of colleges and adult education resources including Pima Community College, Troy University, University of Arizona and education opportunities. Educational and cultural opportunities abound on base at Davis Monthan AFB, nearby Lincoln Park and a number of veteran organizations. Maps on file.
Commercial Facilities	2	Site is within 1 ½ mile of major grocery stores, pharmacies, retail and service businesses, discount stores, medical providers and thrift stores. The project is within ½ of a major bus route connecting to transit hubs and the Sunlink streetcar line. EEE will provide daily runs to the VA for medical appointments and twice weekly runs for grocery shopping. Maps on file.
Health Care and Social Services	2	The project site is within 6 miles of 4 major medical centers, including the Southern Arizona VA Health Care campus and the El Rio Health Center. Numerous emergency facilities, clinics, and physician services are within an easy commute on public transit. Veteran social and support services are available on the adjacent Davis Monthan AFB and local VFW, DAV, American Legion, Red Cross and Tucson Vets Serving Vets organizations and local non-profit mental health providers. Support services and referrals are also provided by Esperanza En Escalante on site. The approximately 44 additional residents will not have an adverse impact on the available services, since most of the prospective clients are already in the community and receiving services. Maps on file. http://www.eeeveterans.org/programs.html
Solid Waste Disposal / Recycling	2	The City of Tucson Environmental Services Department provides onsite waste disposal and recycling services. The City of Tucson provides

		extensive recycling options, including construction debris handling and recycling, landfills, green waste recycling and household hazardous waste disposal services. Email from Andy Vera City of Tucson Environmental Services Department on file. https://www.tucsonaz.gov/environmental-services
Waste Water / Sanitary Sewers	2	Pima County Wastewater provides wastewater and sewer service to project. Utilities are in place on site and ready for construction. Letter from Lorenzo Hernandez on file.
Water Supply	2	City of Tucson water already supplies water to project site. Utilities are in place on site and ready for construction. Letter from Richard Sarti on file.
Public Safety - Police, Fire and Emergency Medical	2	Email from Sgt. Jeremy Williams TPD stated in an email dated 12/30/15 that the proposed project would not create an unusual or significant burden to TPD. The site is approximately 4 miles from the Rincon Police Station. Response time varies depending on the type of call, but the average time for emergency response is 5 minutes or less. Email from Fire Captain Jeff Lanjeans at Tucson Fire Department dated states that the proposed project would not create an unusual or significant burden to TFD. The project is within 2 miles of Tucson Fire Station 13. Average response time for TFD is 4 minutes. The project site is within 7 miles of major medical centers with emergency medical care including Carondolet St. Joseph's Hospital, Banner UMC Medical Center, Southern Arizona VA Health Care Center, Banner UMC Medical Center South and numerous urgent care facilities. Emails and maps on file.
Parks, Open Space and Recreation	2	The project is within a ½ hour commute on public transit of 3 regional recreation centers including sports fields, swimming pools, fitness programs, recreation classes, senior lunches and other senior programs, basketball courts, tennis courts and open space. There are a number of small parks and open space areas within a reasonable walk of the project site. Escalante and Esperanza is adjacent to Davis Monthan AFB and the DM Family Camp recreation area, and has open space and a recreation space included in the facility. Maps on file.
Transportation and Accessibility	2	The site is within ½ of a Suntran bus stop on the #3 route with connection to major transit hubs, Greyhound Bus Line and the Sunlink streetcar line. The site is fully accessible by car and has adequate street access and off street parking for current and future development. EEE provides some transportation services and the residents have access to the City of Tucson Sun Shuttle and other medical transportation providers. EEE will provide daily runs to the VA for medical appointments and twice weekly runs for grocery shopping. Maps and photos on file. http://www.suntran.com/PDF/routes/AUG_15_rt_3.pdf

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The site has no unique natural features or water resources. The site has been graded and leveled with utilities installed ready for construction. This is Phase II of a 3 phase construction plan. Phase I Environmental Site Assessment dated 2/19/15 by Com Sense, Inc. on file and site visit by HCD staff 7/7/15. Photos and maps on file. http://maps.tucsonaz.gov/hcd/index_old.html
Vegetation, Wildlife	2	The site has been graded and leveled with utilities installed ready for construction. Phase I Environmental Site Assessment dated 2/19/15 by Com Sense, Inc. on file and site visit by HCD staff 7/7/15. Photos and maps on file. http://maps.tucsonaz.gov/hcd/index_old.html
Other Factors		

Additional Studies Performed:
Phase I Environmental Site Assessment by Com Sense 2/19/15
Market Demand Analysis by Valbridge Property Advisors 2/17/15
Cultural Resource Survey by Desert Archaeology Inc. dated 11/12/03

Field Inspection (Date and completed by):
7/7/15 by Glenn Fournie, HCD staff, updated 1/14/16.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:
Arizona Department of Housing (ADOH)
City of Tucson Housing and Community Development Department
City of Tucson Planning and Development Services
City of Tucson Department of Transportation
City of Tucson Suntran
City of Tucson Office of Integrated Planning
Tucson Fire Department-Sgt. Mike Wilder
Tucson Police Department-Captain Jeff Langejans
City of Tucson Department of Environmental Quality –Andy Vera
Tucson Water- Richard Sarti
Pima County Wastewater Management- Lorenzo Hernandez
City of Tucson Historic Preservation Officer Dr. Jonathan Mabry
Poster Frost Mirto, Inc.
Gorman and Company, Inc.
Esperanza En Escalanate

Cumulative Impact Analysis [24 CFR 58.32]:
This is Phase II of a 3 phase construction plan.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]
No alternatives other than the no action alternative were considered. Esperanza En Escalante (EEE) applied for LIHTC funding through ADOH and received approval, making the project possible. EEE owns the land and this is Phase II of a 3 phase project. Site is developed and ready for construction. The site has been environmentally cleared multiple times by Pima County, ADOH and City of Tucson. The City of Tucson received AUGFs on 6/10/05, 8/25/09, 6/17/10 from Environmental Assessments for various construction projects on site that each cleared the entire 16.4 acre site.

No Action Alternative [24 CFR 58.40(e)]:
44 units of desperately needed new housing for senior and homeless veterans would not be built. Goals of the City of Tucson Consolidated Plan would not be fulfilled. The City of Tucson would be deprived of resources in the Mayor's and the VA goal to end veteran homelessness. Esperanza En Escalante would miss the ADOH Low Income Housing Tax Credit funding opportunity that make the project affordable at this time.

Summary of Findings and Conclusions:

The proposed Esperanza En Escalante Phase II, new construction of 44 one-bedroom single story units in a 4-plex and 6-plex configuration, will not adversely affect environment or the neighborhood. The activity is compatible with the existing uses in the area and is a continutation & expansion of current programs for homeless veterans. There will be little to no impact on existing resources or services in the area. This is a project that can serve as a model for housing homeless veterans across the U.S. The infrastructure, support services, and the referral network are already in place. The land is available and the site plan is approved. The forty (40) Section 8 Project-Based Vouchers 40 rental subsidy has been set aside. The project is a positive step in meeting City of Tucson goals for ending veteran homelessness.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

No mitigation measures required.

Determination:

X **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: 1/25/16

Name/Title/Organization: **Glenn Fournie, Project Coordinator City of Tucson Housing and Community Development Department**

Certifying Officer Signature: _____ Date: 1/27/16

Name/Title: **Sally Stang, Director City of Tucson Housing and Community Development Department**

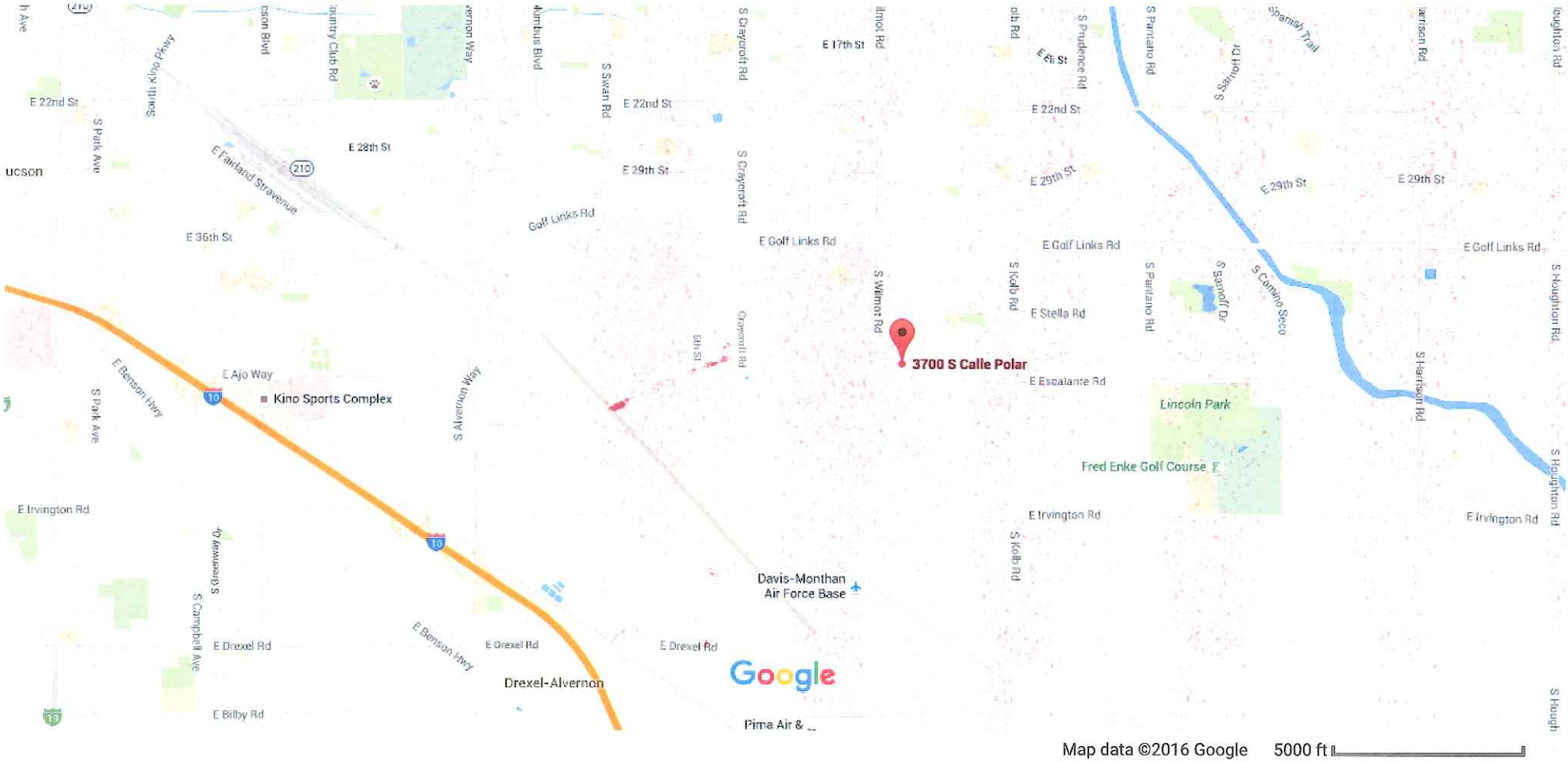
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

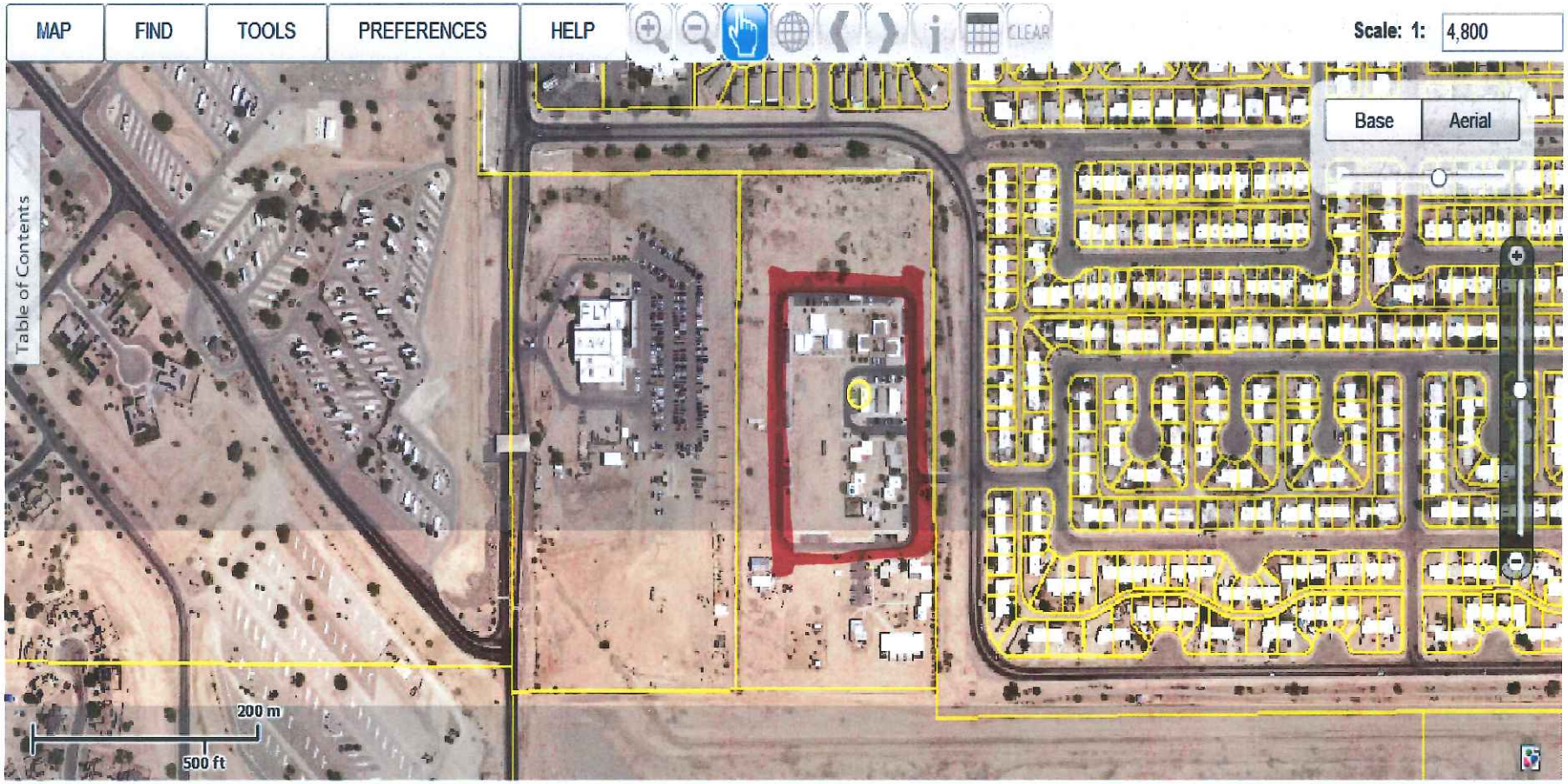
Esperanza En Escalante Phase II Environmental Assessment January 2016

Partial Back Up Documentation

(Complete environmental review record and complete backup documentation of file)

Google Maps 3700 S Calle Polar

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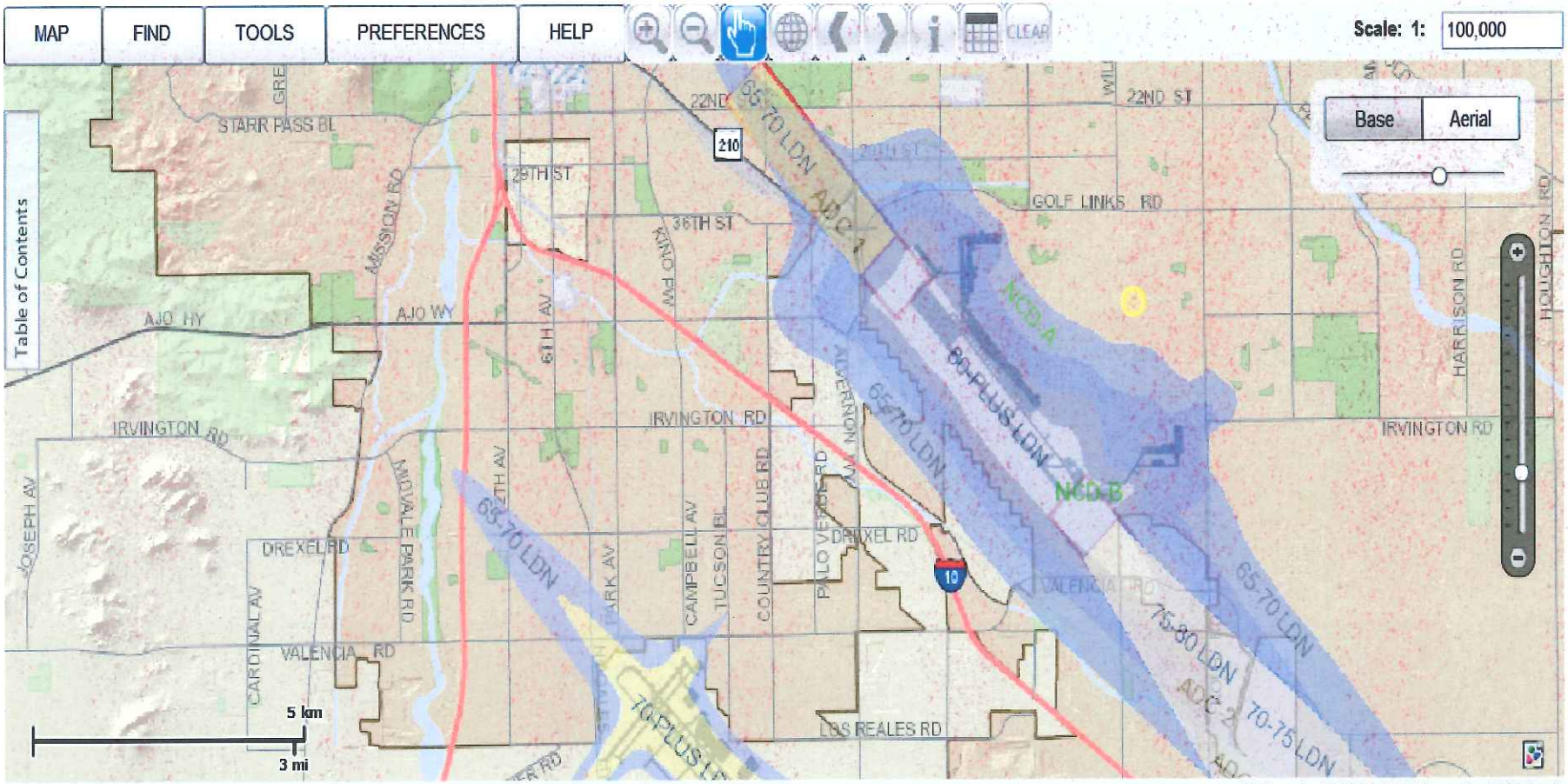
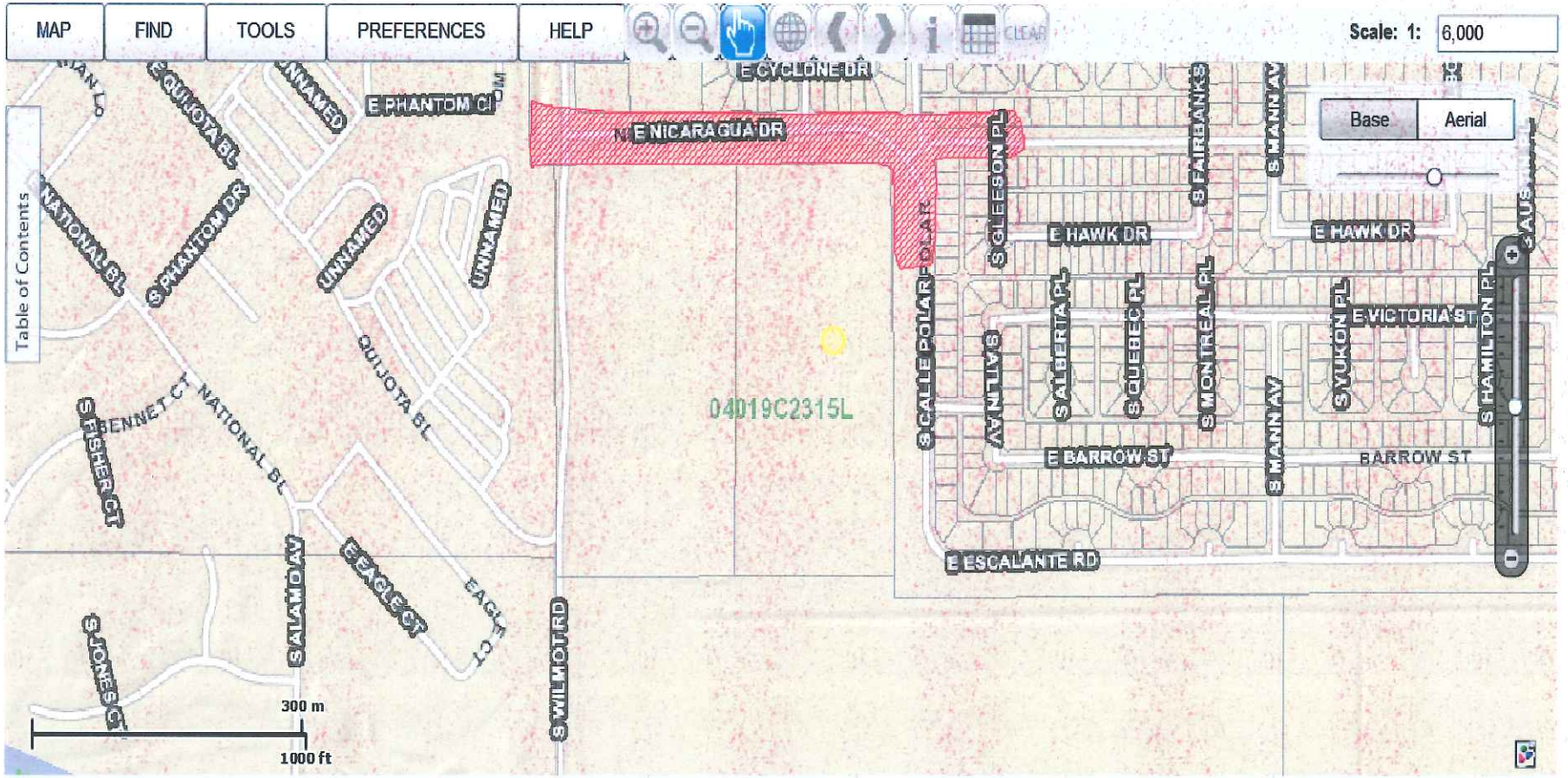
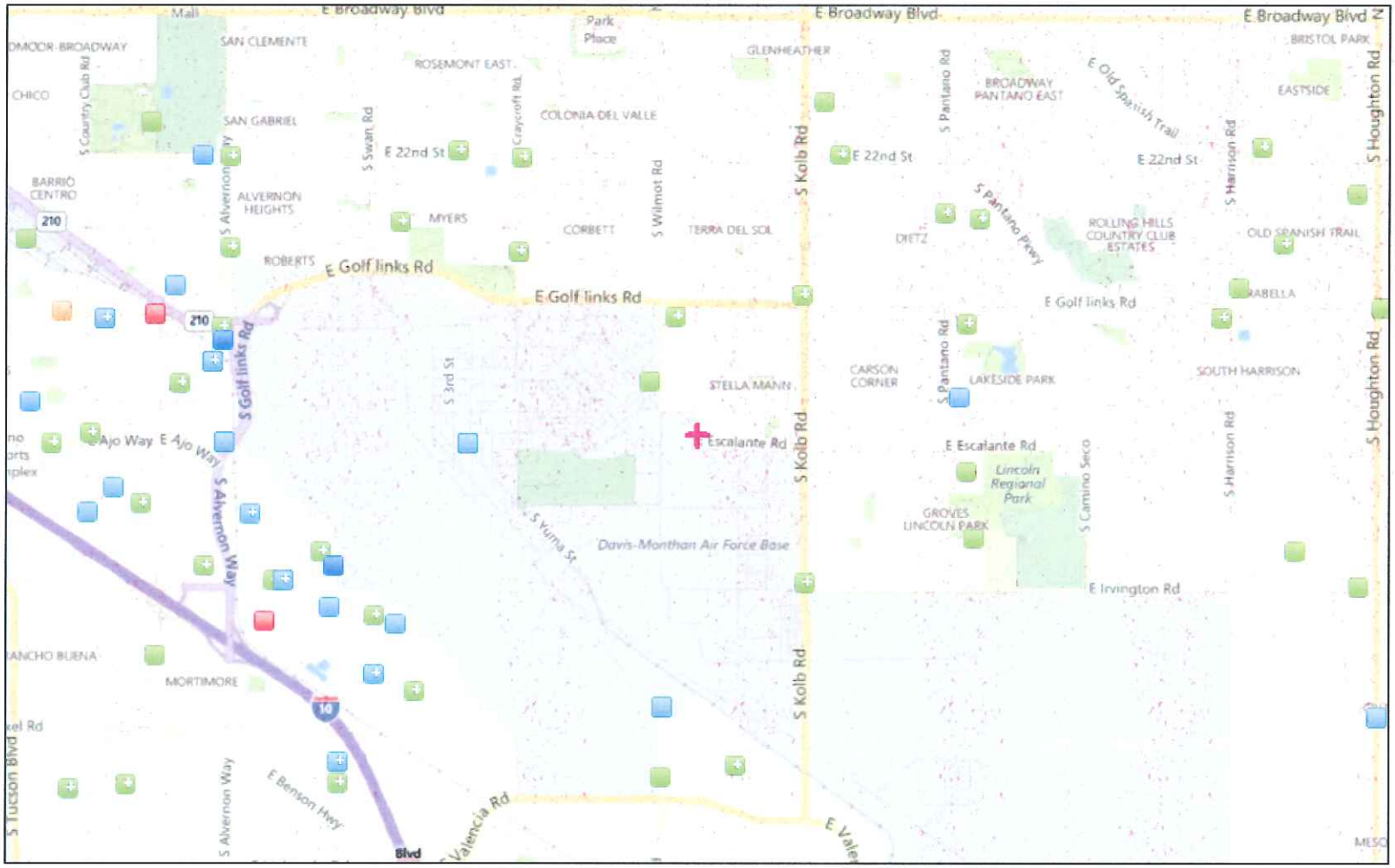


3700 S. CALLE POLAR FEMA FLOOD ZONES



CONTAMINATION / TOXIC SUBSTANCES / FLAMABLES / EXPLOSIVE HAZARDS

3700 S. Calle Polar, 85730



January 26, 2016

- TSCA (single)
- ACRES (single)
- TRI (clustered)
- TRI (single)
- PCS (clustered)
- PCS (single)
- AIRS (clustered)
- AIRS (single)
- RCRAINFO (clustered)
- RCRAINFO (single)
- Search Result (point)

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Details | Basemap | Share Print | Measure

About Content Legend

Legend

usfws_critical_habitat_proposed

Critical Habitat - Linear Features - Proposed

Critical Habitat - Polygon Features - Proposed

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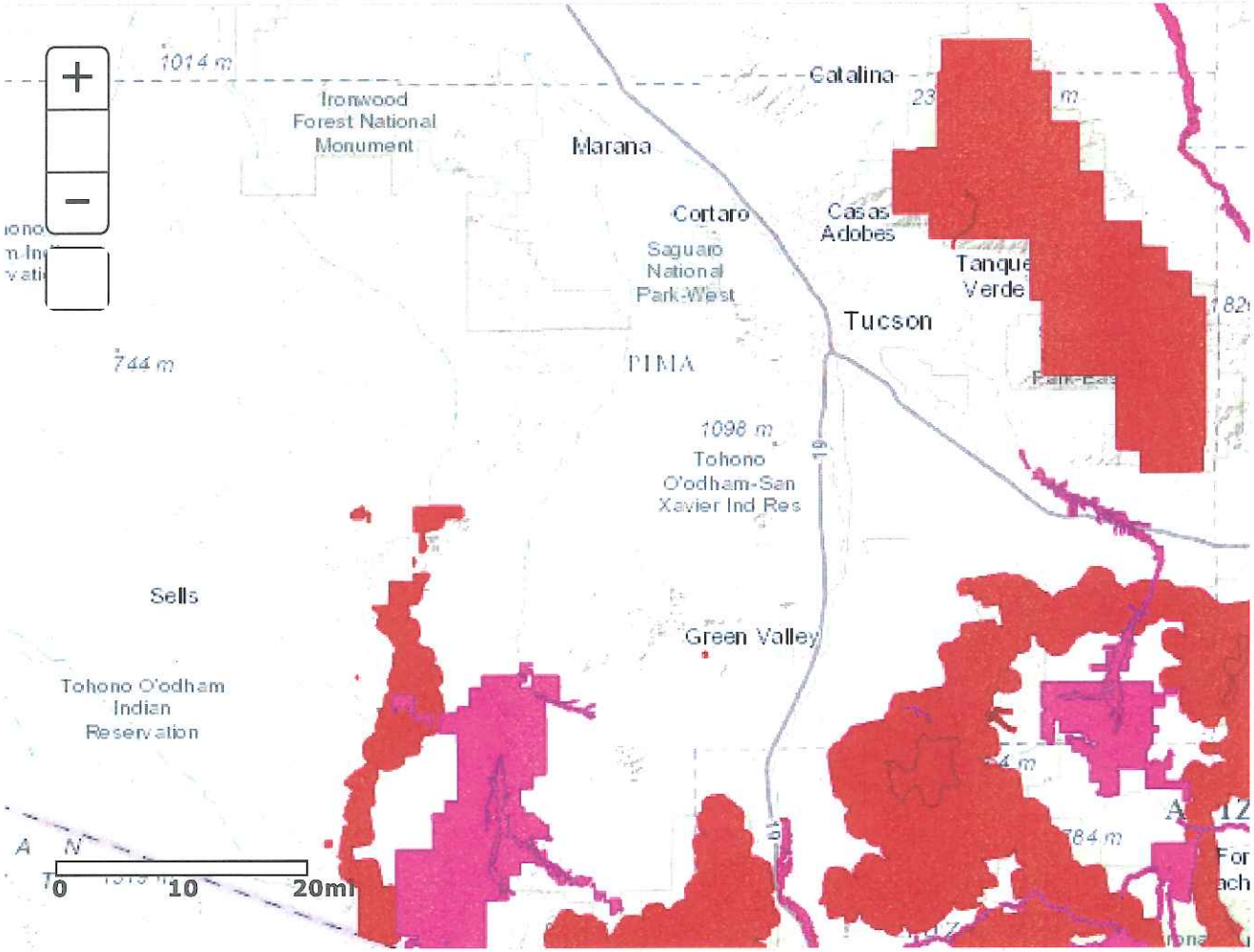
Critical Habitat - Linear Features - final

Critical Habitat - Polygon Features - Final



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CITY OF TUCSON
FEDERAL / STATE PRESERVATION CONSULTATION REQUEST

Review of Proposed Work

Record #: EC2016-2

Date: 7/7/15

From: Glenn Fournie (name) HCD (department)

Project Details:

Address of Property (Include National Register District, if applicable):
Esperanza En Escalante
3700 S. Calle Polar
Tucson AZ 85730

When was the property built? N/A

Proposed Exterior work (please be specific!) Construction of 44 units of veterans housing on vacant land. Land has been previously disturbed with clearing, grading and utilities. Previous HPO clearance for a portion of the property 2010.

Is demolition of any part of the structure involved? (if yes, please describe): No

Funding source: HOME

Impact of Proposed Work:

- X No impact
- ___ No adverse impact
- ___ Adverse impact

Action requested of Historic Preservation Office:

Concur that proposed work is appropriate and work can proceed on the project.

Materials included with request:

X Photos X Location Map ___ Work write-up

Tucson Historic Preservation Office response:

Property Address:
3700 S. Calle Polar
Tucson AZ 85730

Request reviewed by: **Jennifer Levstik for**
Jonathan Mabry, Historic Preservation Officer

Date: 7/9/15

Work was ___ Approved ___ Rejected ___Approved with conditions by Tucson-Pima County Historical Commission Plans Review Subcommittee on _____.

___ Concur with request - ok to proceed with plans

___ Concur, with recommendations:

___ Do not concur

___ Recommend alternative action

Signature: Jennifer Levstik

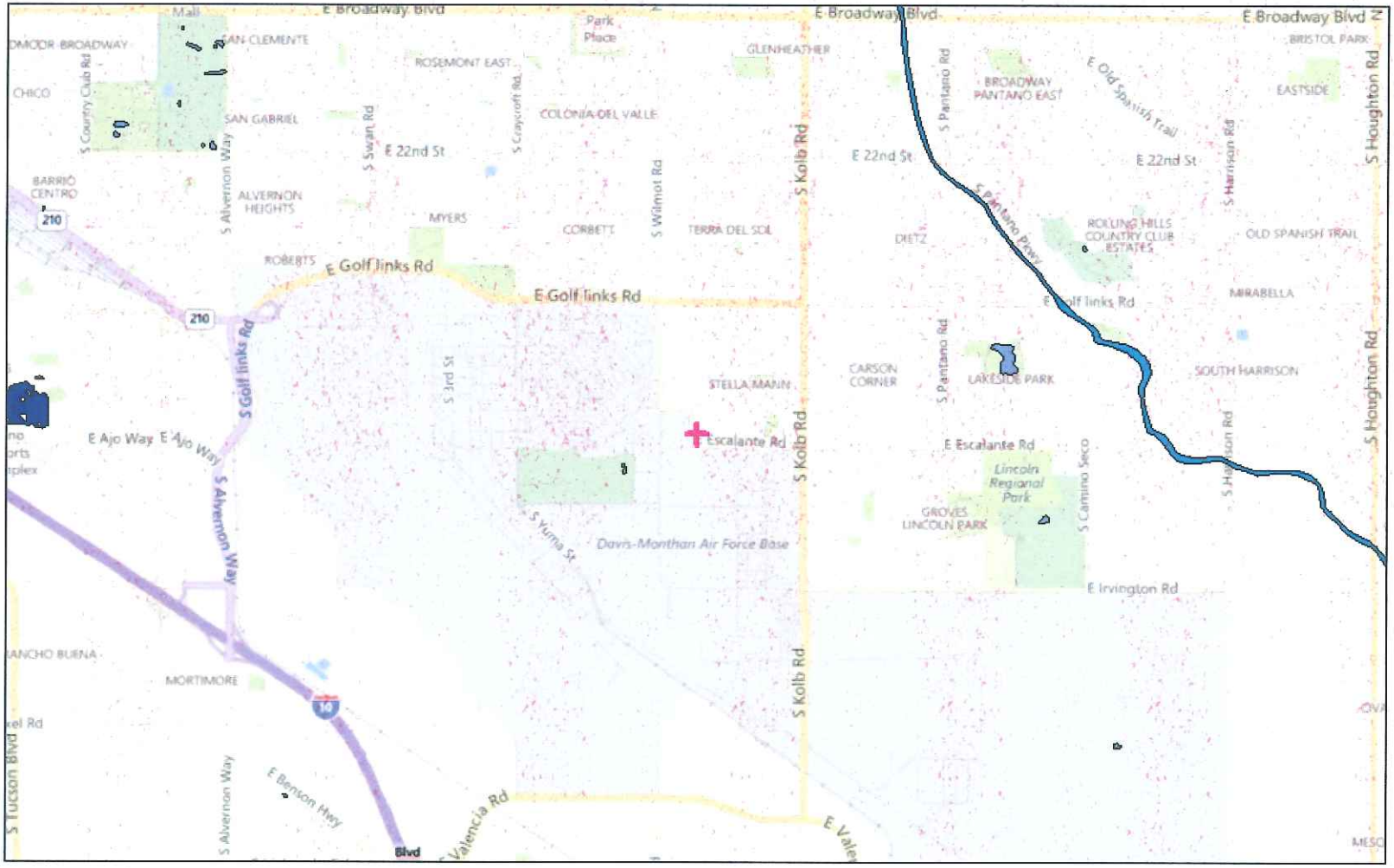
National Register of Historic Places Eligibility Determination:
___ Individually Eligible
___ Eligible as part of a potential historic district
X Not Eligible due to insufficient (X) Age (X) Integrity (X) Significance

Vacant lot

Comments:

WETLANDS

3700 S. Calle Polar, 85730



January 26, 2016

- Search Result (point)
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

1:72,224

0 0.5 1 2 mi

0 1 2 4 km

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February 19, 2015

Phase I Environmental Site Assessment
ASTM 1527-13 Standards
Incorporates ASTM 2600-10 Vapor Intrusion Survey
Formatted for new standards

3700 South Calle Polar
(Tucson Fire Department GIS ID)
Esperanza En Escalante
Tucson, Pima County, Arizona

Project ID:TEEE-15113

Prepared For:

Gorman & Company, Inc.
c/o Esperanza En Escalante (EEE)
3700 South Calle Polar
Tucson, Arizona

Prepared By:

Com Sense, INC.

3863 East Forge Avenue
Mesa, Arizona 85206
www.azcsi.com

Developed By:

Mark C. Appleby, C.E.I. C.E.M.
Certified Environmental Inspector #13227*
Certified Environmental Manager #13227*
***Environmental Assessment Association (EAA)**
Qualified Environmental Professional Under EPA "All Appropriate Inquiries" Rule

TABLE OF CONTENTS
Index References

Prepared for:

Gorman & Company, Inc.
c/o Esperanza En Escalante (EEE)
3700 South Calle Polar
Tucson, Arizona

Phase I Environmental Assessment
ASTM 1527-13 Standards
Includes ASTM 2600-10
Vapor Intrusion Survey
Formatted for new standards
EPA "All Appropriate Inquiries" Rule

Latitude 32.179103
Longitude -110.854388
3700 South Calle Polar
(Tucson Fire Department GIS ID)
Tucson, Pima County, Arizona

Prepared by:

Com Sense, INC
Mark C. Appleby CEI*, CEM* #13227
480/649-8080
www.azcsi.com

* Certified Environmental Inspector, Certified Environmental Manager through the Environmental Assessment Association (EAA)

* Qualified under EPA "All Appropriate Inquiries" Rule

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- 4.2.3 Assumptions
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SECTION I
SUMMARY
ASTM Format ID 4.1

4.2 Introduction

As authorized by Esperanza En Escalante and Gorman & Company, Inc. a Phase I Environmental Site Assessment (ESA) was performed on the property identified in section 4.2.2 below.

The purpose of this assessment and associated records review is to obtain and document records that will help identify recognized environmental conditions in connection with the subject property.

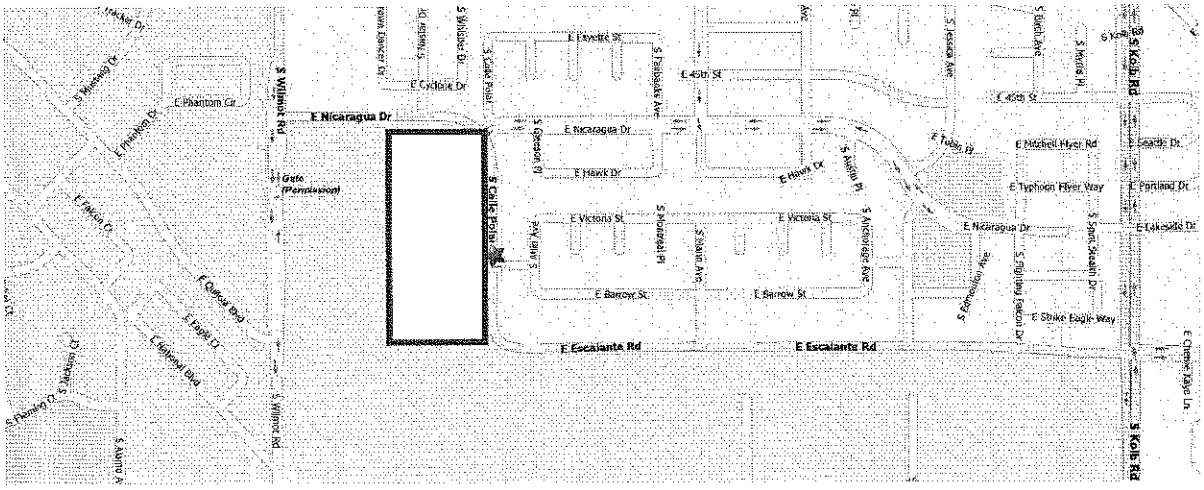
Three elements working together constitute a complete review. These include the records review, site reconnaissance, and interviews. If information from one source indicates the need for more information, other sources may be available to provide information. For example, if a previous use of the property as a gasoline station is identified through the records review, but the present owner and occupants interviewed report no knowledge of an underground storage tank, the person conducting the site reconnaissance should be alert for signs of the presence of an underground storage tank.

This practice does not normally include any testing or sampling of materials (for example, soil, water, air, building materials). Unless specifically defined in the proposal quotation. For this review ASTM E 2600 Vapor Intrusion Assessment has been included.

Physical Site Reviews (on site) were performed October 29th, 2010, January 13th, 2013 and February 19th, 2013. Most recently site reviews were conducted January 29th, 2015 and followup on February 2nd, 2015. Site specific inspections of the subject property and surrounding sites to assess the presence of visible, potentially adverse environmental conditions are documented as part of this Phase I ESA. It is useful to note that this review has been helped immeasurably by a cycle of ongoing site observations and the original Phase I investigation and report conducted October, 2010. The cycle of area development and property status has benefitted from more than 60 months of observation and is unique because the same site reviewer has been involved over that period of time. This report offers more than just literature support and interview conjecture with personal long term first person knowledge of the site and long term development.

4.2.2 Detailed Scope-of-Services

As authorized by Esperanza En Escalante and Gorman & Company, Inc. a Phase I Environmental Site Assessment (ESA) was performed on the property identified below. This assessment was performed specific to the fully developed site (approximately 19.6 acres) which is zoned for residential uses. The location was plotted to a geocode of latitude 32.179103 longitude -110.854388 but can be located by City of Tucson Fire Department GIS as 3700 South Calle Polar, Tucson, Arizona. To assist in visualizing the property location, the following (below) is a map of the subject:



The subject property is currently developed and exists as approximately 19.6 acres with residential multi-family development. The lot is identified by Tucson Fire Department GIS as 3700 South Calle Polar. The aerial on the following page shows the configuration of the lot and position relative to streets and other site development:

Parcel 136-23-009B

Mail name and address

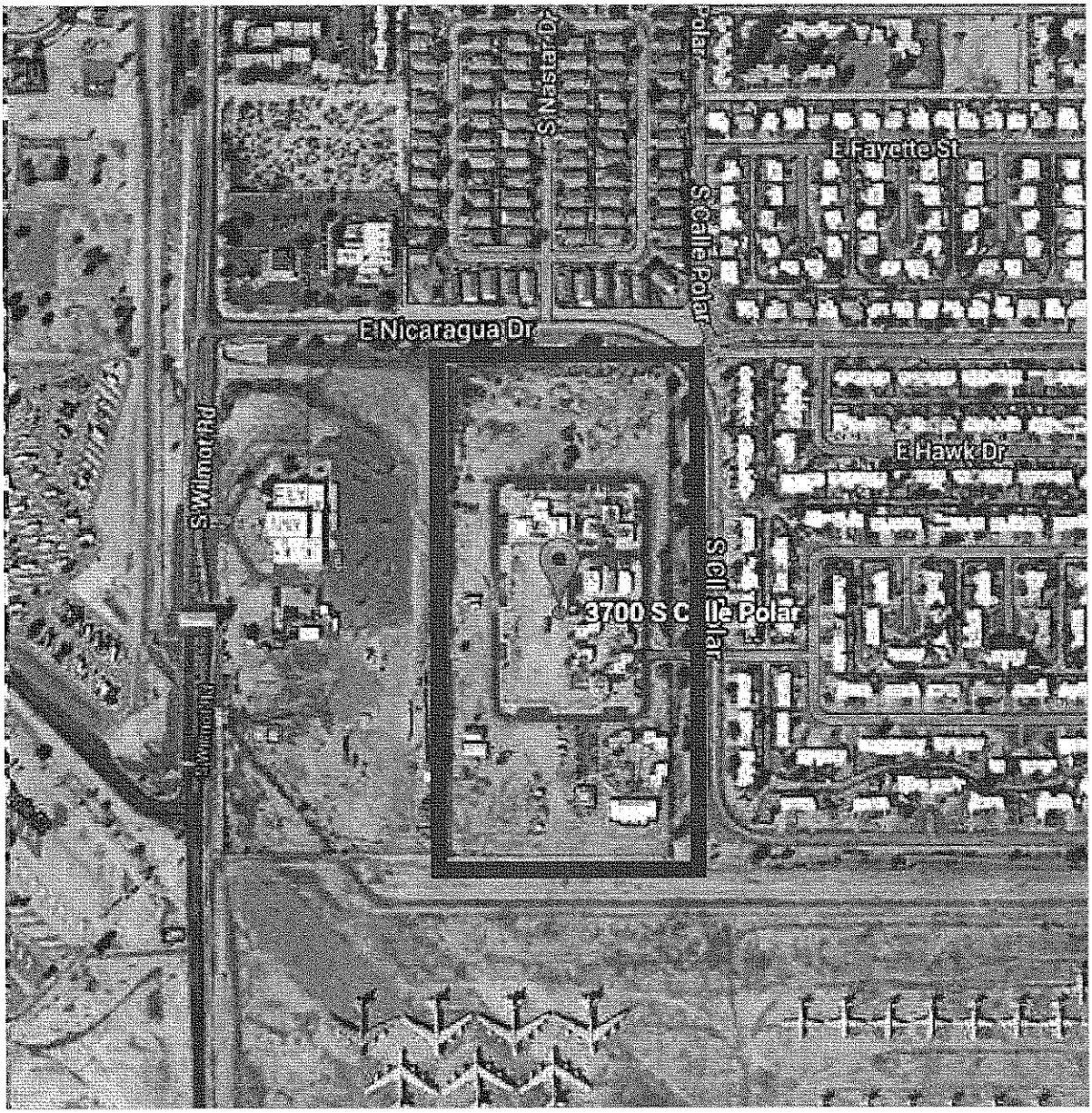
ESPERANZA EN ESCALANTE
3700 S CALLE POLAR
TUCSON AZ 85730

Legal description

E 663' M/L LOT 4 EXC RDS 16.85 AC SEC 30-14-15

Situs (property) address

		Address sources			
Street Address	Jurisdiction	Permits	GIS	Postal City	Zip Code
3700 S CALLE POLAR	TUCSON	✓	✓	TUCSON	85730



The subject site in the high definition aerial above is outlined in a bold red line.

This review is designed to provide good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. This review is conducted in a fashion and intended to permit our client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner

liability protections," or "LLPs"): that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B). Controlled substances are not included within the scope of this standard. However, our firm when conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. §802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this section of our definition of service scope.

Our review as part of a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, has the specific goal to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products which may be in current compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions and while our report may reference these it is only for prospective on the site conditions.

Petroleum products are included within the scope of our review specifically because they are of concern with respect to many parcels of commercial real estate and our current custom and usage is to include an inquiry into the presence of petroleum products when doing an environmental site assessment of commercial real estate. Inclusion of petroleum products within the scope of this practice is not based upon the applicability, if any, of CERCLA to petroleum products.

The scope of this review includes research and reporting requirements that support our client's ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this review are provided in a single written report (this report).

Our report commitment is to:

(1) to synthesize and put in writing good commercial and customary reporting for environmental site assessments for commercial real estate;
(2) to facilitate high quality, understandable environmental site assessments;
(3) to ensure that the standard of all appropriate inquiry as it is being defined is met; and,

(4) to guide legal interpretation of the LLPs so the client has indemnification from any potential future environmental discoveries.

4.2.3 Significant Assumptions

Site reviews and all investigation is based on a series of basic assumptions. We presume the following relative to this parcel:

1. The parcel is a single contiguous lot comprised of assessors parcel number136-23-009B with the primary address of 3700 South Calle Polar, Tucson, Arizona;
2. No industrial uses or leases have been made of this property;
3. The need for a Phase I review is on the vacant land and does not focus on the existing buildings beyond possible environmental effects to the vacant land;
4. There is unrestricted access to the site; and,
6. The site is currently in use as a residential facility.

4.2.4 Limitations and Exceptions

The use of this report is strictly limited to the scope set forth in section. 4.2.2. The following identifies, for informational purposes, certain environmental conditions (not an all-inclusive list) that may exist on a property that are beyond the scope of this practice but may warrant consideration by parties to a commercial real estate transaction. These elements include:

Asbestos-Containing Building Materials,
Radon,
Lead-Based Paint,
Lead in Drinking Water,
Wetlands,
Regulatory compliance,
Cultural and historic resources,
Industrial hygiene,
Health and safety,
Ecological resources,
Endangered species,
Indoor air quality,
Biological agents, and
Mold.

The need to include an investigation of any such conditions in the environmental review is a determination made by Com Sense, INC. and confirmed in writing by the client. Review needs are evaluated based upon, among other factors, the nature of the property and the need for performing the assessment (for example, a more comprehensive evaluation of business environmental risk). Should a fully documented investigation be desired that aspect of review must be agreed upon between the client and environmental professional as additional services

beyond the scope of this review as defined by section 4.2.2 must be determined prior to initiation of the environmental site assessment process to be included in this report.

This report does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. §9607(b)(3)(a) and (b), including the continuing obligation to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations).

This report does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Clients are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this report. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property (if any) as a result of this site review. As a result of discovery, subsequent site requirements are not addressed in this report. It should be understood that these requirements may pose risks of civil and/or criminal sanctions for non-compliance.

4.2.6 User Reliance

Com Sense, INC. is not required to verify independently the information provided in this report but may rely on information as provided from sources unless we have actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional. We always look for inconsistencies in report material.

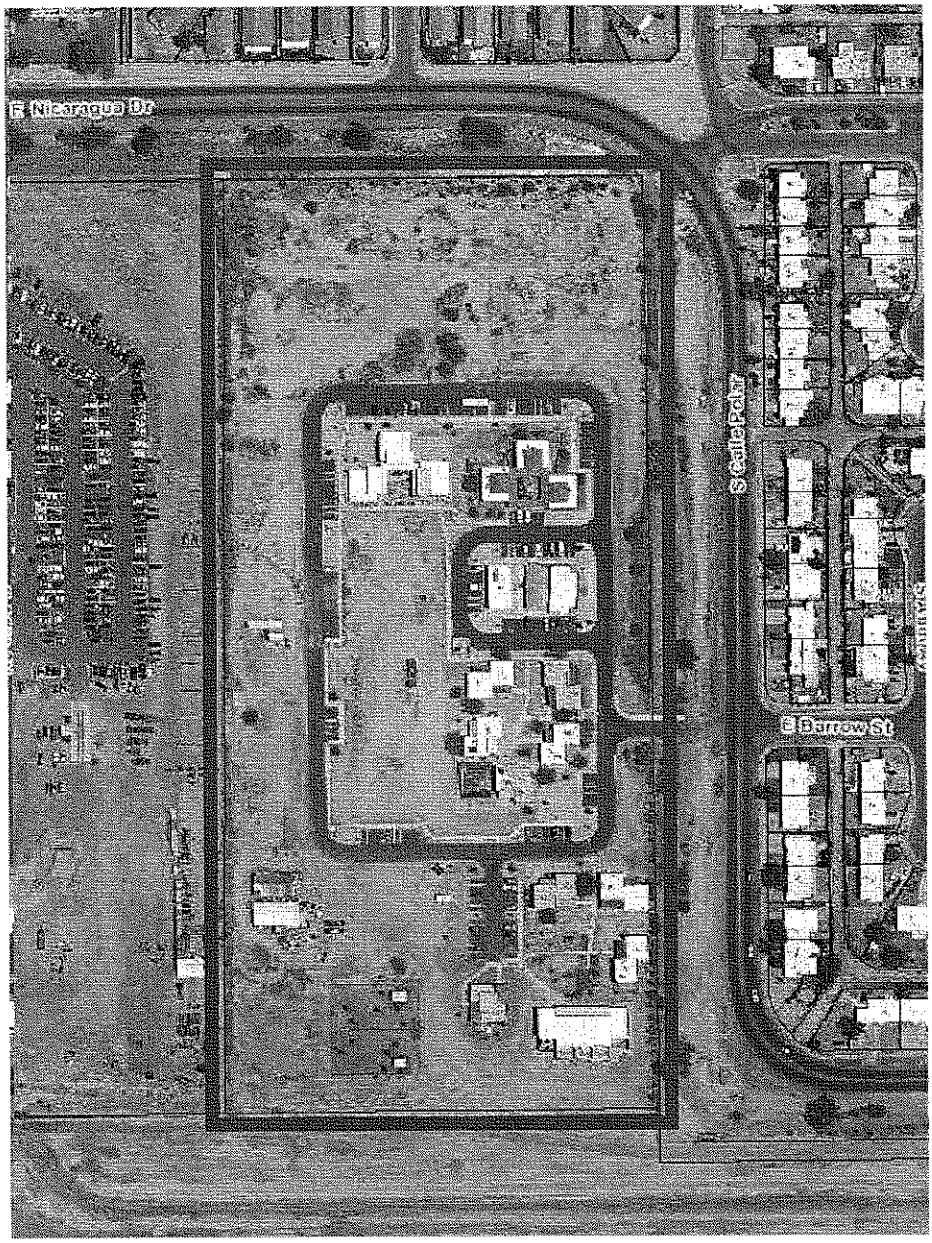
This report has been prepared for the exclusive use of Esperanza En Escalante and Gorman & Company, Inc. and reliance is extended to Arizona Department of Housing. This report is not intended for use by any other parties unless reassigned at the request of Esperanza En Escalante and Gorman & Company, Inc. . The information, results, and conclusions contained in this report are valid for a period of one hundred eighty days (180) days from the date on the report. Any use of this report beyond the one hundred eighty (180) day period or use by others at any time is at the sole risk of the user.

SECTION II
SITE DESCRIPTION

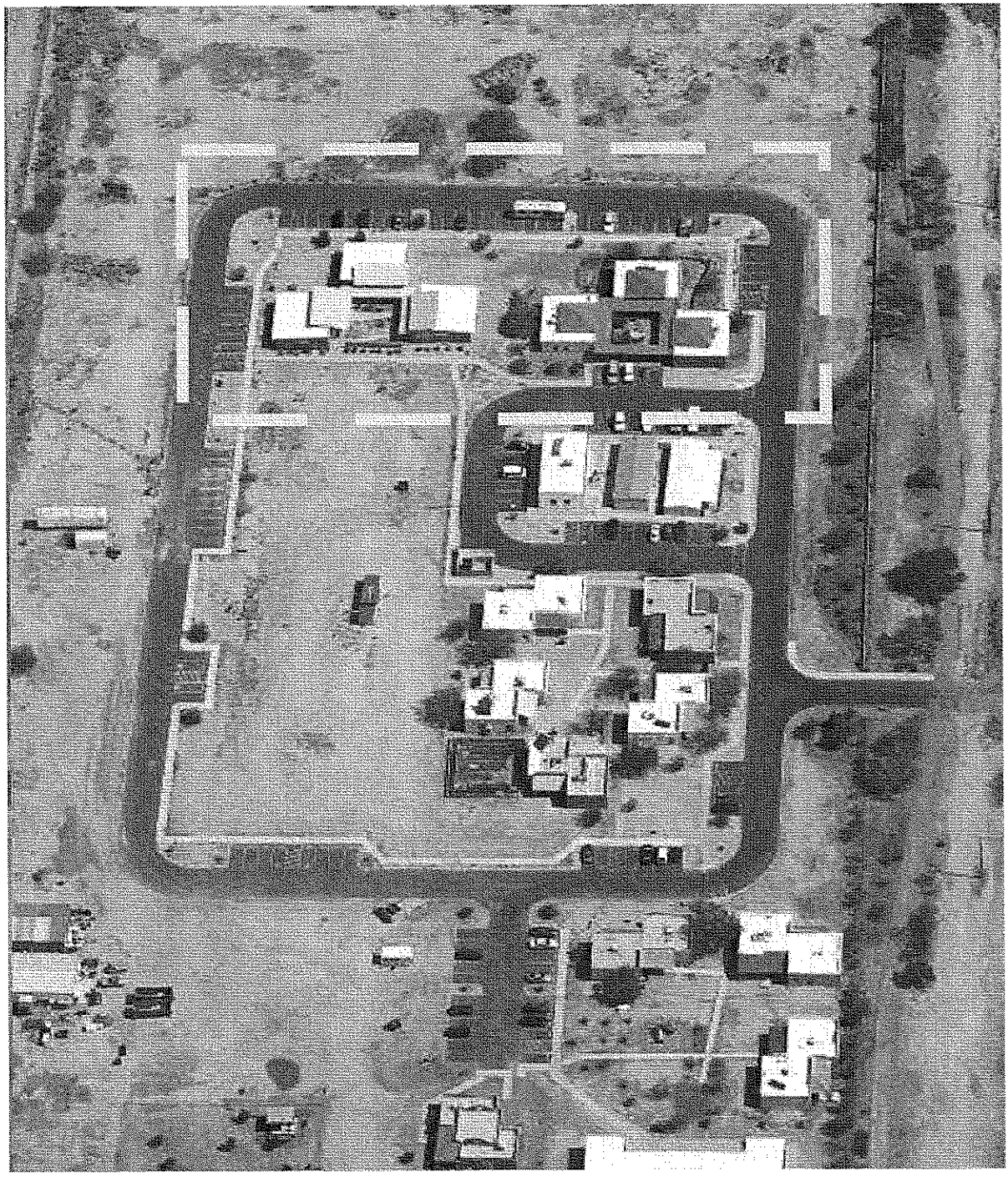
4.3 Site Description

4.3.1 Location and Legal Description

This assessment was performed specific to the largely developed (approximately 19.6 acres) zoned for residential use. The location was plotted to a geocode of latitude 32.179103 longitude -110.854388 but can be located by City of Tucson Fire Department GIS as 3700 South Calle Polar, Tucson, Arizona. This address is a centralized location for assessor parcel number 136-23-009B as recorded at the Pima County Assessors office. A map of this site can be found in Section I item 4.22 of this report. The following assessors parcel information provides the current legal scope of the site.



The subject is outlined at right in red defining Assessors Parcel Number 136-23-009B referenced as 3700 South Calle Polar which comprises the site referenced in this report as "Subject" or "Subject Property".



The additional site view above provided by Pima County Assessor is useful to see details of the current site development and note that about 40% of the land area is residentially established. From original assessments conducted in 2010 this site has gone from about 15% developed to the current status. The area boxed by yellow broken lines are the most recent new developments noted by this review. All development has required full infrastructure updates to the site.

4.3.2 Site and Vicinity General Characteristics

The subject location will use full City of Tucson approved utilities and infrastructure. All water, sewer and electrical services logistics have been confirmed with the Tucson Planning and Engineering Departments as available and suitable for the continued residential use of this location. This site has full services access along North Calle Polar. All utilities on the site are underground with no standard transformers on or near the project site.

The overview aerial on page 3 section I provides the actual property configuration under study outlined by the broad red line. This view also shows the adjacent development and to the site with the military storage just south of the subject. Military uses are also found in the Naval Reserve building to the west and residential uses on the north and east.

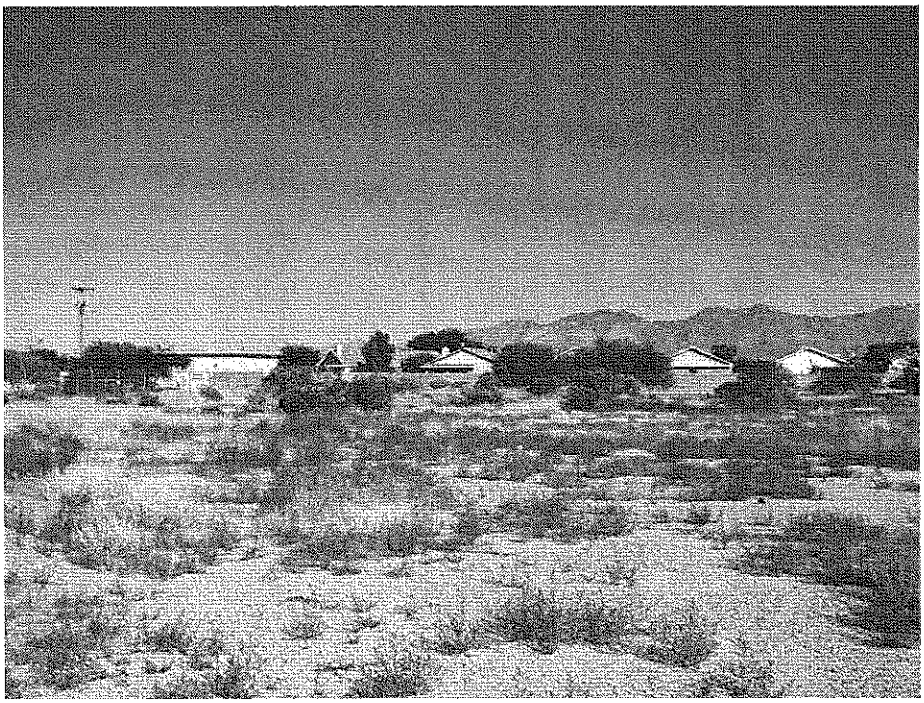
The reviews of available records including City of Tucson building records indicate that easement and development permits have not been revised since 2013 for any access requirements involving this property (these permits were for parking and drainage line adjustments west and north of the subject).

The site has always been a residentially used location since development from open acreage as will be documented in Section III under Historical Uses. The site is classified as a site zoned appropriate for residential multi-family housing by the City of Tucson.

4.3.3 Current Use of the Property

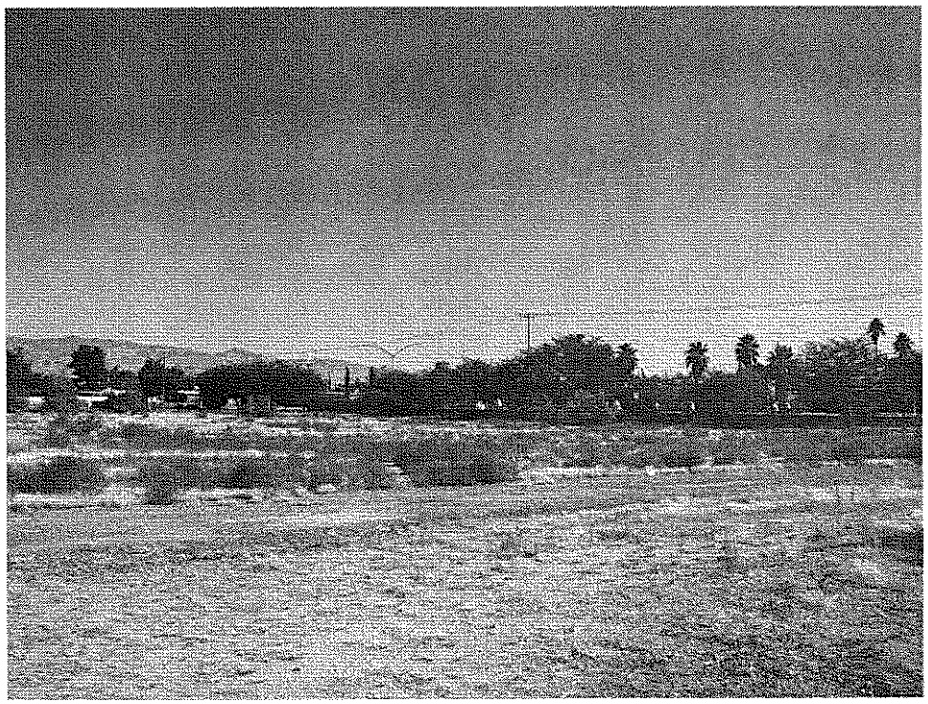
The current use of the property is transitional housing for veterans. Parking area meets all requirements of the City of Tucson for residential uses. The units are single story and comprise less than 40% development on the generally undeveloped acreage. The grounds and vegetation are generally native and not maintained.

The picture at right shows a typical section of the undeveloped site.

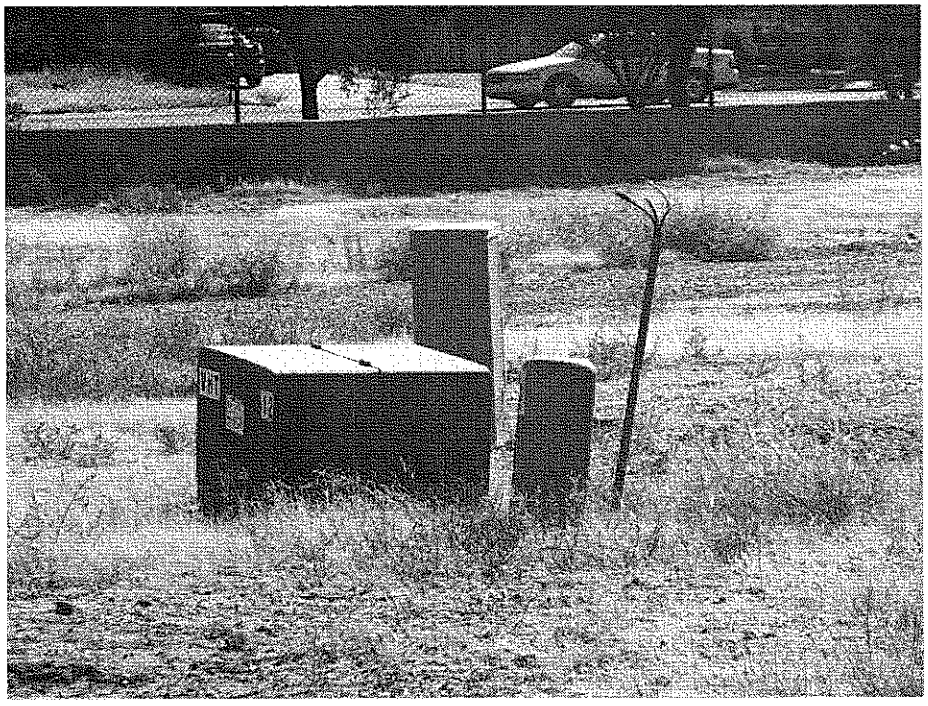


4.3.4 Descriptions of Structures, Roads, Other Improvements on the Site

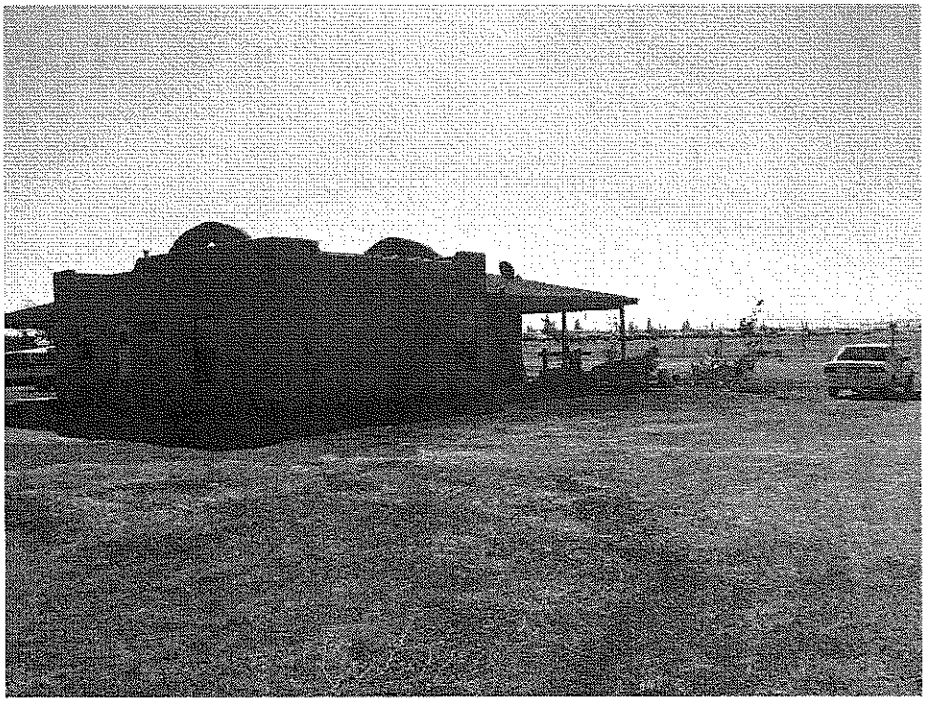
A road exists on the lot that is asphalt composition and compressed desert soil is some cases.



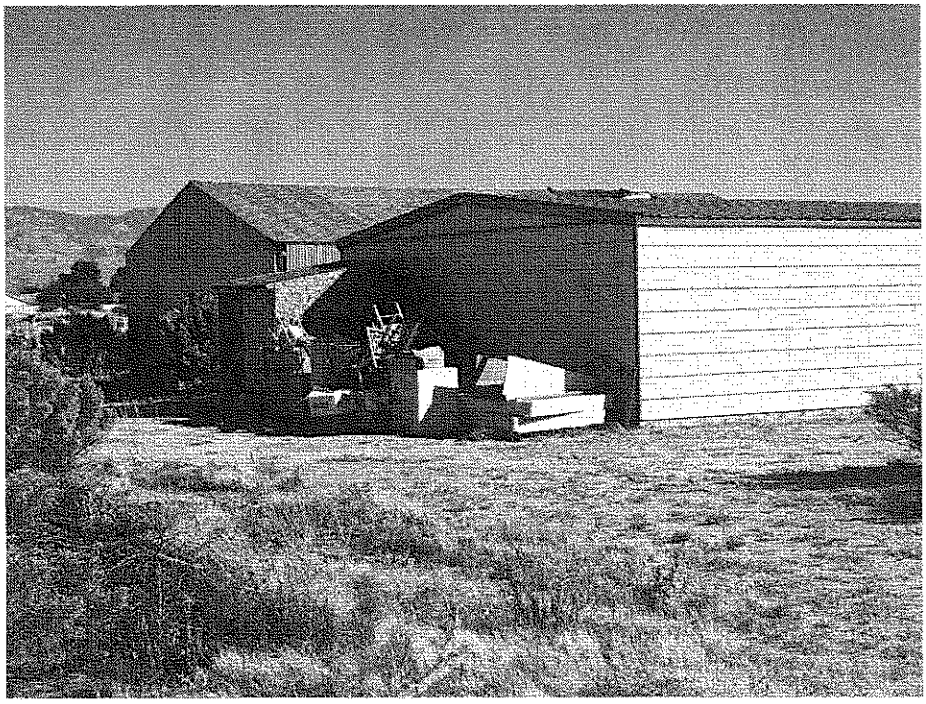
The entire site is fenced with a block wall or chain link. Utilities are placed underground on the site and there are no pole mounted utility transformers on the property. There are no transformers with potential for PCB contamination.



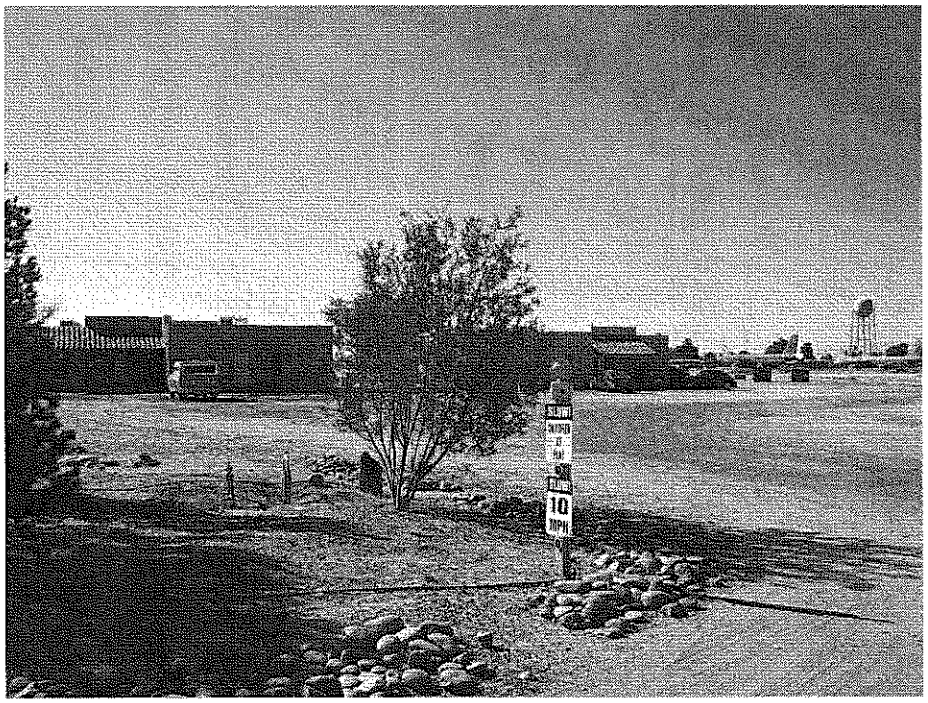
Residential housing currently exists at the site. These developed residences and are served by a central office also on the site.



Storage sheds are built on-site and examinations determined they contain dry-goods of the residents.



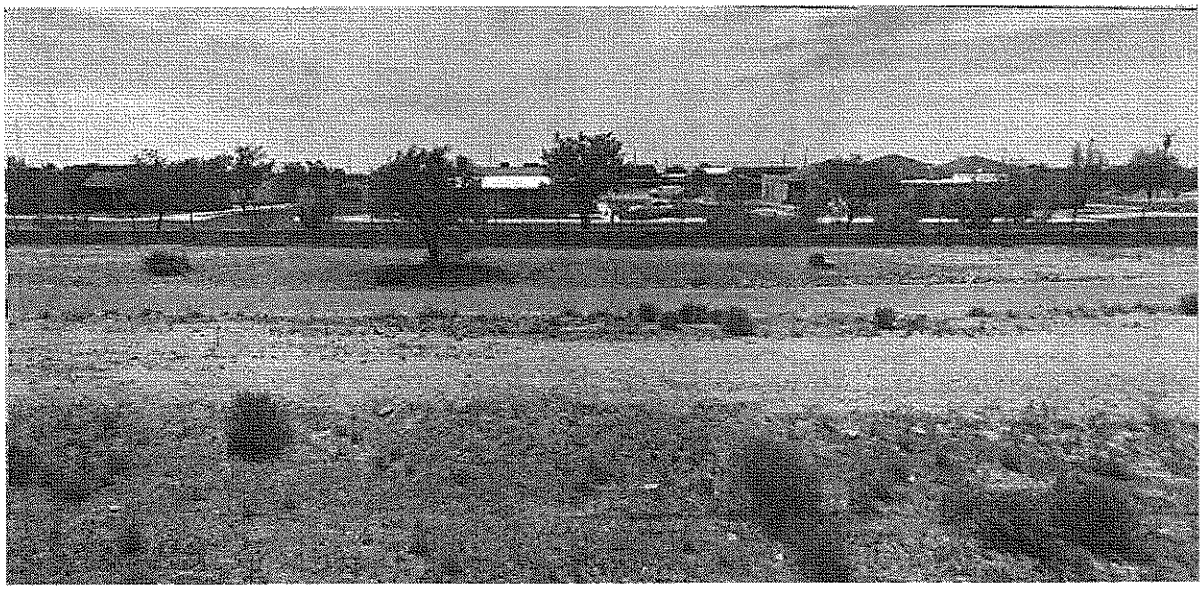
This view of the subject from the entry at South Calle Polar Road help demonstrate the open and natural areas of the lot as well as the absence of pole mounted utilities.



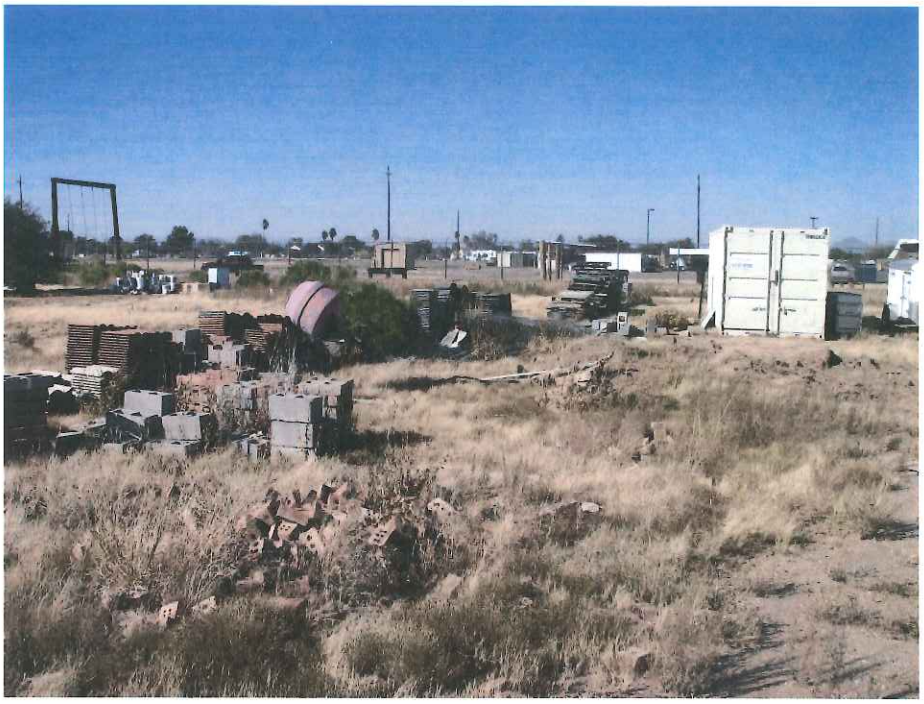
Approximately 150 feet of right-of-way is provided between South Calle Polar Road and the occupied units seen in this picture at right.

Vacant land and a drainage culvert with modest trash and debris are adjacent to the east and northern boundary of the subject.

The view below is looking west from South Calle Polar at the newest development at the subject.



Some locations at the site designated for storage had various debris which overflowed the proved containers. None of the trash was commercial or industrial in nature. All would be considered household rubbish and non-impacting to any environmental condition for this report. Many of the conditions were the what remains of the original building construction.



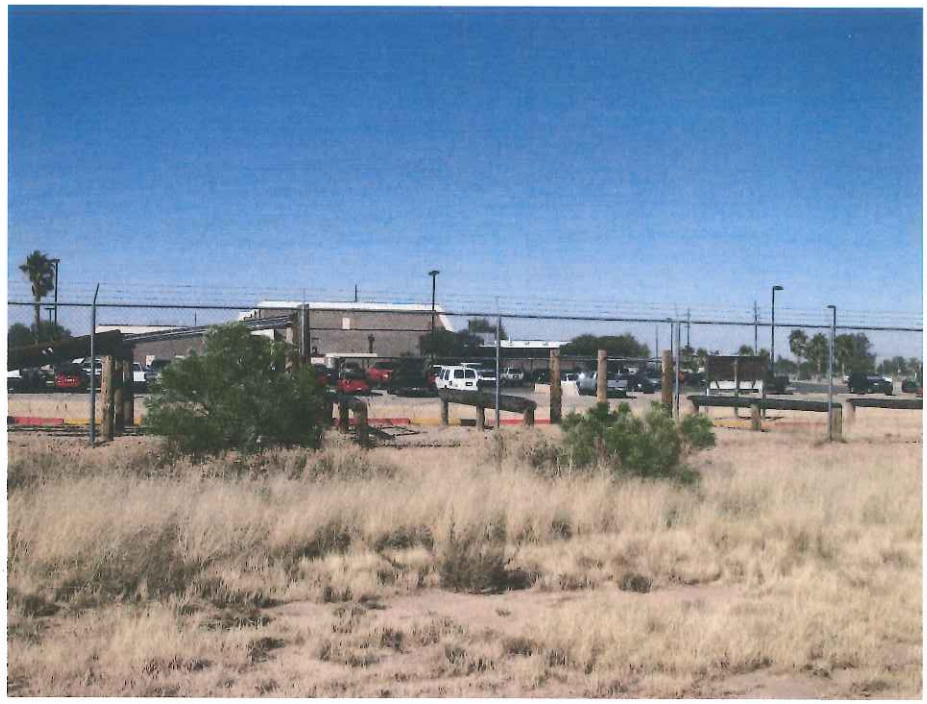
The picture at right is typical of the majority of the lot and also shows the adjacent military aircraft long term storage. The site was highly accessible and all physical aspects of the site were easily examined. None of the site development proved to have an adverse environmental implication.

Development on the south end of the site is a mix of original residential use buildings and new (last 20 months) development of residential use housing.

This is a view to the south across 75% of the site from Nicaragua Drive. This helps establish the open nature of the majority of the site and also the well defined nature of the location.

4.3.5 Current Uses of Adjoining Properties

Adjoining uses include Navy Reserve training facility which is immediately west of the subject and considered contiguous with the subject. The facility had no environmental infractions and was found to be neat and clean in every appearance



Along the east and north of the property is modest residential housing. Some is multi-family and some is single family detached. No commercial facilities are adjacent to the subject.

Residential housing on the north is separated from the subject by Nicaragua Drive a residential street. No industrial or light manufacturing are zoned adjacent to the subject.

Special uses are adjacent to the subject of the Disable American Veterans meeting hall and the referenced Naval Reserve Training facility.

4.4 User Provided Information

4.4.1 Title Records

In 1944 Theophil Buehrer provided deed to the United States of America for use of the subject. The property was held in non-use from that time to 2001 when it was conveyed to Esperanza En Escalante and Gorman & Company, Inc.. Our primary purpose in this review of title and records is to determine if any of the ownership would have been predisposed to use the site for any environmentally sensitive purpose. We know that from 1944 to 2001 the site was vacant and then development took place for residential purposes. Our information from the City of Tucson indicates no uses were permitted (construction permits are required even from the U.S. Government when within 250 feet of privately owned property as this location is) from 1961 to 1980 and the land was vacant and undeveloped (1961 is the initially recorded information held by the City of Tucson archives).

The current and past ownership indicate confirmation of the records research that there have been no environmental infractions known at or on the subject site. This title and records research provides about 64 years of past knowledge into site use and conditions. No current or historical uses of the site have been conducted which might have adverse or lasting environmental implications. The first developed use of this site has been for residential use.

VESTING DEEDS

Current Vesting Deed
Deed from: United States of America, acting through the Secretary of Health and Human Services

Deeded to: Esperanza en Escalante

Deed Type: Quit Claim Deed Vesting Type: Non-Specific

Dated: 05/08/2001 Recorded: 05/14/2001 Recording Number: Dkt. 11548 – Pg. 904

Deed 2
Deed from: Theophil F. Buehrer & Etelka E. buehrer, his wife

Deeded to: United States of America

Deed Type: Warranty Deed Vesting Type: Non-Specific

Dated: 03/30/1943 Recorded: 03/31/1944 Recording Number: Deed Bk. 264 – Pg. 123

Items Searched:

X Deeds
Mortgages/Deeds of Trust
Tax Liens, Judgments & Other Liens
Taxes Data
Assessment Data

1

Ownership Summary

From 1938 to 1943 the site was privately owned and undeveloped. In 1944 the property was deeded to the U.S. Government and again was left vacant and undeveloped. In 2001 the government sold the property to the current owner Esperanza En Escalante who is the functional successor of the Vietnam Veterans of America, Tucson Chapter 106. The current ownership first developed the site for residential use for which it is still maintained and no ownership history indicates the potential for an adverse environmental impact. A certified chain-of-title research is not recommended on this site (for environmental review purposes) since all record sources indicate no impact from prior ownership on the site or on adjacent properties. Historical Topographic studies were available to 1905 supporting that this and surrounding sites were used for no purpose which posed a threat of site or area contamination. Additionally some Aerial photo history was available to support this conclusion dating back to 1972.

Deduced Potential for Environmental Impact

Although official deed and titles records do not indicate a use or filings which have adverse environmental implications, our known history of use being the U.S. Military has caused careful analysis of storage and on-site activity as will be documented under tab 3 of this review. Our initial title search has not revealed an environmental condition, but does raise an area of focus to consider implications of military uses that might have environmental impact at this location now or in the future.

One of our first review elements was to obtain a freedom of information act disclosure of any environmental liens, citations or fines relative to this location. The results of that search are included on the following page:

THE REMAINDER OF THIS PAGE LEFT BLANK TO ACCOMMODATE FORMATTING

4.4.2 Environmental Liens or Activity and Use Limitations

Potential Responsibility at Superfund Sites : APN# 136-23-009B

Number of PRP Letters Received:

The search has determined that the above facility received 0 PRP letters.

Number of Sites Potentially Responsible For:

The search has determined that the above facility is responsible for 0 Superfund Sites.

Non-Compliance Records :

Number of Times Named as Defendant in an EPA Case:

The specified search has found 0 Defendant records from the EPA DOCKETS database.

Number of Emergency Response Spill Release Reports:

The search has found 0 spill records for this site.

Total Penalties Assessed:

The search has determined that the above facility has had $0.00 penalties assessed.

Total Penalties Paid:

The search has determined that the above facility has paid $0.00 in penalties.

Regulation	Total Violations	Total Enforcements	Penalties Assessed	Penalties Paid
RCRA	0	0	$0.00	$0.00
OSHA	0	0	$0.00	$0.00
CAA	0	0	$0.00	$0.00
CWA	0	0	$0.00	$0.00
TSCA	0	0	$0.00	$0.00
FIFRA	0	0	$0.00	$0.00
EPCRA	0	0	$0.00	$0.00

Actual or Potential Contamination Records :

NATIONAL PRIORITY LIST (NPL)	no	LEAKING UNDERGROUND TANKS	no
CERCLIS	no	RCRA CORRECTIVE ACTION SITE	no
NFRAP (DELISTED CERCLIS)	no	DOCKETS FACILITIES	no
STATE PRIORITY LIST	no	OPEN DUMPS	no
STATE CLEAN-UP LIST	no	REPORTED SPILL	no

Permits, Registrations & Regulatory Reporting :

RCRA TSD	no	WASTE WATER DISCHARGE	no
RCRA LQG	no	DRINKING WATER SYSTEM	no
RCRA SQG	no	TSCA (DICIS)	no
RCRA TRANSP	no	PCB HANDLERS	no
AIR EMISSIONS	no	FIFRA (PESTICIDES)	no
SOLID WASTE FACILITIES	no	ABOVEGROUND STORAGE TANKS	no
UNDERGROUND STORAGE TANK	no	EPA FACILITY INDEX (FINDS)	no
TRI REPORTING	no		

No environmental liens or activity use and limitations are known at this site.

4.4.3 Specialized Knowledge

There is no specialized client knowledge of environmental conditions at this location.

4.4.4. Commonly Known or Reasonably Ascertainable Information

The site has been used for multi-family housing since 2001 and prior to that time was vacant and unimproved. It is likely there was storage of military equipment, surplus or supplies at various times on this location. There have been no site discoveries that have proved to have an adverse environmental impact to the subject site presently or in the past.

4.4.5 Valuation Reduction for Environmental Issues

This site according to the owner has no environmentally related site or property value impacts.

4.4.6 Owner, Property Manager, and Occupant Information

Review with both the original 2010 property representative Randy Archuleta (480-905-0300) and more recently Wallace Beauchamp, Director of Operations for Esperanza En Escalante (520-271-3851) revealed no first hand knowledge of environmental impacts known at the site. The Office Manager and other independently interviewed site staff represent this location has had no prior uses (other than residential) to their knowledge. There are no environmental liens, fines or open citations at the subject. No leasing, sub-leasing or owner uses have been authorized which might be an environmental concern. This site has been maintained and fully residentially developed for about 6 years. Prior to that time no site development occurred as the parcel sat vacant.

4.4.7 Reasons for Performing Phase I

This is preliminary discovery of site liabilities in advance of the refinancing and use of the site by Esperanza En Escalante and Gorman & Company, Inc. in expanded residential service. The Phase I is being used as part of the determination as to site investment feasibility and to provide indemnification to the owner, developer and any investors should a latent environmental impact be discovered.

4.4.8 Other

NA

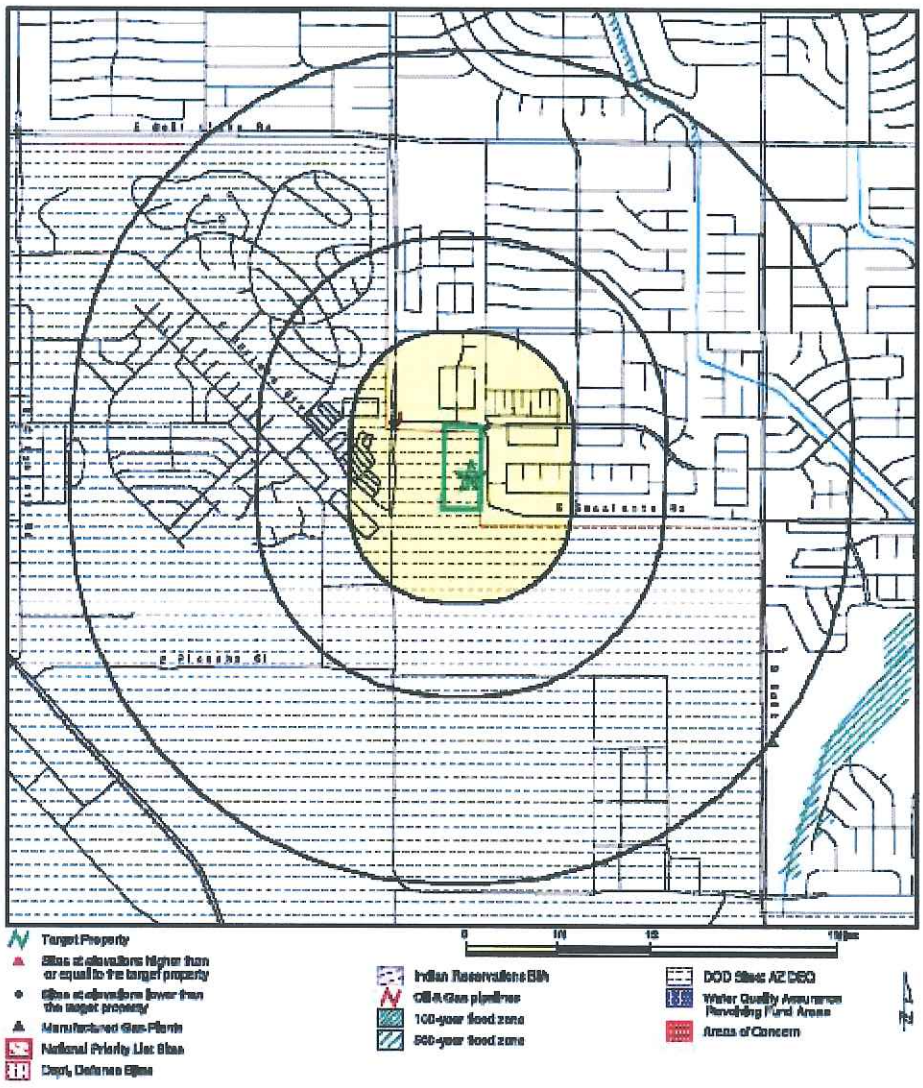
SECTION III
RECORDS REVIEW

4.5.1 Standard Environmental Record Sources

Section V, Appendix "A" provides the Standard Environmental Record Sources review.

4.5.2 Additional Environmental Record Sources

An environmental database report was obtained for the subject property, which indicated that the Resource Conservation and Recovery Information System (RCRIS) database mapping showed discoveries adjacent to and included on, the subject site. Map at right and full mapping in Section V, Appendix "A".



The map at right is a reduced map view of the study for hazards in relation to the subject property. The indication for the subject is a Department of Defense environmental implication.

The subject is generally represented by the green star and box in the center of the yellow zone radius marker. This is the critical area of potential impacts, and multiple environmental impacts are inside that radius.

Because of findings from the standard study a combined assessment was also ordered from the HUD and EPA environmental impact system. This scope of this review was more broadly defined and incorporates EPA assessments with HUD standards. EPA impacts are mapped on the following page:

LIST OF EPA-REGULATED FACILITIES IN ENVIROFACTS

FACILITY NAME/ADDRESS	FACILITY INFORMATION	Permitted Discharges to Water?	Toxic Releases Reported?	Hazardous Waste Handler?	Active or Archived Superfund Report?	Air Releases Reported?
ALL TUNE AND LUBE 6465 E GOLF LINKS RD TUCSON, AZ 85730	No Violations	NO	NO	YES	NO	NO
FAST 1 HOUR FOTO 7074 E GOLF LINKS RD TUCSON, AZ 85730	No Violations	NO	NO	YES	NO	NO
SOARING HEIGHTS COMMUNITITES LLC 6238 SABRE TUCSON, AZ 85707	No Violations	NO	NO	YES	NO	NO
TOSCO NORTHWEST 02564 7111 EAST GOLF LINKS RD TUCSON, AZ 85710	No Violations	NO	NO	YES	NO	NO
WASH N CLEAN WORLD 2572 S KOLB RD TUCSON, AZ 85710	No Violations	NO	NO	YES	NO	NO

All above EPA/ADEQ area registrations were site visited and data reviews pulled to determine if historical or current violations existed. As indicated by the EPA registration table above none of the sites were found to have any environmental infractions.

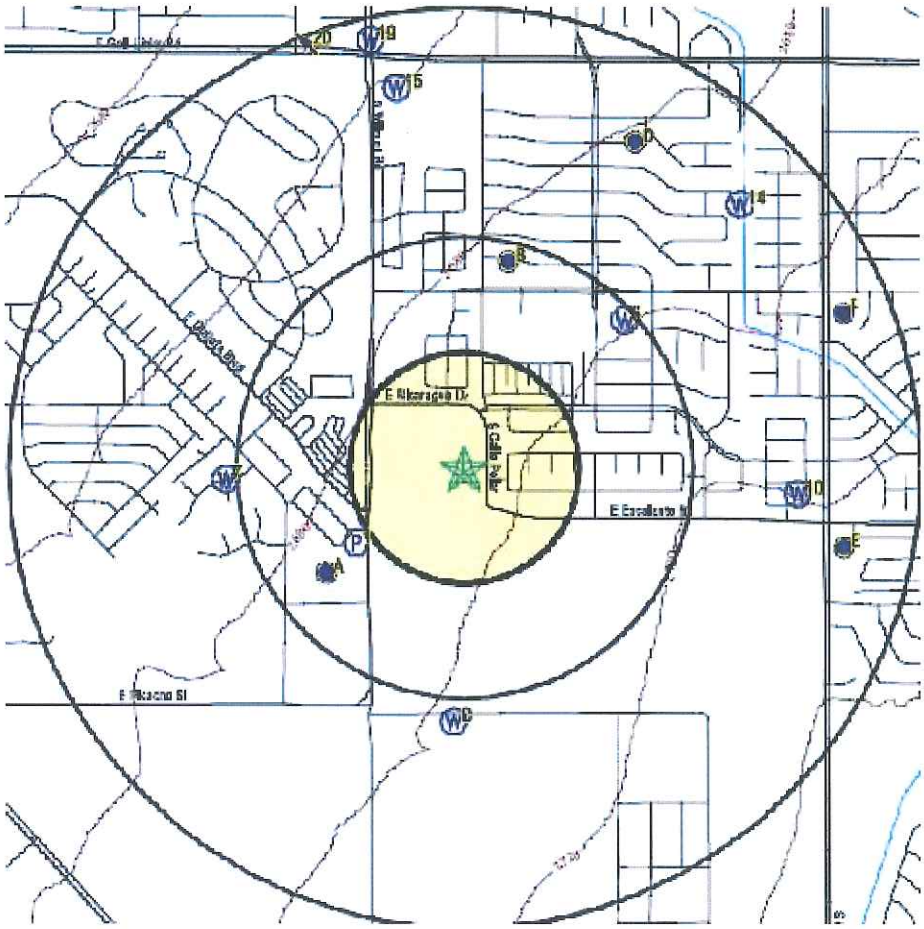
Additional sources were contacted relative to records discovery and to solicit independent knowledge of local officials.

City of Tucson Department interviews with: William Vasco, Director of Planning and Zoning, Antonio Paez, City of Tucson Engineering, City of Tucson Fire Chief Fred Shipman and City of Tucson Police Chief Richard Miranda all provided supporting comments which confirmed no record of environmental infractions known or reflected in any municipal recordkeeping at or adjacent to this site. A full list of site contacts is provided with this report.

Because of the Department of Defense and Arizona Department of Environmental Quality (ADEQ) inclusion of a zone of potential environmental effect on the subject we also had extended communications with Susan Hess, ADEQ Project Manger, (520-628-6740) hess.susan@azdeq.gov and the Freedom of Information Act (FOIA) base liaison, Linda Brown, (757-764-2265) acc.foia@langley.af.mil,

4.5.3 Physical Setting Source(s)

Section V, Appendix "A" provides the Physical Setting Sources along with the Standard Environmental Record Sources review. No adverse impacts were discovered. The physical sources assessment was important in this review to assess the potential for groundwater contamination and testing history of nearby water sources. These detailed reviews revealed no adverse area effects. Well testing locations are indicated in the map at right by locations circled with a "W" (indicating a water well) or "P" (indicating a potable water source).



4.5.4 & 4.5.5 Historical Use Information on the Property & Historical Use Information on the Adjoining Properties

Our reviews have included a standard historical aerial review and topo graphic review (Section V Appendix "B") in addition to examination of land use records at the Pima County Assessors office and consulting business directories including city, cross reference and telephone directories, at approximately five year intervals for the years spanning 1926 through 2003. (These years are not necessarily inclusive.) A summary of the information obtained is provided below. This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/8th of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius and accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

References

To meet the prior use requirements of ASTM E 1527-05, Section 8.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-05, Section 8.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. ASTM E 1527-05 requires *"All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful."* (ASTM E 1527-05, Section 8.3.2) *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints, and practically reviewable.*

EPA's Standards and Practices for All Appropriate Inquiries (AAI), Section § 312.24, identifies the historical sources of information necessary to achieve the objectives and performance factors of § 312.20. According to AAI, *"historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."*

Data Gaps

In order to address data gaps, additional sources of information may be consulted. According the AAI, Section § 312.20 (g), *"to the extent there are data gaps (as defined in § 312.10) in the information developed...that affect the ability of persons (including the environmental professional) conducting the all appropriate inquiries to identify conditions indicative of releases or threatened releases...such persons should identify such data gaps, identify the sources of information consulted to address such data gaps, and comment upon the significance of such data gaps."* According to ASTM E 1527-05, Section 8.3.2.3, *"historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met....If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion."*

Target Property:
3700 S Calle Polar
Tucson, AZ 85730

Year	Uses	Source
1926	Address Not Listed In Research Source	Acme Printing Co
1930	Address Not Listed In Research Source	Houston L. Walsh
1935	Address Not Listed in Research Source	Arizona Directory Co
1941	Address Not Listed In Research Source	Arizona Directory Co
1948	Address Not Listed in Research Source	Arizona Directory Co
1951	Address Not Listed In Research Source	Baldwin Con Survey Co, Mulli
1955	Address Not Listed In Research Source	Mullin Kille Co
1960	Address Not Listed in Research Source	Mullen Kille Co
1965	Address Not Listed in Research Source	R.L. Polk Co Publishers
1970	Address Not Listed In Research Source	R.L. Polk Co Publishers
1975	Address Not Listed In Research Source	R.L. Polk Co Publishers
1980	Address Not Listed In Research Source	R.L. Polk Co Publishers
1986	Address Not Listed In Research Source	R.L. Polk Co Publishers
1991	Address Not Listed in Research Source	R.L. Polk Co Publishers
1999	****S CALLE POLAR**** SOCIAL ASSNS (3700) ESPERANZA EN ESCALANTE CIVIC (3700)	R.L. Polk Co Publishers
2003	****S CALLE POLAR**** ESPERANZA ENESCALANTE (3700)	Hill-Donnelley Corporation

Year	Uses	Source
2003 (continued)	CARAVEO WILLIE (3700)	
	BRASHER MICHAEL J (3700)	

The historical and current uses of the subject and adjacent sites are documented in Section V Appendix "C" in more detail including adjacent properties.

The usefulness of this information is to determine uses of property which may demonstrate an environmentally sensitive use. So company uses and apparent non-residential designations would flag additional assessment. For this location we found no site or adjacent uses which raised environmental concerns.

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As a result of the adjacent site information a walking survey and randomly available tenant/occupant information was gathered from the following adjacent properties. These reviews indicate the Pima County Assessors Office parcel ID and the owner with available contact information below the parcel ID:

136-27-0020
UNITED STATES OF AMERICA 00000

136-23-1530
QN PROPERTIES LLC
PO BOX 90902
TUCSON AZ 85752

136-23-1520
CAMERON CHRISTINE
3511 S CALLE POLAR
TUCSON AZ 85730-3209

136-23-1510
VALAIR JACQUELINE
3521 S CALLE POLAR
TUCSON AZ 85730

136-23-1500
SIERRA JOSE J
3531 S CALLE POLAR
TUCSON AZ 85730

136-23-1490
GILLMORE STEVEN M & TANYA L JT/RS
3541 S CALLE POLAR
TUCSON AZ 85730-3209

136-23-1480
BONILLAS ROBERTA LYNN
3551 S CALLE POLAR
TUCSON AZ 85730-3209

136-23-1470
LEY TERESA I & TERROBA PEDRO &
AMPARO ALL JT/RS
8404 FENTON DR
AUSTIN TX 78736

136-23-1460
3571 S CALLE POLAR LLC
3060 W DESERT CREST PL
TUCSON AZ 85713

136-23-6110
HENSLEY MARSHALL CALVIN & MAY JOAN JT/RS
6657 E COOPER STREET
TUCSON AZ 85710-1019

136-23-610A
QN PROPERTIES LLC
PO BOX 90902
TUCSON AZ 85752-0902

136-23-609A
DEGER JON KEVIN
3617 S CALLE POLAR
TUCSON AZ 85730

136-23-608A
RUPP STEPHANIE
3625 S CALLE POLAR
TUCSON AZ 85730

136-23-607A
BARFIELD WILLIAM D
3633 S CALLE POLAR
TUCSON AZ 85730-3210

136-23-6060
STEPHENS CARMEN
3641 S CALLE POLAR
TUCSON AZ 85730

136-23-6050
MAXWELL YOLANDA S
3709 S CALLE POLAR
TUCSON AZ 85730

136-23-604A
HOHLENKAMP REVOC LIVING TR
ATTN: DENNIS W & SARAH I HOHLENKAMP TR
PO BOX 17827
TUCSON AZ 85731-7827

136-23-603A
3725 S CALLE POLAR LLC
4951 E GRANT RD STE 105 PMB 252
TUCSON AZ 85712-2791

136-23-602A
MARKLEY WILLIAM R & EILEEN M CP/RS
3733 S CALLE POLAR
TUCSON AZ 85730

136-23-601A
CROY ERIC
3741 S CALLE POLAR
TUCSON AZ 85730-3211

136-23-6000
SMITH CHRISTINE A
3749 S CALLE POLAR
TUCSON AZ 85730

136-23-6930
SAMAY RALPHAEL
6394 E CYCLONE DR
TUCSON AZ 85730-1692

136-23-6920
MONTROSE JOSEPH M & KLENSIN-MONTROSE
MARILYN M JT/RS
6402 E CYCLONE DR
TUCSON AZ 85730

136-23-6910
PINTO JOAO M & MARIA INES CP/RS
6410 E CYCLONE
TUCSON AZ 85730

136-23-6900
CRUMP DIANE M
6418 E CYCLONE DR
TUCSON AZ 85730

136-23-6890
QUANG BINH NGOC & QUANG MINH CHI & QUANG
SINN CHI & QUANG BINH KIET ALL JT/RS
6426 E CYCLONE DR
TUCSON AZ 85730

136-23-6880
YANKECH JARED
6434 E CYCLONE DR
TUCSON AZ 85730-1692

136-23-6430
KNOP CORY J & KATHY J CP/RS
6450 E CYCLONE DR
TUCSON AZ 85730-1692

136-23-6420
MANNA JOHN M
1 SHULL DR
NEWARK DE 19711-4985

136-23-6410
BAXTER DAVID G & BONNIE J CP/RS
6466 E CYCLONE DR
TUCSON AZ 85730

136-23-6400
JOHNSON KYLE T
6474 E CYCLONE DR
TUCSON AZ 85730

136-23-6390
JOHNSTON NOWASSA M
6482 E CYCLONE DR
TUCSON AZ 85730

136-23-6380
GALLARDO HENRY M & ANNETTE M JT/RS
6490 E CYCLONE DR
TUCSON AZ 85730

136-23-5990
MADSEN REBECCA L
6505 E Escalante and Gorman & Company, Inc. ROAD
TUCSON AZ 85730

136-26-042B
HAYES CHAD L & MELANIE L JT/RS
6505 E NICARAGUA DR
TUCSON AZ 85730-2234

136-23-009A
UNITED STATES OF AMERICA

This review constitutes 100% of the adjacent parcels to the subject and some parcels which are considered important adjacent but not adjoining pieces. None of these reviews revealed any logically deduced or the potential for environmental threat or past problems at the subject or adjacent to the subject.

The historical site use of the subject for this study was developed as residential housing in 2001and prior to that time was undeveloped. All government and residential uses adjacent to our subject were found to be of no apparent environmental concern to the subject. Confirmations other than walking site reviews were made through EPA, ADEQ and National databases to discover any less apparent environmental infractions. Our reviews and status of these sites are included in Section IV findings.

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4.6 Site Reconnaissance

4.6.1 Methodology and Limiting Conditions

Current and historical land use activities at the subject property and surrounding properties were evaluated by reviews with local officials and site visits of the unmapped or unplottable sites identified by our Site Assessment Section V, Appendix "A". Sanborn Fire Insurance Maps are commonly used to validate local and other sources; however, this location has no previous historical maps beyond the Tucson aerials and standard topo maps. The aerials do indicate no negative impact in site development since 1972 and topo graphic studies were available to 1905 (when topo mapping was first done for this area), historical uses studied provide no suggestion of additional unregistered negative environmental impacts other than the known and mapped findings of this assessment.

Certified Sanborn Results:

Site Name:	Esperanza En Escalante
Address:	3700 South Calle Polar
City, State, Zip:	Tucson, AZ 85707
Cross Street:	
P.O. #	NA
Project:	NA
Certification #	10E1-40A9-B05A

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

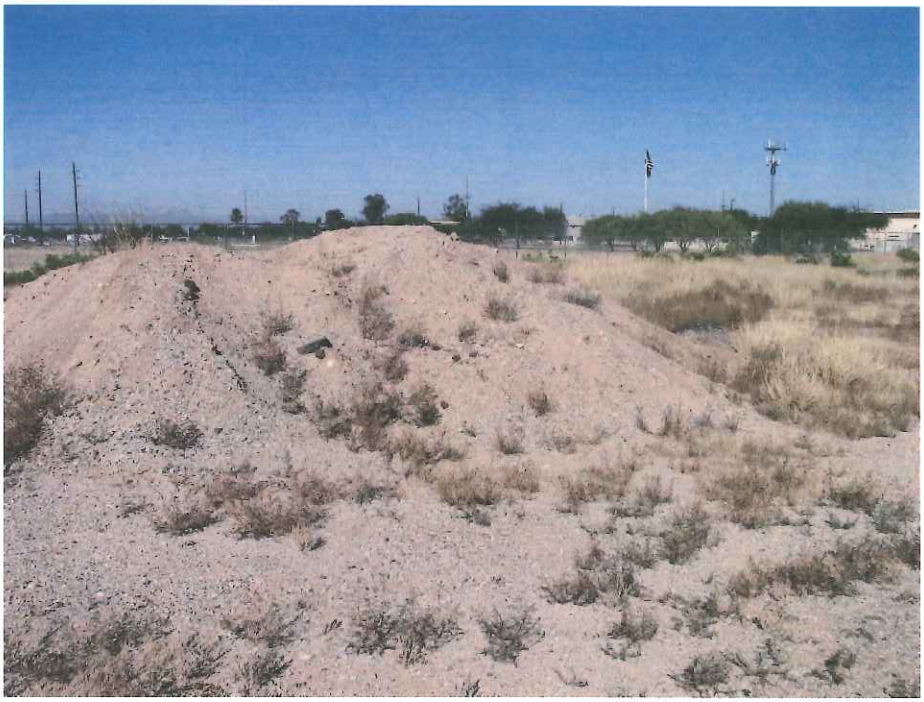
Total Maps: 0

Limited Permission To Make Copies

Con Sense (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

On October 29th, 2010, January 13th, 2013 and February 19th, 2013, CSI personnel conducted site inspections of the subject property. These are considered historical first hand reviews that enhance the current assessments completed January 29th and February 2nd, 2015. These reviews were for surrounding sites to assess the presence of visible, potentially adverse environmental conditions as part of this Phase I ESA and to assess the current site conditions.

During the survey, observations were recorded and photographs obtained to clearly demonstrate the existing condition of the subject property as well as surrounding and adjacent areas. Soil was inspected for areas which where found to be loose, mounded or soils stained with any hidden problems or chemical contaminants. The soil was probed to 3 feet where loose or mounded soil was discovered or soft depressions were found.



During site reviews initial surveys were completed of the area of study at the subject starting at the north and performing site walks in 20 foot grid patterns to cover the entire location.

All housing was residentially occupied and because the use of this review is for environmental discoveries related to the undeveloped land no interior rooms were reviewed.

Once site reviews were completed a process of site walks were conducted for 1 full block around the subject (North, Ease and West) to study adjacent uses and to target discussions with adjacent occupancy with persons of opportunity.

Findings are all characterized in Section IV

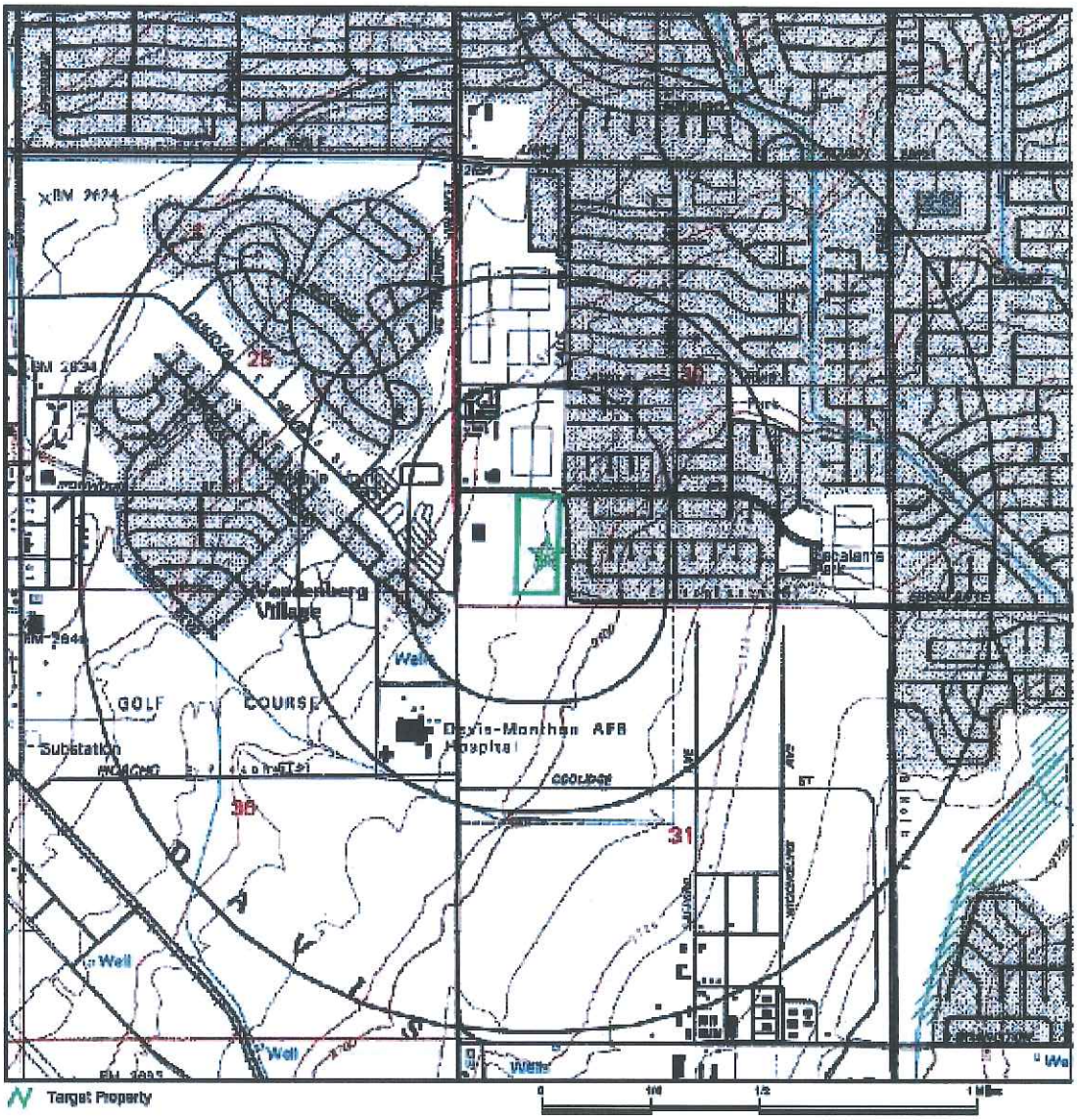
4.6.2 General Site Setting

The subject property is commonly considered to be about 40% developed and maintained with full access to operational public infrastructure. The site has small amounts of debris and but as can be seen in photos is generally clean with native water stressed vegetation. Generally the vegetation can be characterized as native trees and bushes that are maintained next to existing buildings but only general mechanical site maintenance and trash clearance on the site overall.

During site reviews there was no noted staining of the soil at the subject property or on adjacent lots which would indicate leaching or dumping of chemicals. The lot is generally flat to the eye, but by survey slopes slightly to the east.

Topographic coverage of the subject property is provided by the U.S. Geological Quadrangle Map for Tucson (Tucson, Arizona, USGS 7.5 min quad index). The subject property is at an approximate elevation of 2,693 feet. Topography is flat at the site, with general slope to the southeast. Water flows to the east on the site overall Surface drainage from the subject property flows toward culverts and storm drains on South Calle Polar.

Regional groundwater flow is in a southeastern direction and the depth of groundwater is approximately 650 feet below ground surface (bgs). The geology in the general vicinity of the subject property consists of granite rocks and course sandy loam. Soils are considered moderately corrosive and there are no hydric soils in the area. Depth to bedrock is more than 60 inches in this location. The subject as seen in the pictures is only slightly developed, residentially zoned site, with no notable geologic features on the site.



4.6.3 Exterior Observations

During the survey, observations were recorded and photographs obtained to clearly demonstrate the existing condition of the subject property as well as surrounding and adjacent areas. Soil was inspected for areas which where found to be loose, mounded or soils stained with any hidden problems or chemical contaminants. The soil was probed where loose or mounded soil was discovered or soft depressions were found, but none of the suspect areas were of any consequence and completely solid (no hidden trash or debris).

No significant rubbish was found on the site. And the vegetation seen in the pictures at right was all "winter" grass die-off which was not chemically induced. Culverts and erosion aspects of the site were closely examined for any stains or dumping. No conditions of concerns presented in natural drainage areas of the site.

Parking areas were studied for excess petroleum products and abandoned vehicles. No abandoned vehicles were noted and vehicle parking areas showed no excessive petroleum product run-off. Even the oil filter noted on the lot at right had no signs of leakage and seems to have been inadvertently dropped from a trash receptacle rather than intentionally disposed of at this location on the site. Site research confirmed no citations or registrations of an environmental concern were associated with this property.

Some uncontrolled debris was seen on the west side of the subject near mounded soil, but overall the site was well maintained.

We are always concerned with atypical 55 gallon drums found on a site, however the subject only had this one and no designations of hazardous material. The drum was moved and both internal residue examine as well as the spot on which it rested. No remaining chemical was in the drum and there were no stains or unusual circumstances found in or around the resting place of the drum.

One area of somewhat larger proportions of storage was found and every 1, 3 and 5 gallon container in this view at right was examined for potential adverse environmental effect. We found the canisters ranged from latex paint, to sheet rock mud to mastic for gluing tile. Most of the cans were empty and all were sealed without leaks. No notable hazardous chemicals or soil stains were noted. Many of these cans we found were left from original construction in 2001.

All of the debris that was found was household rubbish and none could be considered industrial or hazardous dumping.

All aspects of the subject were considered in site management control, generally orderly and generally maintained with no evidence of adverse environmental impact.

Trash and debris are provided for disposal in containers and can be collected nearby those approved containers per City of Tucson ordinance.

Overall the condition of the subject is clean around all residential units and in residential areas clearly has ongoing standard mechanically applied site maintenance (as opposed to chemical). These pictures also depict the absence of utility poles which is a result of the undergrounding of residential electrical services on the site.

There are no signs of any waste that could be considered industrial or anything more than common non-impacting household trash at the subject.

4.6.4 Interior Observations

Not applicable to this review for new construction activities on the vacant undeveloped areas of the subject. Also the residential nature of the existing structures is an important consideration to any potential effect housing may have environmentally to future development. The existing residential use is fully compatible and not an environmental threat to any future lot development.

4.7 Interviews

4.7.1 Interview with Owner and site management

Review with both the original 2010 property representative Randy Archuleta (480-905-0300) and more recently Wallace Beauchamp, Director of Operations for Esperanza En Escalante (520-271-3851) revealed no first hand knowledge of environmental impacts known at the site. The Office Manager and other independently interviewed site staff represent this location has had no prior uses (other than residential) to their knowledge. There are no environmental liens, fines or open citations at the subject. No leasing, sub-leasing or owner uses have been authorized which might be an environmental concern. This site has been maintained and fully residentially developed for about 6 years. Prior to that time no site development occurred as the parcel sat vacant.

In many respects our involvement and following of the site development over 5 years provides an ability of this review to respond with first hand certainty to liability review questions concerning the ownership and management of this facility.

The following questions were able to be answered from the above reviews:

To Assure Client Liability Protection Each Question Has Been Responded to by the Property Owner and Management

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Response: None

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Response: None

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Response: None

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Response: There are no adjustments to the valuation of this property as a result of any environmental conditions.

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

Response: Yes, developed in about 2001 for residential and public service use, prior to that time the site was undeveloped.

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

Response: None

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

Response: None

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

Response: None

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Response: None

4.7.2 Interview with Site Management and Key Representation

Review with both the original 2010 property representative Randy Archuleta (480-905-0300) and more recently Wallace Beauchamp, Director of Operations for Esperanza En Escalante (520-271-3851) revealed no first hand knowledge of environmental impacts known at the site. The Office Manager and other independently interviewed site staff represent this location has had no prior uses (other than residential) to their knowledge. There are no environmental liens, fines or open citations at the subject. No leasing, sub-leasing or owner uses have been authorized which might be an environmental concern. This site has been maintained and fully residentially developed for about 6 years. Prior to that time no site development occurred as the parcel sat vacant.

4.7.3 Interviews with Occupants

Not applicable to this site with temporary/transitional occupants.

4.7.4 Interviews with Local Government Officials

City of Tucson and Pima County Department interviews with: City of Tucson Planning Hector Martinez - 520-791-4505; City of Tucson General Engineering Services Brain Conte, Engineering Associated Mgr 520-791-3101; Jean Machnicki, Tucson Fire Administrative Office 480/503-6353; Development Services contact confirmation Larry Shelton, Information and Technology 520-791-5550; Solid Waste Sanitation contact Karen Masbrusch 520-791-5414; Marty McCune with Tucson Preservation 520-791-4505; Pima County Environmental Qualty Richard Grimaldi 520-740-3332; Public Works Field Operations 520-503-6800 for City of Tucson; Sandra Rodricks, Police Administration 520-635-7600; Tammy Cunningham 520-503-6210, Parks Office Manager; Tucson Arizona Health Sciences Center 1501 North Campbell, Tucon, AZ. Mike Lebowitz; supported the findings in this assessment and added no new documentation of environmental infractions known or reflected in any municipal recordkeeping at this site.

4.7.5 Interviews with Others

Because of the Department of Defense and Arizona Department of Environmental Quality (ADEQ) inclusion of a zone of potential environmental effect on the subject we also had extended communications with Susan Hess, ADEQ Project Manger, (520-628-6740) hess.susan@azdeq.gov and the Freedom of Information Act (FOIA) base liaison, Linda Brown, (757-764-2265) acc.foia@langley.af.mil.

No other interviews or discussions with others beyond those referenced in section 4.7.4 have been conducted.

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SECTION IV
FINDINGS, OPINIONS, CONCLUSIONS

4.8 Findings

Hazardous Waste/Substances/Materials

Standard Environmental Database Report Section V, Appendix "A"

Subject Property
Governmental databases were searched using EDR - Environmental Data Resources, INC. Environmental Risk Information regarding the subject property. It should be noted that these databases cover a time span primarily subsequent to January, 2015. Not all waste sites or spills may be indicated in these databases if they existed or occurred prior to the initialization of the database, and/or have not been included on the governmental databases. As this material becomes dated, the databases will become less reliable. Reviews included:

US EPA DATA - Environmental impact noted for the Subject within 1 mile
National Priority List (NPL)/Superfund Sites
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites
Emergency Response Notifications System (ERNS) Sites
Hazardous Material Spills
Resource Conservation and Recovery Act (RCRA) Treatment, Storage and/or Disposal Facilities
No Further Remedial Action Planned Sites (NFRAP)
RCRA Large/Small Quantity Generators (RCRA LQG/SQG)
RCRA Subtitle D Landfills

State Data - Sites were analyzed for both the subject and adjacent properties
Arizona Municipal Solid Waste Facilities (SWF)
Arizona Hazardous Waste Sites (HWS)
Registered Underground Storage Tanks (LRSTs)
Leaking Underground Storage Tanks (LUSTs)

US EPA Data (within ASTM Search Radius of 1/4 mile) -
State of Arizona Data

The most recent database search for all of the above sources did discover locations which could have potentially adverse impact for the subject. None of the sources in this review indicated an adverse impact on the subject site. The sites with potentially adverse environmental findings all mapped and easily located. These sites were closely evaluated by walking survey, for any possible liability which could be extended to the subject. These locations are identified under ***Section V, Appendix "A"*** *of this assessment.*

The following is a summary list of reviewed findings of interest from all research in this report:
(references to Map ID and Page Number facilitate finding locations in Section V, Appendix "A")

TARGET PROPERTY INFORMATION

ADDRESS

3700 SOUTH CALLE POLAR
TUCSON, AZ 85707

COORDINATES

Latitude (North):	32.179100 - 32° 10' 44.8"
Longitude (West):	110.864390 - 110° 51' 15.8"
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	513727.2
UTM Y (Meters):	3560109.0
Elevation:	2693 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	32110-B7 TUCSON EAST, AZ
Most Recent Revision:	1992
West Map:	32110-B8 TUCSON, AZ
Most Recent Revision:	1992

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
Delisted NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
LIENS 2	CERCLA Lien Information

CORRACTS---------- Corrective Action Report
RCRA-TSDF---------- RCRA - Transporters, Storage and Disposal
RCRA-LQG---------- RCRA - Large Quantity Generators
RCRA-SQG---------- RCRA - Small Quantity Generators
RCRA-CESQG---------- RCRA - Conditionally Exempt Small Quantity Generator
RCRA-NonGen---------- RCRA - Non Generators
US ENG CONTROLS---------- Engineering Controls Sites List
US INST CONTROL---------- Sites with Institutional Controls
ERNS---------- Emergency Response Notification System
HMIRS---------- Hazardous Materials Information Reporting System
DOT OPS---------- Incident and Accident Data
US CDL---------- Clandestine Drug Labs
US BROWNFIELDS---------- A Listing of Brownfields Sites
FUDS---------- Formerly Used Defense Sites
LUCIS---------- Land Use Control Information System
CONSENT---------- Superfund (CERCLA) Consent Decrees
ROD---------- Records Of Decision
UMTRA---------- Uranium Mill Tailings Sites
ODI---------- Open Dump Inventory
DEBRIS REGION 9---------- Torres Martinez Reservation Illegal Dump Site Locations
MINES---------- Mines Master Index File
TRIS---------- Toxic Chemical Release Inventory System
TSCA---------- Toxic Substances Control Act
FTTS---------- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS---------- FIFRA/TSCA Tracking System Administrative Case Listing
SSTS---------- Section 7 Tracking Systems
ICIS---------- Integrated Compliance Information System
PADS---------- PCB Activity Database System
MLTS---------- Material Licensing Tracking System
RADINFO---------- Radiation Information Database
FINDS---------- Facility Index System/Facility Registry System
RAATS---------- RCRA Administrative Action Tracking System
SCRD DRYCLEANERS---------- State Coalition for Remediation of Drycleaners Listing

STATE AND LOCAL RECORDS

AZ WQARF---------- Water Quality Assurance Revolving Fund Sites
SPL---------- Superfund Program List
SHWS---------- ZipAcids List
SWF/LF---------- Directory of Solid Waste Facilities
SWTIRE---------- Solid Waste Tire Facilities
LUST---------- Leaking Underground Storage Tank Listing
AOCONCERN---------- Superfund GIS Information
AST---------- List of Aboveground Storage Tanks
MANIFEST---------- Facility and Manifest Data
SPILLS---------- Hazardous Material Logbook
AUL---------- DEUR Database
VCP---------- Voluntary Remediation Program Sites
DRYCLEANERS---------- Drycleaner Facility Listing
BROWNFIELDS---------- Brownfields Tracking System
CDL---------- Clandestine Drug Labs
Aquifer---------- Waste Water Treatment Facilities
Dry Wells---------- Drywell Registration
WWFAC---------- Waste Water Treatment Facilities

AIRS..... Arizona Airs Database
AZURITE..... Remediation and DEUR/VEMUR Tracking System

TRIBAL RECORDS

INDIAN RESERV..... Indian Reservations
INDIAN ODL..... Report on the Status of Open Dumps on Indian Lands
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
INDIAN UST..... Underground Storage Tanks on Indian Land
INDIAN VCP..... Voluntary Cleanup Priority Listing

EDR PROPRIETARY RECORDS

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.. EDR Proprietary Historic Gas Stations
EDR Historical Cleaners..... EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance
DAVIS-MONTHAN AIR FORCE BASE		0 - 1/8 (0.000 mi.)

STATE AND LOCAL RECORDS

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Arizona UST-DMS Facility and Tank Data Listing by City database.

A review of the UST list, as provided by EDR, and dated 05/20/2008 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

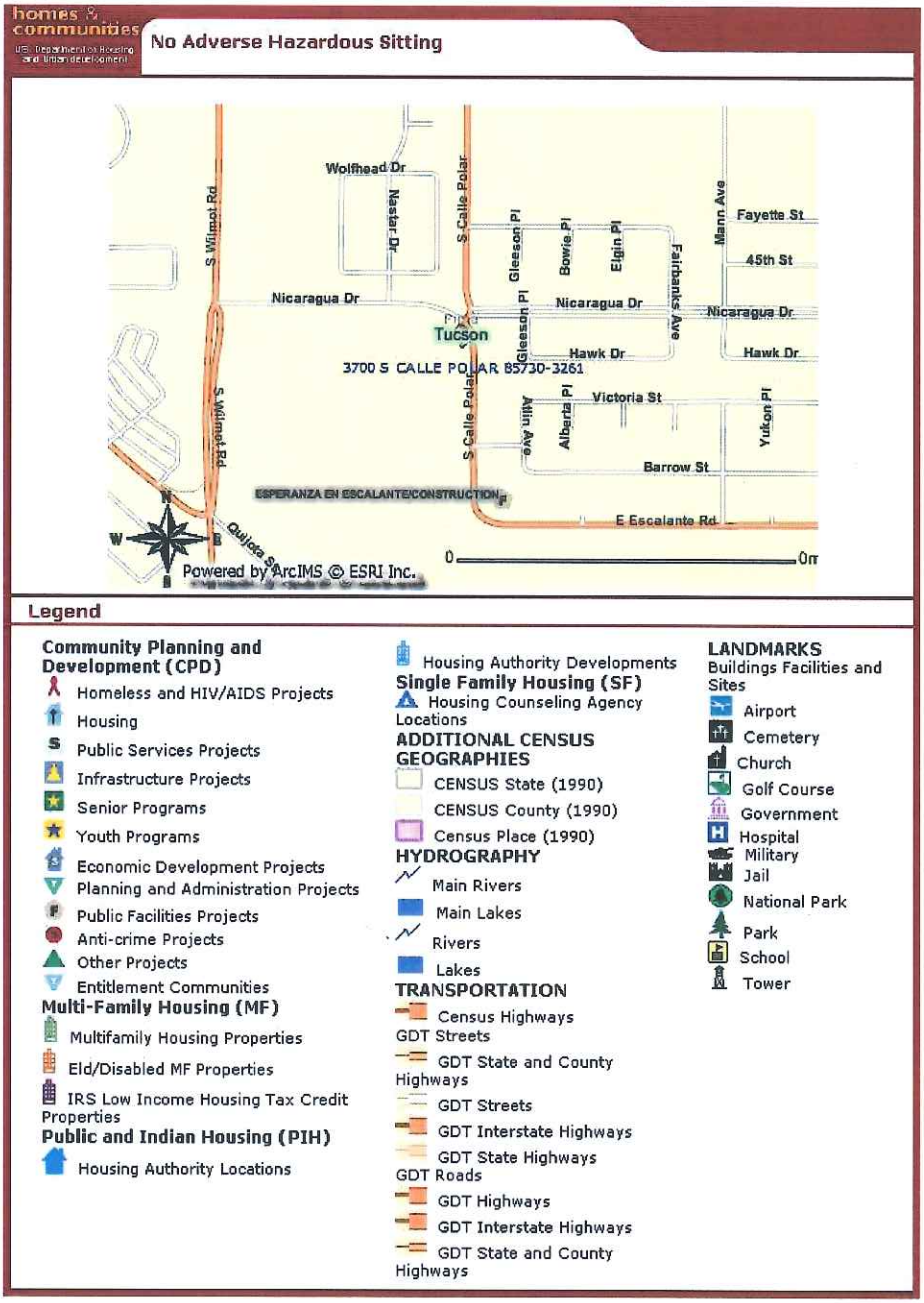
Lower Elevation	Address	Direction / Distance
QUIK MART #25	3499 S WILMOT RD	W 1/8 - 1/4 (0.136 mi.)

AZ DOD: Department of Defense Sites. These sites are federal facilities that are either being assessed for potential contamination, or have active remediation taking place on them.

A review of the AZ DOD list, as provided by EDR, and dated 07/25/2008 has revealed that there is 1 AZ DOD site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance
DAVIS-MONTHAN AIR FORCE BASE D		0 - 1/8 (0.000 mi.)

A file search was made of the US EPA and ADEQ to check for available file information on the subject property or other facilities that may not have been included in the database search as part of this report's due diligence. The US EPA has no additional records or information for properties or facilities regarding conditions which could impact or have adversely impacted the subject property. The EPA and ADEQ documentation indicate no indicators which suggest problems at or adjacent to the subject. File searches were also conducted with the U.S. Department of Housing and Urban Development who provides a coordination of several agencies and consolidates their reports in a single review map. That map shown at right no additional findings of potential adverse impact to the subject. These additional reviews are conducted to exhaust all publically accessible and readily available information sources that might lead to an environmental condition which should be investigated relative to the subject site liability.



Findings - Key Assessments for this site:

Designated Department of Defense environmental zone of effect includes the subject property. Because of the Department of Defense and Arizona Department of Environmental Quality (ADEQ) inclusion of a zone of potential environmental effect on the subject we also had extended communications with Susan Hess, ADEQ Project Manger, (520-628-6740) hess.susan@azdeq.gov and the Freedom of Information Act (FOIA) base liaison, Linda Brown, (757-764-2265) acc.foia@langley.af.mil. Our detailed reviews indicate the following:

AZ DOD:

Facility Contact:	Susan Hess, ADEQ Project Manager
Facility Phone:	(520) 628-6740/" (520) 628-6745 (fax)
Facility Email:	hess.susan@azdeq.gov
Boundary:	Davis-Monthan Air Force Base (DMAFB) is located in eastern Tucson. The northern boundary gradually descends to the south from Golf Links Road to Irvington Road. The eastern boundary is Harrison Road, and the western boundary is Alvernon Way. The southern-most boundary is Valencia Road on the east side of the site area. The site includes, but is not limited to, the following: the Main Base Landfill (LF-01), which is a closed landfill that occupies approximately 35 acres about 2000 feet west of the main runway; the J3 pumphouse (aka Site 35 or ST-35), which is the main jet fuel pumphouse, located near the center of the DMAFB flight line; site ST-36, which consists of an automotive gasoline leak; site RW-16, which is a low-level radiationhazardous waste site; and recycling yard Areas of Concern (AOC) 50 and 51.
Community Inv:	A Restoration Advisory Board (RAB) was formed in 1994 and meets annually. The last RAB meeting was held in October, 2007.
Contaminent:	The contaminants of concern at the J3 Pumphouse (ST-35) include petroleum hydrocarbons and BTEX in soils. Contaminants of concern at the landfill (LF-01) include methane gas, volatile organic compounds (VOCs), and metals in soil. Contaminants of concern at the site may change as new data become available.
History:	1925: DMAFB began operations at the site. The base is a 10,700-acre training facility for tactical aircraft crews, and a primary storage facility for obsolete or excess al 1940s: LF-01 began operation in the early 1940s. The landfill was used forthe disposal of household debris, metals, car and aircraft components, solvents, pesticides and other items. 1976: LF-01 ceased operation. 1982: The Installation Restoration Program was initiated. Studies had identified 52 potential areas of concern. (Many of these sites had no confirmed contamination and most of the sites identified for remediation have now been cleaned up.) 1983: Collection of soil and groundwater samples at the LF-01 site began. The samples were tested for volatile organic compounds (VOCs), metals, pesticides, polychlorinated biphenyls (PCBs), petroleum hydrocarbons, and other compounds. Analytical results were below regulatory standards. 1985: An automotive gasoline leak was discovered at Site ST-36. 1987:Suspected small-arms ammo disposal pits were identified. 1989: A soil investigation was conducted at the J3 pumphouse (ST-35). The investigation,

which included 22 soil borings, indicated subsurface soils were contaminated with JP-4 jet fuel to depths of 230 feet. Soil contaminants included petroleum hydrocarbons and benzene, toluene, ethyl benzene and xylene (BTEX). Benzene most likely came through a well conduit from the drilling of the monitoring wells and was detected on the top of the groundwater table. 1994: The LF-01 sampling program was completed. Analytical results were below regulatory standards. Also in 1994, groundwater remediation of the jet fuel at the J3 Pumphouse occurred briefly and was turned off after the water wasdetermined to be clean and free of contamination. (The groundwater level is at a depth of approximately 340 feet and is below a naturally-occurring protective clay layer.) Historical DC-130A Aircraft Davis-Monthan AFB DoD Site - 06/2006 2 1995: An SVE system was constructed at the J3 Pumphouse following a 1994 study. This system was constructed to remove the BTEX and petroleum hydrocarbon constituents in the soil. (The SVE system continues to operate at the site.) 1999: A landfill cover for LF-01 was designed and installed. A landfill gas collection, control, and treatment system was subsequently installed. Also in 1999, benzene was reported at site ST-36 above the Arizona residential soil remediation levels (SRLs) at 43 milligrams per kilogram (mg/kg) at a depth of 60 feet. 2003: While installing a downgradient monitoring well at the J3 Pumphouse (ST-35) in April, free product was encountered at a depth of 245 feet. Drilling of the well was stopped and a jet fuel investigation commenced. Analysis of the free product revealed the presence of JP-8, which was used at the base starting in the early to mid 1990s. Over a dozen soil borings were drilled and sampled. It was determined that the product was coming from a previously unknown release. 2004: At ST-35, benzene was reported above the Arizona residential SRLs at 23 mg/kg at 50 feet below ground surface (bgs). At ST-35, three new groundwater monitoring wells were installed farther away from the J3 Pumphouse in the down-gradient direction northwest of the site. The monitoring wells were installed to address concern about jet fuel penetrating the clay layer above the water table. 2005: A five-year review was completed in July at the low level radiation hazardous waste site RW-16. A buried and fenced cement vault containing the hazardous waste is monitored annually. No deficiencies were identified during the five-year review and the remedy is to be continued. An investigation and removal actionwas completed at the recycling yard Areas of Concern (AOCs) 50 & 51. Geophysics, trenching and sampling were followed by limited soil and debris removal at the buried disposal area. No contaminants of concern above regulatory levels in soils were left in place and a closure letter was issued by ADEQ in July. A five-year review was also completed in 2005 for the automotive gasoline leak at Site ST-36, and an SVE system was installed to remediate petroleum hydrocarbons in shallow soils at the former Army & Air Force Exchange Service (AAFES) gas station (ST-52). 2006: The jet fuel contamination in the subsurface soil at ST-35 (J3 Pumphouse) was characterized both laterally and vertically. Several of the soil borings were converted to vapor extraction wells. The SVE system removed over 205,000 gallons of petroleum hydrocarbons from the soil and continues to operate. DMAFB continued maintenance of the cover vegetation and cap at the Main Base Landfill (LF-01). A landfill gas collection, control, and treatment system operated about 20 hours per week to maintain minimum levels of methane beneath the control tower. No chemicals of concern were identified above regulatory levels in regional groundwater during 2006. 2007: Throughthe basewide groundwater monitoring program, DMAFB continued to monitor 14 groundwater wells. One of these groundwater wells was abandoned due to damage to the Davis-Monthan AFB DoD Site - 06/2006 3 well casing. Prior to abandonment, sample analysis results from this well indicated high concentrations (2700 parts per billion) of toluene. A replacement well was installed. In November, construction of a new Bank of America was completed at the AAFES (ST-52) Site, and the SVE system installed at AAFES (ST-52) continued to operate. Following

the five-year review, and based on site investigations, the AMARC landfill (LF-02) was reclassified from a landfill to disposal pits. A pilot test of in-situ chemical oxidation (hydrogen peroxide) was conducted at the J3-Pumphouse. The purpose of the test was to reduce benzene concentrations in the perched water at the site. Since 1995, the SVE system at this site has removed 1.3 million pounds of volatile hydrocarbons. A Phase I Comprehensive Site Evaluation (CSE) was completed under the Military Munitions Response Program in 2007.

Hydrogeology: DMAFB is located within the Tucson Basin, a northwest trending alluvial valley. The Santa Cruz River flows northwesterly and provides the main drainage for the Tucson Basin and is located approximately 4.5 miles west of the Base. Groundwater occurs within the unconsolidated alluvial deposits consisting of interfingering sand, gravel, silt, and clay. The saturated thickness of these sediments is extremely variable, being thin (less than 200 feet) toward the mountains and thickening (greater than 5,000 feet) toward the center of the basin. These deposits were distributed laterally by a constantly changing stream course. In the vicinity of DMAFB, the Pantano formation, Tinaja Beds, and Fort Lowell Formation are the primary sources of water. The Base is located in the Sonoran Desert in an arid climate with a low precipitation rate of 12 inches per year and a high evaporation rate of 65 inches per year. Groundwater is the primary source of water in the Tucson area, though Central Arizona Project (CAP) water is now increasingly being used. Groundwater is encountered at approximately 350 Davis-Monthan AFB DoD Site - 06/2008 4 Davis-Monthan AFB DoD Site - 06/2008 5 feet below ground surface (bgs). The groundwater table dropped 15 feet in three years from 1998 to 2001 and continues to drop at about one to two feet a year across the base. Groundwater generally flows in the northwest direction.

Public Hlth Impact: A long term groundwater monitoring program is in place and many of the wells are monitored quarterly. Contamination is limited to the subsurface soil. No chemicals of potential concern were identified above regulatory levels in regional groundwaterduring 2008.

Status: The Arizona Department of Environmental Quality (ADEQ) continues to provide technical and regulatory oversight of remediation activities at DMAFB. ADEQ also continues to review and comment on documents in support of no further action at 19 Installation Restoration Program (IRP) sites. The base continues monitoring methane gas at landfill LF-01. As of February 2008, the methane gas concentration was 2.8 percent. The soil vapor extraction (SVE) system installed at Army and Air Force ExchangeService (AAFES) (ST-52) continues to operate. Since May 2005, approximately 97,516 pounds of petroleum hydrocarbons have been removed. DMAFB plans to remove the debris in the Aerospace Maintenance and Regeneration Center (AMARC) landfill pits in June 2008. The ammunition disposal pits (OT-41) contain over 1000 rounds of inert small-arms ammunition which are also scheduled for removal in June 2008. DMAFB submitted to ADEQ an Engineering Evaluation/Cost Analysis (EE/CA) and work plan to conduct the removal. In February and March of 2008, DMAFB injected hydrogen peroxide into the contaminated perched groundwater at the J3 Pumphouse (ST-35). Currently, the J-3 Pumphouse and distribution system are inactive. A-10 Thunderbolt II Aircraft and Hangars Davis-Monthan AFB DoD Site - 06/2008 1 A Phase II Comprehensive Site Evaluation (CSE) under the Military Munitions Response Program will be performed in 2008.

This finding is in fully monitored control over the last 5 years and has never adversely effected groundwater. Through our direct communications with ADEQ and Davis-Mothan Air Force Base we have been able to determine that the subject and immediately adjacent sites to the subject were never a concern relative to the above documented history of contamination.

Toxic Substances Control Act (TSCA)

Subject Property
No transformers were noted to be present on or the subject property during the site inspection. All utilities are under grounded and in fully electronic transfer stations. These units have no PCB's.

Adjacent Areas
All utilities are pole mounted in right-of-way adjacent to the subject to the east and north. A transformer station was noted near Interstate 10 about 1 mile from the subject, but this distance presents no environmental issues for the subject.

Arizona Department of Environmental Quality (ADEQ) has no records of operational transformers that are known to remain in the this area of Tucson that contain polyclorinated biphenyl compounds (PCB).

In the picture at right utility pole residential service lines can be seen along Calle Polar. The subject is right of the photo.

Air Quality

As determined by records review (Section V, Appendix "A") and discussions with the ADEQ, the subject property currently has no operations in effect that could result in a compromise of the State of Arizona Air Quality Regulations.

Solid Waste

Solid waste as it would be generated at the subject property would be required to be contained and removed on a regular basis by the Tucson Sanitation service. Dumping bins and sanitation plans are established for this area in compliance with Pima County Sanitation Codes and any debris collection outside of approved containers is considered litter and/or illegal dumping. No debris of any environmental concern was found during site reviews.

A literature search was conducted for historical landfills, both through the environmental database search and through requests to the US EPA and ADEQ. The database search indicated that no reported Federal or State landfills are present within specified ASTM standard search radii of the subject property which present an impact. A registered landfill lift-station for Tucson was located more than three miles distant from the subject and a water treatment plant about 2 miles from the subject. These have no known impacts on the subject property.

Radon/Radiation

The US EPA and Center for Disease Control have used a continuous radon exposure level of four picocuries per liter (pCi/L) as a limit at which further testing or remedial action are indicated. Radon has been documented in one study, completed in 1987, to determine if radon should be considered a potential health hazard in the State of Arizona. Radon was not considered an appreciable factor in Arizona from this overall testing. A review was conducted for Radon impacts included in the data at right.

AREA RADON INFORMATION

Federal EPA Radon Zone for PIMA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for PIMA COUNTY, AZ

Number of sites tested: 242

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.372 pCi/L	94%	6%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.800 pCi/L	100%	0%	0%

No adverse radon impact would be anticipated at this site.

Wastewater/Industrial Sumps

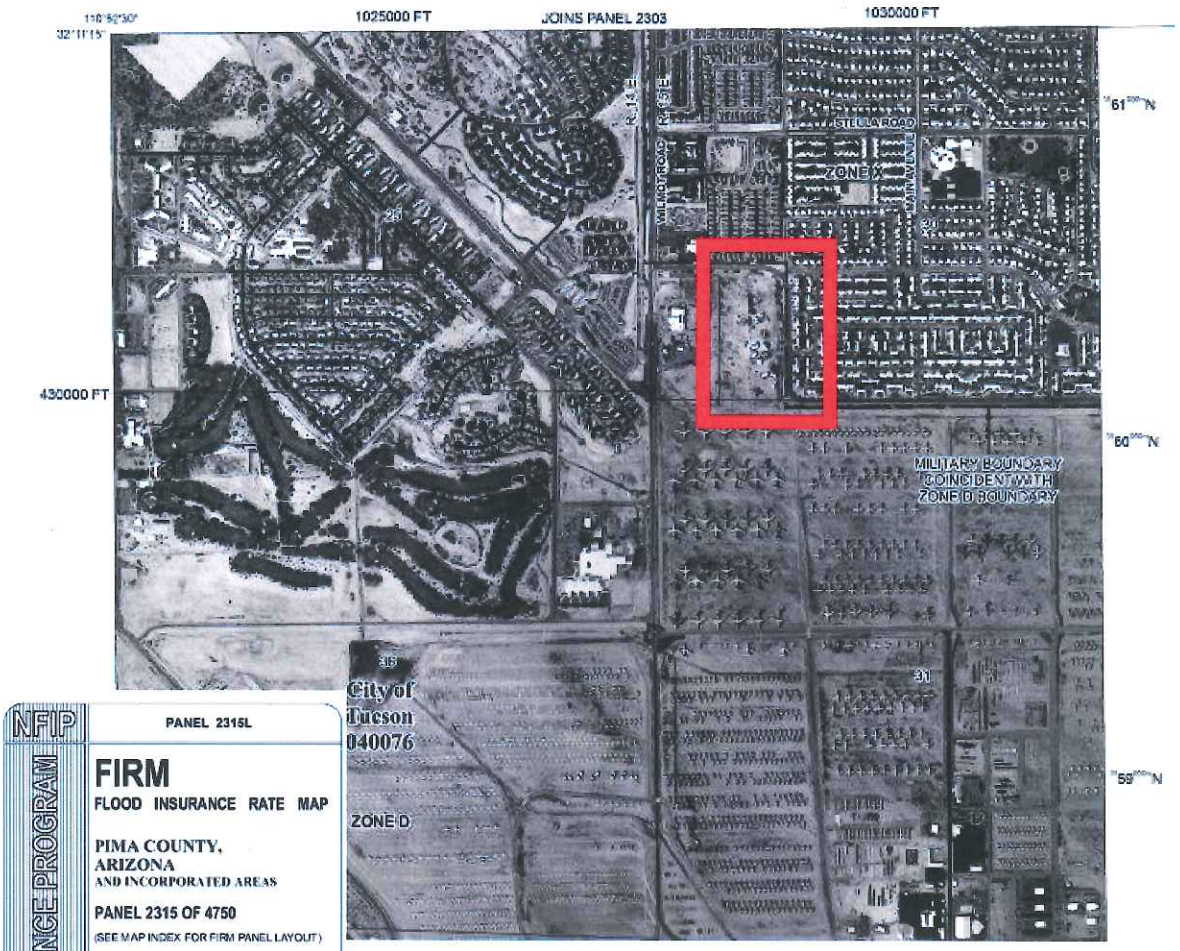
City of Tucson indicates the existing design and development for the site is compatible with the maximum standards for development capacity for handling residential wastes that include the subject property. No unusual conditions for wastewater handling exist at the subject property. In addition, no file, records, or listings for the subject property indicating health or safety violations were found by CSI during our literature search and review.

Water

Subject Property
City of Tucson Planning has stated that this site is included in the certification by City of Tucson as meeting or exceeding minimum public consumption and potable water standards for the subject. This City of Tucson indicates the proposed current site development (the subject) is within all limits of acceptable water planning.

Adjacent Areas
A water well record search was conducted and sites were found, but these do not adversely impact the subject property. There are a number of monitoring wells and impact review locations within one mile of the subject. An independent report of a Physical Setting Source document was ordered and reviewed (Section V, Appendix "A"). The importance of the well study is for site liability impacts assessment. These wells determine the conditions of the water sources and the flow of known adverse chemicals in the ground water system. Equally important is these wells assess the most likely source for any known contaminations and impacts from LUST identified in this report. This additional detail support the conclusions of this assessment that the subject property is absent liability for any environmental impacts and no leaking underground storage tanks exist within 1 mile of the subject.

Flood Zone
This property is completely outside any FEMA 100 year flood plain. Although this assessment is not an engineering study of certified detail, geocode coordinates of the site were overlaid on FEMA flood zone maps at Tucson Engineering Department. The site is marked in a red box for reference. Flood zone data and the FEMA FIRM reviewed are provided on the following page:



Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

Subject Property

During the survey insecticides, fungicides and rodenticides were not observed to be stored on or near the subject property. Sporadic use of herbicides was not apparent on the subject or on sites adjacent to the subject property to control Right-of-Way weeds.

Although there were significant amounts of dead and/or stressed vegetation observed on the subject; no chemical residues were seen on the subject property giving no indication that vegetation was chemically treated. Special attention was given to examination of the "right-of-way" at the sides of the subject providing entry off South Calle Polar for use of herbicides; however, no typical (chemically treated) dead vegetation was noted.

Spillage/Staining

No significant or environmentally impacting stains were noted on the grounds of the subject property. There were typical minor petroleum spots on parking locations, but none were uncontrolled or "running". No stains were observed in the adjacent properties to the subject.

Above Ground Storage Tanks (ASTs)

Subject Property
ASTs were not observed to be present on the subject property. According to the available and reviewed database records, AST's have not been present historically or utilized on the subject property in at least the last 30 years.

Adjacent Areas
ASTs are not apparent within 1 mile of the subject property.

Underground Storage Tanks (USTs)

Subject Property
Observations made during the site inspection and review of available information indicate that USTs have never been used on subject property. Registrations of UST's were reviewed and Arizona Department of Environmental Quality has no record of any registration at this location.

Adjacent Areas
UST listings indicate no storage tanks currently exist adjacent to the subject property. No pending or current actions related to underground storage tanks were reviewed which could impact this site.

LUST
Subject Property
No LUST currently exists or has ever historically existed on the subject property.

Adjacent Areas
Observations made during the site inspection and review of available information indicates that LUST are not currently found within ASTM radius of 1 mile from the subject.

4.13 Miscellaneous Environmental Concerns

U.S. Fish and Wildlife Conservation Assessment

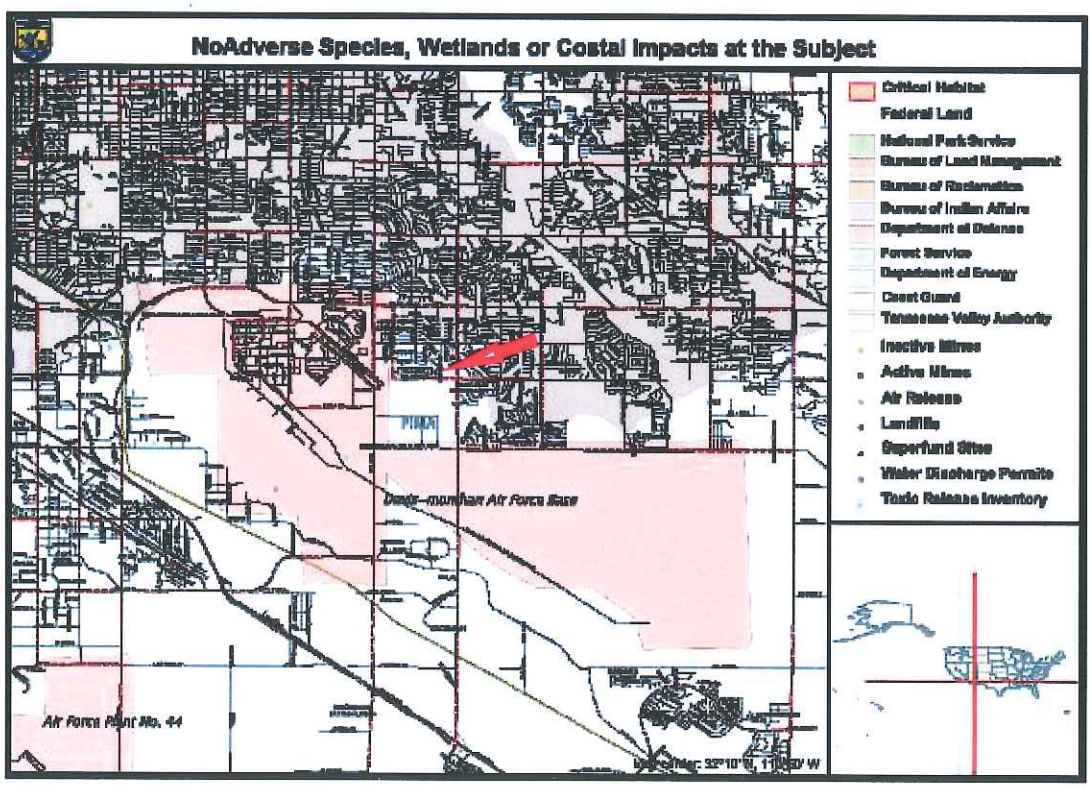
Wetland-type vegetation was not observed on the subject property. Additionally, there are no apparent wetlands adjacent to or near the subject property, and it is unlikely that the subject will adversely impact any wetlands in this area. A historical survey (also attached) indicates that the site would be unlikely to harbor any prehistoric wetlands. The Fish and Wildlife mapping also reviews the land use and protected areas as a result of federal action for environmental reasons. U.S. Fish and Wildlife indicate no inappropriate land use for the subject or negative impacts at this site.

Fish and Wildlife services plot no negative impacts in the area of the subject. Resource recovery act locations are also reported in their assessments. None of the locations reported by the U.S. Fish and Wildlife Service were in conflict with discoveries of this assessment and support the findings of this report.

Threatened and Endangered Species

No threatened or endangered species are known to exist on the Subject Property according to the Arizona Department of Fish and Wildlife who provided an updated list.

Mapped assessment from Fish and Wildlife:



As an additional special review element requested by the property owner the site was assessed for potential cultural resource impacts (historic and archeological). The State Historic Preservation Office (SHPO) has designated the City of Tucson as a Certified Local Government (CLG) with an operational agreement with the SHPO to make determinations on their behalf in matters of historic significance. Per the determination below this site was found to have no adverse cultural resource effect as a result of continued operations or proposed new development.

CITY OF TUCSON

DEPARTMENT OF URBAN PLANNING & DESIGN

November 4, 2008

Mr. Mark Appleby
Com Sense Inc.
2705 E. Menlo Street
Mesa, AZ 85213-1550

Re: Rehabilitation of Esperanza en Escalante - 3700 S Calle Polar, Tucson AZ

Dear Mark:

I have reviewed your submittal on the above-referenced project located at 3700 S Calle Polar, Tucson AZ. This project will have no impact on historic resources – the property is not eligible or listed on the National Register of Historic Places, nor is the surrounding neighborhood one in which significant resources are present.

Thank you for consulting with the City of Tucson.

Sincerely,

Kristi Jenkins
Planning Technician

Note: This was also reviewed and approved by Jonathan Mabry, the City's Historic Preservation Officer.

4.9 Opinion

Findings

The subject and/or adjacent sites were found to have no historical or present deducible adverse environmental impact. There have been no environmental findings relative to the property site. This site is included in an "area of effect" by Arizona Department of Environmental Quality (ADEQ). This review took additional efforts to assess the potential of this designation to possible Phase II testing recommendations for the subject. Documented in detail on page 44 section IV of this review both historical records (dating back to 1925) and current personal contacts with ADEQ and Davis-Mothan Air Force Base were utilized to understand the status of the environmental effects zone. This review has confirmed there are no adverse effects or impact violations at the subject site.

One other listings of environmentally registered facilities and historical use was located:

QUIK MART #25
3480 S WILMOT RD
TUCSON, AZ 85730

This "Quick Mart #25 " was found to have operational underground storage tanks that have ADEQ inspection approval dated 7/2008.

UST:

Facility ID:	0-004088
Owner:	QUIK-MART STORES INC
Tank ID:	1
Date Closed:	Not reported
Closure Type:	Not reported
Facility ID:	0-004088
Owner:	QUIK-MART STORES INC
Tank ID:	2
Date Closed:	Not reported
Closure Type:	Not reported
Facility ID:	0-004088
Owner:	QUIK-MART STORES INC
Tank ID:	3
Date Closed:	Not reported
Closure Type:	Not reported

We found no Superfund site designations or area placements on the National Priority List. We have found no on-site or adjacent liabilities to the subject after careful records review and walking reviews of the area.

Summary of Opinions

Historically recognizable environmental condition

The subject site through a review of historical topographic and aerial studies along with location address research and interviews with keepers of municipal, state and federal data has shown no signs of adverse environmental impact. The same reviews conducted on a 1 mile radius have indicated environmental conditions are within that area, but close individual examination indicates no adverse impacts from adjacent or nearby environmental conditions.

We have specifically examined (and mapped) the locations of any impact which might show a connection between commercial operations and ground water/soil contamination. No research indicates violations which could effect the subject have ever occurred.

Material Threat

The subject site has no physically observable or *obvious* threat which is reasonably likely to lead to a release that, in the opinion of Com Sense, INC., is threatening and might result in an adverse impact to public health or the environment. The same assessment has been conducted on a 1 mile radius and we can find no physically observable or obvious threat which is reasonably likely to lead to a release which might result in an adverse impact to persons at the subject site.

4.10 Conclusions (Conditions which are considered a recognizable environmental impact on the subject)

The subject property has no recognizable environmental conditions in evidence as a material thereat or a historical condition. In Section IV, item 4.8 we have listed all of our findings relative to site that have a potential for impact on and nearby the subject (within 1 mile), however after careful assessment, interviews and physical on-site reviews, these are determined in Section IV, item 4.9 above to have no adverse effect current or foreseeable future to the subject. Other sites are within a 1 mile radius of the subject which have a known environmental condition and are fully discussed in this report; however, the appropriate regulatory agency has been in control of the cited contamination or registration and these do not pose a present or potential CERCLA liability to the subject property that we can determine.

We have performed a Phase I Environmental Site assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property as described in Section I, 4.2.2. Any exceptions to, or deletions from, this practice are described in Section I 4.2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property (our review subject). Our statement is specific to potential hazards and liability/risk evaluations.

4.11 Deviations

Not Applicable

4.12 Additional Services

After considerable review and consideration, we have found there to be no Phase II testing, remediation or specialized assessments recommended for this site.

At the time of this review a Vapor Intrusion Assessment (VIA) ASTM E 2600 has been conducted .

DEFINITIONS/SCOPE/METHODOLOGY

It is contrary to our review process to indulge in statement and narrative that is so loaded with industry jargon that it is difficult for someone not trained in conducting environmental reviews useful reading. Regardless of our interest in keeping all materials reader friendly a regulation can be enacted that requires we use terms and references that are unavoidably loaded with industry specific language. To meet the regulatory requirements of the Vapor Intrusion assessment we have condensed the process to our best effort at making a useful explanation. Our summary of what vapor intrusion is in plain language is as follows:

GENERAL Vapor Intrusion Definition

Vapor intrusion generally occurs when there is a migration of volatile chemicals from contaminated groundwater or soil into an overlying building. Volatile chemicals can emit vapors that may migrate through subsurface soils and into indoor air spaces of overlying buildings in ways similar to that of radon gas seeping into homes. Volatile chemicals may include volatile organic compounds, select semivolatile organic compounds, and some inorganic analytes, such as elemental mercury, radon, and hydrogen sulfide.

The more detailed standards of our review are as follows:

Purpose and levels of VIA

Vapor intrusion into structures on a property can potentially create significant liability and have a material impact on property value. As such, it is a growing concern for property owners, prospective purchasers of property and the environmental professionals conducting due diligence. To respond to this industry concern, ASTM recently approved *ASTM E 2600, Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions*. The standard describes a process consisting of four tiers to assess if a vapor intrusion condition (VIC) exists. The first two tiers are screening tiers designed to quickly and inexpensively identify a potential vapor intrusion condition (pVIC). If the potential for vapor intrusion cannot reasonably be screened out at the Tier 1 and/or Tier 2 levels and assuming the transaction is going to proceed, the process identifies three options: (1) proceed with a more site-specific and comprehensive investigation (Tier 3), in the hope that this investigation will eliminate vapor intrusion concerns; (2) proceed directly to mitigation (Tier 4), on the assumption that mitigation conducted pre-emptively may be more cost effective to address a pVIC; or (3) gain more certainty on the presence of a pVIC through additional investigation.

Reference to abbreviations:

ASTM = American Society for Testing and Materials - is an international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.

VIA= vapor intrusion assessment

VIS = vapor intrusion survey (VIA and VIS are the same)

pVIC = potential vapor intrusion condition

VIC = vapor intrusion condition

TP = target property

ACO = area of concern

COC=condition or chemical of concern

CD=critical distance

RBC=risk based concentration

LNAPL = light nonaqueous phase liquid - this is one of a group of organic substances that are relatively insoluble in water and are less dense than water. LNAPLs, such as oil, tend to spread across the surface of the water table and form a layer on top of the water table.

Methodology

Prior to initiating the screening evaluation, it is assumed that (1) the structure(s) on the property being investigated are not designed to be intrinsically safe from vapor intrusion; and (2) there are no significant preferential pathways, natural or man-made, which can accelerate the movement of vapors into structures on the target property (TP) from contaminated soil and/or groundwater either on the TP or nearby.

The information required in Tier 1 is the same information collected as part of an ASTM E 1527 Phase I. The first test in the screening process is a search distance test to identify if there are any known or suspect contaminated sites in the area of concern (AOC). If there are none, no further action is required.

The standard identifies a primary and secondary AOC in the search distance test, distinguished by whether the radius search is completely around a target property (primary AOC) or limited solely to the up-gradient direction (secondary AOC). Also, the search distances are different for sites contaminated with [non-petroleum hydrocarbon] COC (such as chlorinated volatile organics) versus sites contaminated with petroleum hydrocarbon COC. The search distances are shorter for petroleum hydrocarbons because they are known to undergo significant bio-degradation in the vadose zone in the presence of oxygen.

To identify the AOC for contaminated sites with [non-petroleum hydrocarbon] COC, the search distance is 1/3 mile around a TP, and beyond that a source of contamination is only of concern if it is up-gradient of the TP (up to the search distances identified in the ASTM E 1527 Phase I standard). For sites with petroleum hydrocarbon COC, the search distance is 1/10 mile around a TP, and beyond that a source of petroleum hydrocarbon contamination is only of concern if it is up-gradient of the TP (up to the search distances identified in the ASTM E 1527 Phase I standard). Hence, for example, a gas station site with a release would be in the primary AOC if located anywhere within 1/10 mile of the TP. It would be in the secondary AOC if located up-gradient of the TP between 1/10 mile and 1/2 mile (the ASTM E 1527-specified search distance).

If a known or suspect contaminated site is located in the AOC, then the next check typically would be to determine if there is a hydraulic or physical barrier between the potentially impacted structure on the TP and the source of contamination. For example, if there is a river between the source of contamination and the structure, the river will likely act as a hydraulic barrier to any migrating contaminant vapors. Hence, this suspect source of contamination in the AOC may be eliminated from concern.

If there are no hydraulic or physical barriers, the next check would be to determine if the known or suspect contaminated site in the AOC may have released a COC. If not, the site may be eliminated from concern.

If COCs are likely to be present at a contaminated site in the AOC (e.g., perchloroethylene from a former dry cleaner), then the location of this site relative to the TP becomes important. If the source of contamination is located up-gradient of the TP, there is much greater concern than if it

is located down-gradient or cross-gradient. To understand why, it is necessary to understand the definition of the critical distance in the standard. Effectively, the critical distance is the distance over which contaminant vapors can potentially migrate in any direction through the vadose zone along a path of least resistance, for example, from a contaminated groundwater plume into a structure on the TP.

The standard identifies the critical distance (CD) conservatively and distinguishes between [non-petroleum hydrocarbon] COC and petroleum hydrocarbon COC. If the CD is less than 100 feet (except for dissolved petroleum hydrocarbon COC in which case the CD is shorter: less than 30 feet), then it is presumed that contaminant vapors can potentially impact a structure on the TP. If the CD is greater than or equal to 100 feet (or 30 feet for dissolved petroleum hydrocarbon COC), then it is presumed unlikely that contaminant vapors can impact a structure on the TP. The CD for petroleum hydrocarbon COC in free product form (LNAPL) is the same as for [non-petroleum hydrocarbon] COC (i.e., 100 feet).

If a source of contamination is located down-gradient from a TP, it can be eliminated from concern if it is beyond the CD. If the source of contamination is cross-gradient, it can be eliminated if it is beyond the CD plus a "buffer" to account for the width of the plume at the edge nearest the TP or contamination puddling above the water table (a condition that may, for example, be associated with a gasoline spill). If the source of contamination is up-gradient of the TP or on the TP, then it can not be eliminated at this step.

If the source of contamination has not been eliminated from concern, then the environmental professional may be able to eliminate the source using experience with local subsurface geology and soil characteristics. For example, if the soil is all clay or otherwise has a very low permeability, this might eliminate the source from concern, depending on its location.

The Tier 1 assessment concludes either that vapor intrusion is not a likely concern for the property or that a pVIC exists. If a pVIC exists, further investigation may be to proceed to Tier 2, or to proceed pre-emptively to mitigation as described in Tier 4, or take some other course of action (e.g., withdraw from the deal).

More refined screening takes place in Tier 2. If data is available in state regulatory files or elsewhere that can provide insight into the extent of contamination associated with the source (e.g., plume delineation, COC concentrations, etc.) and the status of any remediation, then the screening methodology continues by assessing whether the nearest plume edge is beyond the CD. If so, the source may be eliminated from concern. If not, then the COC concentration(s) are compared to existing generic state risk-based concentrations (RBCs) that have typically been established for soil, soil gas and groundwater. If concentrations are below the state RBCs, then the source may be eliminated from concern. If above, then the environmental professional may determine RBCs on a site-specific basis, e.g., using the ASTM E 1739 standard.(5) If COC concentrations are below the site-specific RBCs, the source may be eliminated from concern.

If there is no plume information associated with the source of contamination (or if the site-specific RBCs have been exceeded), then it may be appropriate to evaluate whether or not sampling (e.g., soil, soil gas and/or groundwater at or near the TP) is a viable option. Sampling should not be pursued unless it is believed that useful information can be collected. If sampling is not pursued, then a pVIC is presumed to exist. If sampling is conducted and the results indicate that vapor intrusion is unlikely, then the source of contamination may be eliminated from concern.

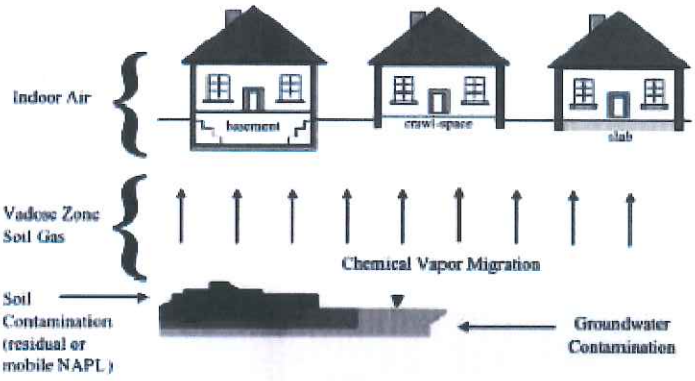
In summary, a source of contamination may be eliminated in the Tier 1 and Tier 2 screening methodology if:

1. The source is not in the AOC;
2. There is a hydraulic/physical barrier between the source and the TP;
3. The presence of COCs is unlikely;
4. The source is down-gradient and beyond the CD;
5. The source is cross-gradient and beyond the CD plus a "buffer" for account for plume width/puddling;
6. Subsurface geology and soil characteristics are such that vapor intrusion is unlikely;
7. The nearest plume edge to a structure is beyond the CD;
8. COC concentrations are below state generic RBCs;
9. COC concentrations are below site-specific RBCs; or
10. Sampling results indicate that vapor intrusion is unlikely to be a concern.

If a pVIC remains after the Tier 1 and Tier 2 screening, the environmental professional and client may choose to proceed to a Tier 3 investigation, proceed directly to pre-emptive mitigation in Tier 4, or take some other action (such as not pursuing the deal).

VAPOR INTRUSION REVIEW FOR Esperanza En Escalante and Gorman & Company, Inc. (EEE), (Centralized Address) 3700 South Calle Polar, Tucson, Arizona

Vapor Intrusion is the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and/or contaminated groundwater can emit vapors that may migrate through subsurface soils and into indoor air spaces of overlying buildings in ways similar to that of radon gas seeping into homes, as shown in the figure at right. (However, EPA Vapor Intrusion guidance is not intended for evaluation of intrusion of radon gas.) As the figure illustrates, this vapor intrusion pathway may be important for buildings both with and without a basement.



This Vapor Intrusion review and as recommended by EPA, employs a tiered approach to assist in determining whether the exposure pathway is complete (i.e., subsurface vapors intrude into indoor air spaces); and, if so, whether the vapors are present at levels that may pose an unacceptable exposure risk. Although vapors may be present in soils beneath a building, the vapors may or may not pose a risk to human health. It may also be predicted that a plume would reach a development or that future construction may occur over a plume that would result in a potential for exposure via this pathway. Estimating human health risk from indoor air exposure depends upon human exposure to the vapors. If contaminant vapors do not enter the building, the exposure pathway from the source of contamination to a person (receptor) is not "complete," and in such circumstances the person cannot be considered to be at risk from indoor air exposure due to vapor intrusion. In other situations, vapors may enter the building, but be present at such low levels that the risk is considered negligible. However, in some cases, vapors may seep into a building and accumulate at levels that may pose an unacceptable risk to human health.

Tiered reviews are considered to be the following:

Tier 1 - Primary Screening is designed to be used with general knowledge of a site and the chemicals known or reasonably suspected to be present in the subsurface; it does not call for specific media concentration measurements for each constituent of concern;

Tier 2 - Secondary Screening is designed to be used with some limited site specific information about the contamination source and subsurface conditions (e.g., measured or reasonably estimated concentrations of target chemicals in groundwater or soil gas, and depth of contamination and soil type); and

Tier 3 - Site-Specific Pathway Assessment involves collecting more detailed site specific information and conducting confirmatory subslab and/or indoor air sampling.

This review has conducted Tier I screening following the outline below:

Tier 1 - Primary Screening: This step is designed to help quickly identify whether or not a potential exists at a specific site for subsurface vapor intrusion, and, if so, whether immediate action may be warranted. Criteria for making this screening assessment is presented below in three key components:

a) if chemicals of sufficient volatility and toxicity are present or reasonably suspected to be present;

b) if inhabited buildings are located (or will be constructed under future development scenarios) above or in close proximity to subsurface contamination; and

c) if current conditions found warrant immediate action.

If the Primary Screening does not support a conclusion that the pathway is incomplete, or that immediate action is warranted to mitigate risks, we will define and recommend proceeding to Tier 2, or Secondary Screening.

Primary Screening – Question #1

Are chemicals of sufficient volatility and toxicity known or reasonably suspected to be present in the subsurface (e.g., in unsaturated soils, soil gas, or the uppermost portions of the ground water and/or capillary fringe)? (Source Data and Evaluation Details in Section V, Appendix "E")

Q If **YES** - this box is checked and the relevant chemicals are listed below:

None

☒ If **NO** - this box is checked. Supporting rationale is provided in source data Section V, Appendix "E" supporting that subsurface vapor to indoor air pathway is incomplete (i.e., no further consideration of this pathway is needed)

Primary Screening – Question #2

Are currently (or potentially) inhabited buildings or areas of concern under future development scenarios located *near* subsurface contaminants?

Q If **YES** – this box is checked and below we identify buildings and/or areas of concern indicating the potential for impacts from the vapor intrusion pathway and if that applies to currently inhabited buildings or areas of concern under reasonably anticipated future development scenarios.

☒ If **NO** – this box is checked. Supporting rationale is provided in source data Section V, Appendix "E" and we summarize that documentation to indicate that there is no potential for the vapor intrusion pathway to impact either currently inhabited buildings or areas of concern under future development scenarios (i.e., no further evaluation of this pathway is needed).

Primary Screening – Question #3

Does evidence suggest immediate action may be warranted to mitigate current risks?

Q If **YES** – this box is checked and appropriate actions to verify or eliminate imminent risks are detailed below that are appropriate for the site-specific situation:

NONE

☒ If **NO** – check here and this concludes Tier 1 Primary Screening

The vapor intrusion pathway is complex and, consequently, we have used a comprehensive assessment of the potential pathway for vapor intrusion from all available lines of evidence as detailed in Section V, Appendix "E". We have made careful considerations on potential problems before drawing conclusions about the risks posed by any apparent pathway. We have considered the evidence for vapor intrusion in sequential steps, starting with the source of vapors (contaminated groundwater or unsaturated soils), proceeding to soil gas in the unsaturated zone above the source, and upward to the exposure point (e.g., subslab or crawlspace vapor). Then, as dictated by our review results, if needed we recommend Tier 2 screening with collection and evaluation of indoor air data. In our judgment, this sequential evaluation of independent lines of evidence provides a logical and cost-effective approach for identifying whether or not subsurface vapor intrusion is likely to contribute significantly to unacceptable indoor air quality.

For this review Tier 2 screening is not required.

4.13 References

(all contact sources below are updated and reflected in Attachment V "Records Searched" sections)

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/24/2005	Source: EPA
Date Data Arrived at EDR: 12/21/2005	Telephone: 703-413-0223
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 03/21/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 10/24/2005	Source: EPA
Date Data Arrived at EDR: 12/21/2005	Telephone: 703-413-0223
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 03/21/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/28/2005	Source: EPA
Date Data Arrived at EDR: 01/11/2006	Telephone: 800-424-9346
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 03/06/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 06/05/2006
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/15/2005	Source: EPA
Date Data Arrived at EDR: 12/26/2005	Telephone: 800-424-9346
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 03/01/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 04/24/2006
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 01/12/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 40

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Last EDR Contact: 01/12/2006
Next Scheduled EDR Contact: 04/24/2006
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 01/16/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 36

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/16/2006
Next Scheduled EDR Contact: 04/17/2006
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health.

Date of Government Version: 08/02/2005
Date Data Arrived at EDR: 08/12/2005
Date Made Active in Reports: 10/06/2005
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 703-603-8867
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 04/03/2006
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/2005
Date Data Arrived at EDR: 02/11/2005
Date Made Active in Reports: 04/06/2005
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 703-603-8867
Last EDR Contact: 03/03/2006
Next Scheduled EDR Contact: 04/03/2006
Data Release Frequency: Varies

DOD: Department of Defense Sites
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 03/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/06/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 01/19/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 33

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 01/19/2006
Next Scheduled EDR Contact: 04/03/2006
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 11/29/2005
Date Data Arrived at EDR: 12/05/2005
Date Made Active in Reports: 01/30/2006
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/13/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 04/25/2005
Number of Days to Update: 69

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/13/2006
Next Scheduled EDR Contact: 04/24/2006
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/07/2005
Date Data Arrived at EDR: 01/06/2006
Date Made Active in Reports: 02/21/2006
Number of Days to Update: 46

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 01/04/2006
Next Scheduled EDR Contact: 04/03/2006
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the sites are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005
Date Data Arrived at EDR: 11/28/2005
Date Made Active in Reports: 01/30/2006
Number of Days to Update: 63

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2003	Source: EPA
Date Data Arrived at EDR: 07/15/2005	Telephone: 202-566-0250
Date Made Active in Reports: 08/17/2005	Last EDR Contact: 03/21/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/27/2004	Telephone: 202-260-5521
Date Made Active in Reports: 05/21/2004	Last EDR Contact: 03/06/2006
Number of Days to Update: 24	Next Scheduled EDR Contact: 04/17/2006
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/17/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 01/24/2006	Telephone: 202-566-1667
Date Made Active in Reports: 02/27/2006	Last EDR Contact: 03/20/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 01/17/2006	Source: EPA
Date Data Arrived at EDR: 01/24/2006	Telephone: 202-566-1667
Date Made Active in Reports: 02/27/2006	Last EDR Contact: 03/20/2006
Number of Days to Update: 34	Next Scheduled EDR Contact: 06/19/2006
	Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2003	Source: EPA
Date Data Arrived at EDR: 01/03/2005	Telephone: 202-564-4203
Date Made Active in Reports: 01/25/2005	Last EDR Contact: 03/06/2006
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/17/2006
	Data Release Frequency: Annually

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/27/2005	Source: EPA
Date Data Arrived at EDR: 02/08/2006	Telephone: 202-566-0500
Date Made Active in Reports: 02/27/2006	Last EDR Contact: 02/08/2006
Number of Days to Update: 19	Next Scheduled EDR Contact: 05/08/2006
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/18/2005
Date Data Arrived at EDR: 10/31/2005
Date Made Active in Reports: 12/20/2005
Number of Days to Update: 50

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 02/09/2006
Next Scheduled EDR Contact: 04/03/2006
Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/08/2005
Date Data Arrived at EDR: 12/27/2005
Date Made Active in Reports: 01/30/2006
Number of Days to Update: 34

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/27/2005
Next Scheduled EDR Contact: 03/27/2006
Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/09/2006
Date Data Arrived at EDR: 01/16/2006
Date Made Active in Reports: 03/21/2006
Number of Days to Update: 38

Source: EPA
Telephone: N/A
Last EDR Contact: 01/03/2006
Next Scheduled EDR Contact: 04/03/2006
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 03/06/2006
Next Scheduled EDR Contact: 06/05/2006
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 06/17/2005
Date Made Active in Reports: 09/04/2005
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/17/2006
Next Scheduled EDR Contact: 06/12/2006
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

SPL: Superfund Program List
The list is representative of the sites and potential sites within the jurisdiction of the Superfund Program Section. It is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites; 2) Potential WQARF Registry sites; 3) NPL sites; and 4) Department of Defense sites requiring SPS oversight.

Date of Government Version: 08/25/2004
Date Data Arrived at EDR: 12/03/2004
Date Made Active in Reports: 01/25/2005
Number of Days to Update: 53
Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 03/03/2005
Next Scheduled EDR Contact: 05/29/2006
Data Release Frequency: Semi-Annually

WQARF: Water Quality Assurance Revolving Fund Sites
Sites which may have an actual or potential impact upon the waters of the state, cause by hazardous substances. The WQARF program provides matching funds to political subdivisions and other state agencies for clean-up activities.

Date of Government Version: 10/04/2005
Date Data Arrived at EDR: 10/31/2005
Date Made Active in Reports: 11/30/2005
Number of Days to Update: 30
Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 12/20/2005
Next Scheduled EDR Contact: 03/20/2006
Data Release Frequency: Annually

SHWS: ZipAcids List
The ACIDS list consists of more than 750 locations subject to investigation under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The list is no longer updated by the state.

Date of Government Version: 01/03/2000
Date Data Arrived at EDR: 04/11/2000
Date Made Active in Reports: 05/16/2000
Number of Days to Update: 35
Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 01/16/2006
Next Scheduled EDR Contact: 04/17/2006
Data Release Frequency: No Update Planned

SWF/LF: Directory of Solid Waste Facilities
Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/01/2004
Date Data Arrived at EDR: 06/29/2004
Date Made Active in Reports: 08/16/2004
Number of Days to Update: 48
Source: Department of Environmental Quality
Telephone: 602-771-4132
Last EDR Contact: 12/29/2005
Next Scheduled EDR Contact: 03/27/2006
Data Release Frequency: Annually

SWTIRE: Solid Waste Tire Facilities
A waste tire "facility" means a solid waste facility at which waste tires are stored outdoors on any day.

Date of Government Version: 11/01/2005
Date Data Arrived at EDR: 01/12/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 34
Source: Department of Environmental Quality
Telephone: 602-771-4132
Last EDR Contact: 12/27/2005
Next Scheduled EDR Contact: 03/27/2006
Data Release Frequency: Varies

LUST: Leaking Underground Storage Tank Listing
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 05/01/2005
Date Data Arrived at EDR: 05/19/2005
Date Made Active in Reports: 06/09/2005
Number of Days to Update: 21
Source: Department of Environmental Quality
Telephone: 602-771-4345
Last EDR Contact: 02/24/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

UST: Underground Storage Tank Listing
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/01/2005
Date Data Arrived at EDR: 05/19/2005
Date Made Active in Reports: 06/09/2005
Number of Days to Update: 21
Source: Department of Environmental Quality
Telephone: 602-771-4345
Last EDR Contact: 02/06/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Annually

AST: List of Aboveground Storage Tanks
Aboveground storage tanks that the Dept. of Building & Fire Safety have permitted.

Date of Government Version: 12/31/2000
Date Data Arrived at EDR: 01/22/2001
Date Made Active in Reports: 02/16/2001
Number of Days to Update: 25
Source: Department of Building & Fire Safety
Telephone: 602-364-1003
Last EDR Contact: 01/09/2006
Next Scheduled EDR Contact: 04/10/2006
Data Release Frequency: No Update Planned

SPILLS: Hazardous Material Logbook
Chemical spills and incidents referred to the Emergency Response Unit.

Date of Government Version: 06/30/2001
Date Data Arrived at EDR: 03/29/2004
Date Made Active in Reports: 04/16/2004
Number of Days to Update: 18
Source: Department of Environmental Quality
Telephone: 602-771-4153
Last EDR Contact: 12/29/2005
Next Scheduled EDR Contact: 03/27/2006
Data Release Frequency: Semi-Annually

AUL: DEUR Database
Activity and use limitations include both engineering controls and institutional controls. DEUR and VEMUR sites. DEUR: Declaration of Environmental Use Restriction. A restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. VEMUR: Voluntary Environmental Mitigation Use Restriction. A restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant.

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/17/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 29
Source: Department of Environmental Quality
Telephone: 602-771-4398
Last EDR Contact: 01/16/2006
Next Scheduled EDR Contact: 04/17/2006
Data Release Frequency: Varies

VCP: Voluntary Remediation Program Sites
Sites involved in the Voluntary Remediation Program.

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/17/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 29
Source: Department of Environmental Quality
Telephone: 602-771-4411
Last EDR Contact: 01/16/2006
Next Scheduled EDR Contact: 04/17/2006
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facility Listing
A listing of drycleaner facilities in Arizona.

Date of Government Version: 01/20/2006
Date Data Arrived at EDR: 01/25/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 21
Source: Department of Environmental Quality
Telephone: 602-771-4335
Last EDR Contact: 01/16/2006
Next Scheduled EDR Contact: 04/17/2006
Data Release Frequency: Varies

DOD: Department of Defense Sites
These sites are federal facilities that are either being assessed for potential contamination, or have active remediation taking place on them.

Date of Government Version: 10/14/2005
Date Data Arrived at EDR: 10/27/2005
Date Made Active in Reports: 11/30/2005
Number of Days to Update: 34

Source: Department of Environmental Quality
Telephone: 602-771-4360
Last EDR Contact: 12/20/2005
Next Scheduled EDR Contact: 03/20/2006
Data Release Frequency: Annually

BROWNFIELDS: Brownfields Tracking System
Information relating to Brownfields sites in Arizona.

Date of Government Version: 01/17/2006
Date Data Arrived at EDR: 01/17/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 29

Source: Department of Environmental Quality
Telephone: 602-771-4401
Last EDR Contact: 01/16/2006
Next Scheduled EDR Contact: 04/17/2006
Data Release Frequency: Varies

CDL: Clandestine Drug Labs
A listing of drug lab seizures in Arizona.

Date of Government Version: 10/24/2005
Date Data Arrived at EDR: 01/31/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 15

Source: Board of Technical Registration
Telephone: 602-364-4931
Last EDR Contact: 01/26/2006
Next Scheduled EDR Contact: 04/24/2006
Data Release Frequency: Varies

AQUIFER: Waste Water Treatment Facilities
Waste Water Treatment Facilities with APP (Aquifer Protection Permits.)

Date of Government Version: 02/25/2004
Date Data Arrived at EDR: 02/25/2004
Date Made Active in Reports: 03/18/2004
Number of Days to Update: 22

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 02/06/2006
Next Scheduled EDR Contact: 04/24/2006
Data Release Frequency: Semi-Annually

DRY WELLS: Drywell Registration
A drywell is a bored, drilled, or driven shaft or hole whose depth is greater than its width and is designed and constructed specifically for the disposal of storm water.

Date of Government Version: 01/13/2006
Date Data Arrived at EDR: 01/16/2006
Date Made Active in Reports: 02/15/2006
Number of Days to Update: 30

Source: Department of Environmental Quality
Telephone: 602-771-4666
Last EDR Contact: 03/20/2006
Next Scheduled EDR Contact: 06/19/2006
Data Release Frequency: Semi-Annually

WWFAC: Waste Water Treatment Facilities
Statewide list of waste water treatment facilities.

Date of Government Version: 01/24/2006
Date Data Arrived at EDR: 02/09/2006
Date Made Active in Reports: 03/08/2006
Number of Days to Update: 27

Source: Department of Environmental Quality
Telephone: 602-771-4623
Last EDR Contact: 02/09/2006
Next Scheduled EDR Contact: 05/22/2006
Data Release Frequency: Varies

AZ AIRS: Arizona Airs Database
Arizona major (has the potential to emit over 100 tons of criteria pollutant) and minor (below 100 tons) sources.

Date of Government Version: 08/31/2005
Date Data Arrived at EDR: 09/01/2005
Date Made Active in Reports: 09/27/2005
Number of Days to Update: 26

Source: Department of Environmental Quality
Telephone: 602-771-2344
Last EDR Contact: 03/13/2006
Next Scheduled EDR Contact: 05/01/2006
Data Release Frequency: Semi-Annually

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/08/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 177

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/06/2006
Next Scheduled EDR Contact: 05/08/2006
Data Release Frequency: Semi-Annually

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/01/2005
Date Data Arrived at EDR: 01/03/2006
Date Made Active in Reports: 01/20/2006
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 02/20/2006
Next Scheduled EDR Contact: 05/22/2006
Data Release Frequency: Varies

INDIAN UST: Underground Storage Tanks on Indian Land

Date of Government Version: 11/08/2005
Date Data Arrived at EDR: 11/09/2005
Date Made Active in Reports: 12/09/2005
Number of Days to Update: 30

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/20/2006
Next Scheduled EDR Contact: 05/22/2006
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facilities & Group Homes
Source: Department of Health Services
Telephone: 602-674-4220

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Associated with Perennial Waters
Source: State Land Department
Telephone: 602-542-4094

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.