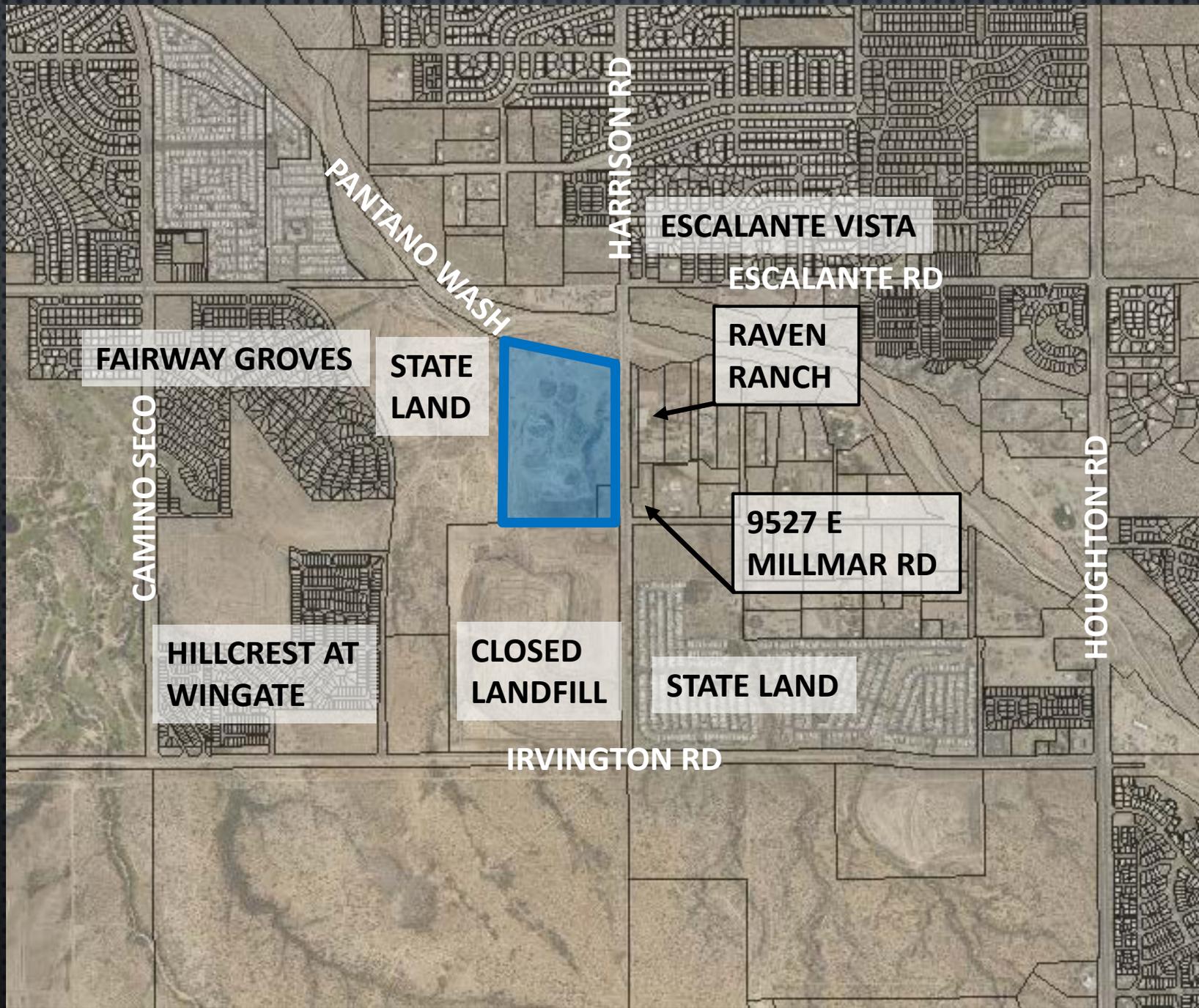


# PLAN AMENDMENT PROPOSAL for HARRISON ROAD INERT MATERIALS LANDFILL





PANTANO WASH

HARRISON RD

ESCALANTE VISTA  
ESCALANTE RD

FAIRWAY GROVES

STATE LAND

RAVEN RANCH

9527 E  
MILLMAR RD

CAMINO SECO

HILLCREST AT  
WINGATE

CLOSED  
LANDFILL

STATE LAND

IRVINGTON RD

HOUGHTON RD





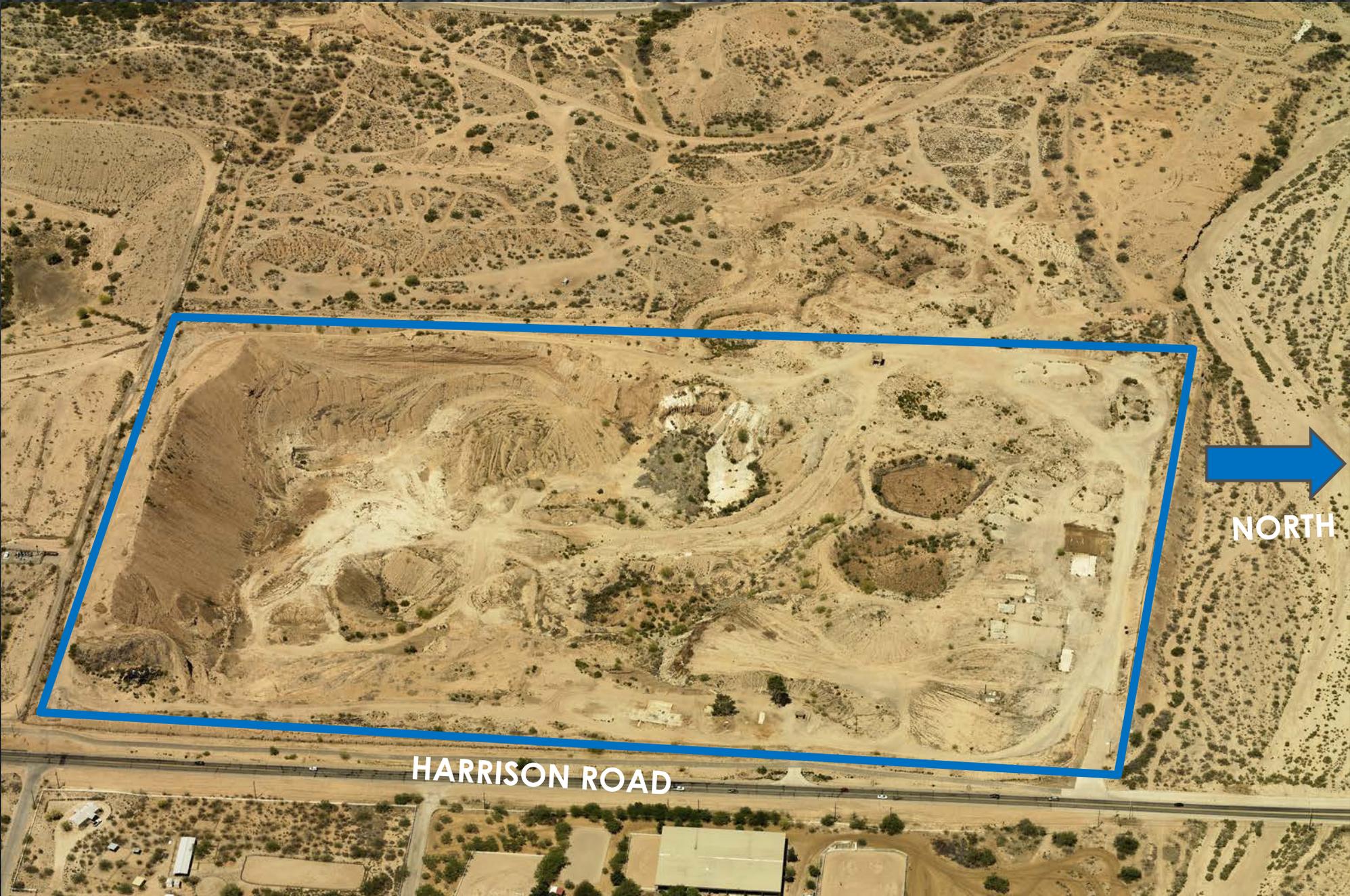
NORTH

3800 S HARRISON

PANTANO WASH

HARRISON ROAD



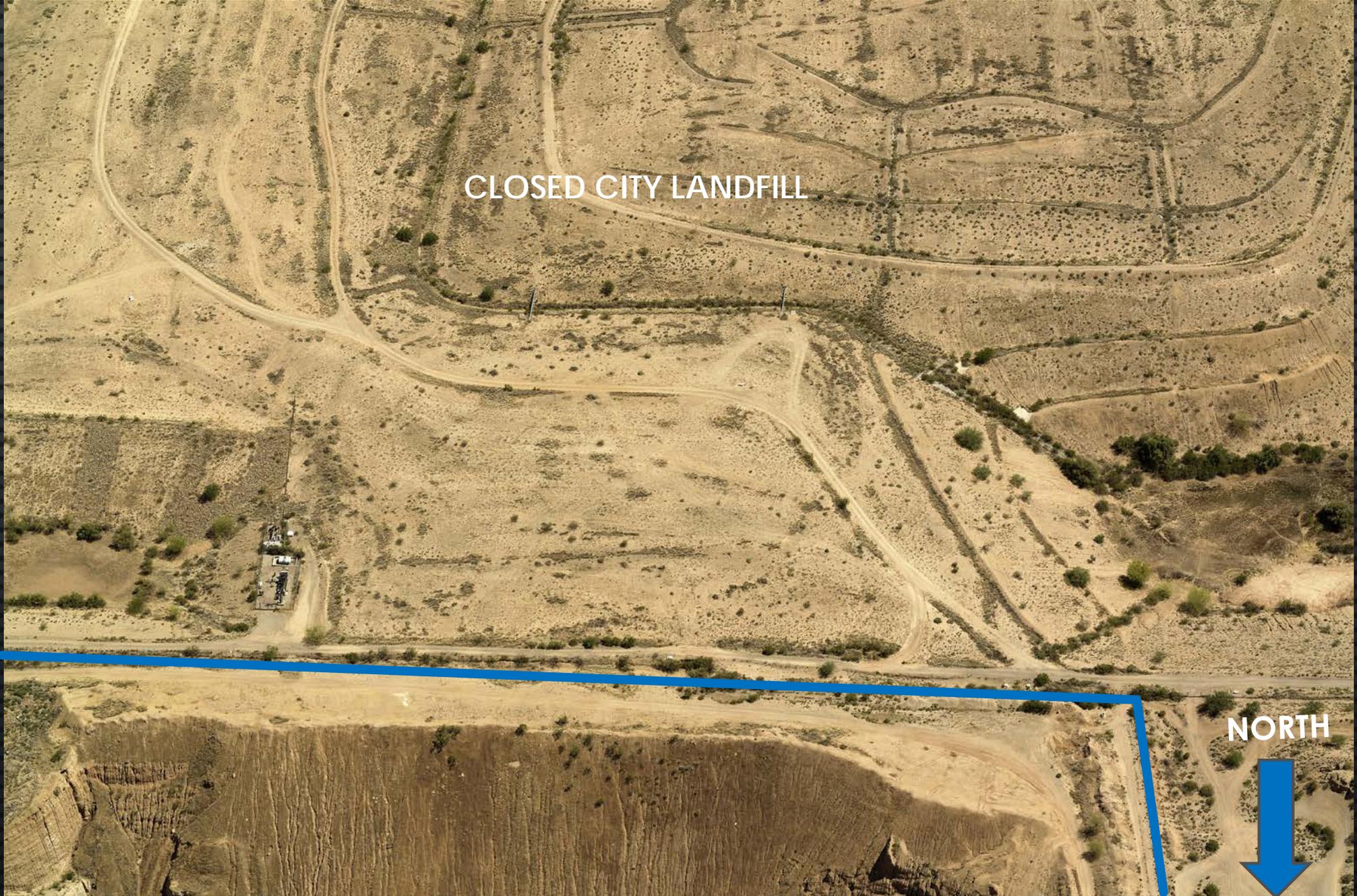


HARRISON ROAD

NORTH

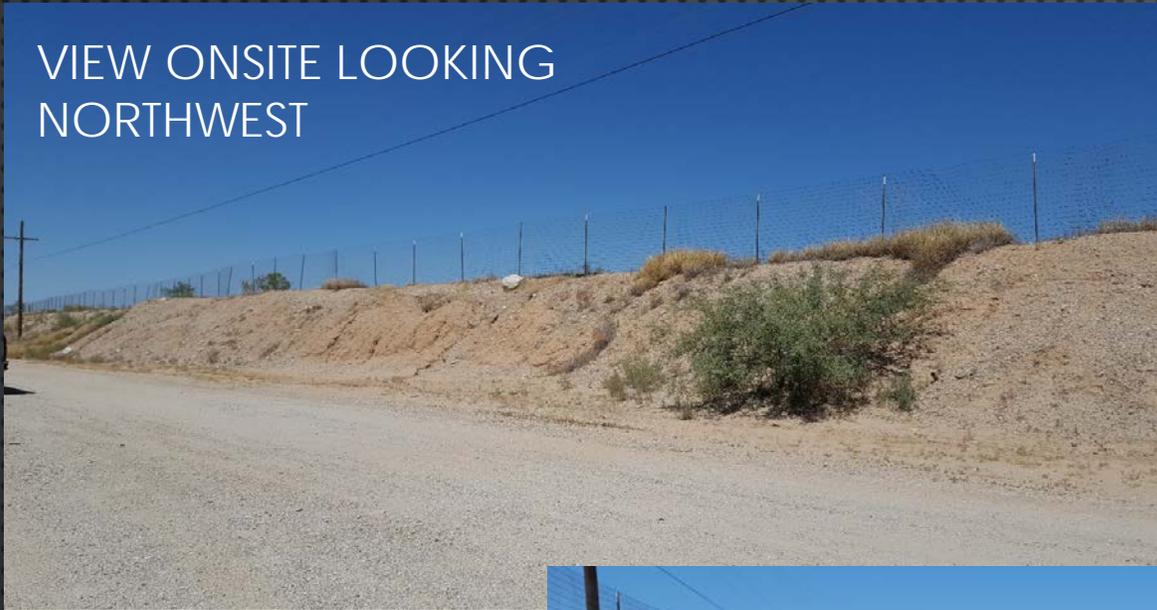
CLOSED CITY LANDFILL

NORTH

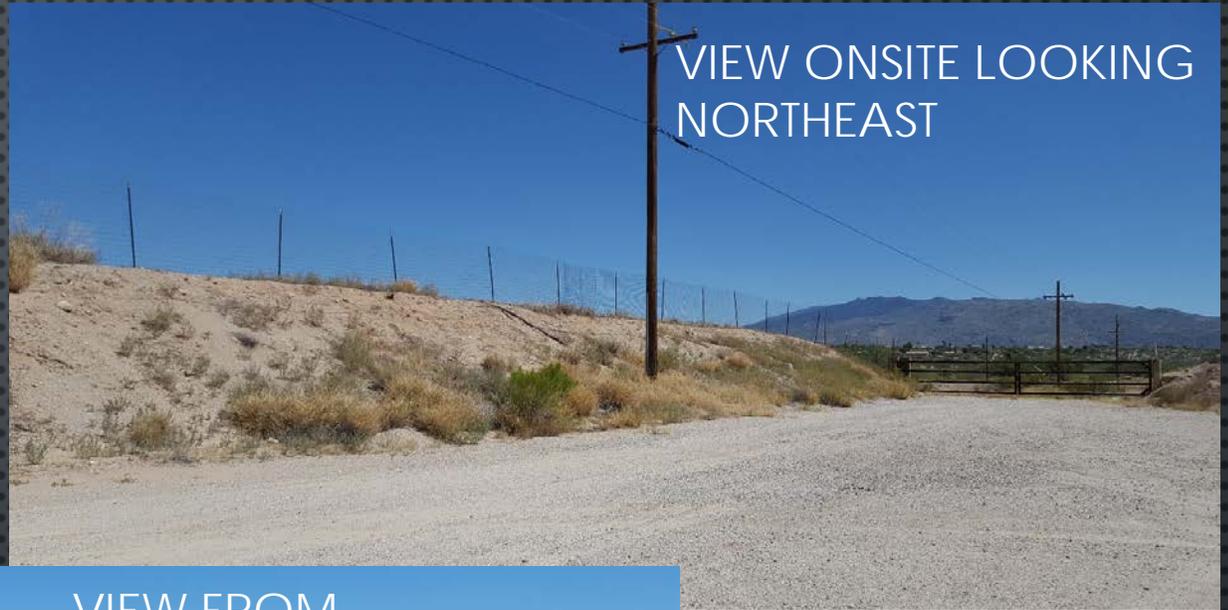


# THE NORTHERN EARTH BERM

VIEW ONSITE LOOKING  
NORTHWEST



VIEW ONSITE LOOKING  
NORTHEAST



VIEW FROM  
EMBANKMENT INTO  
PANTANO WASH



# THE HARRISON RD EARTH BERM



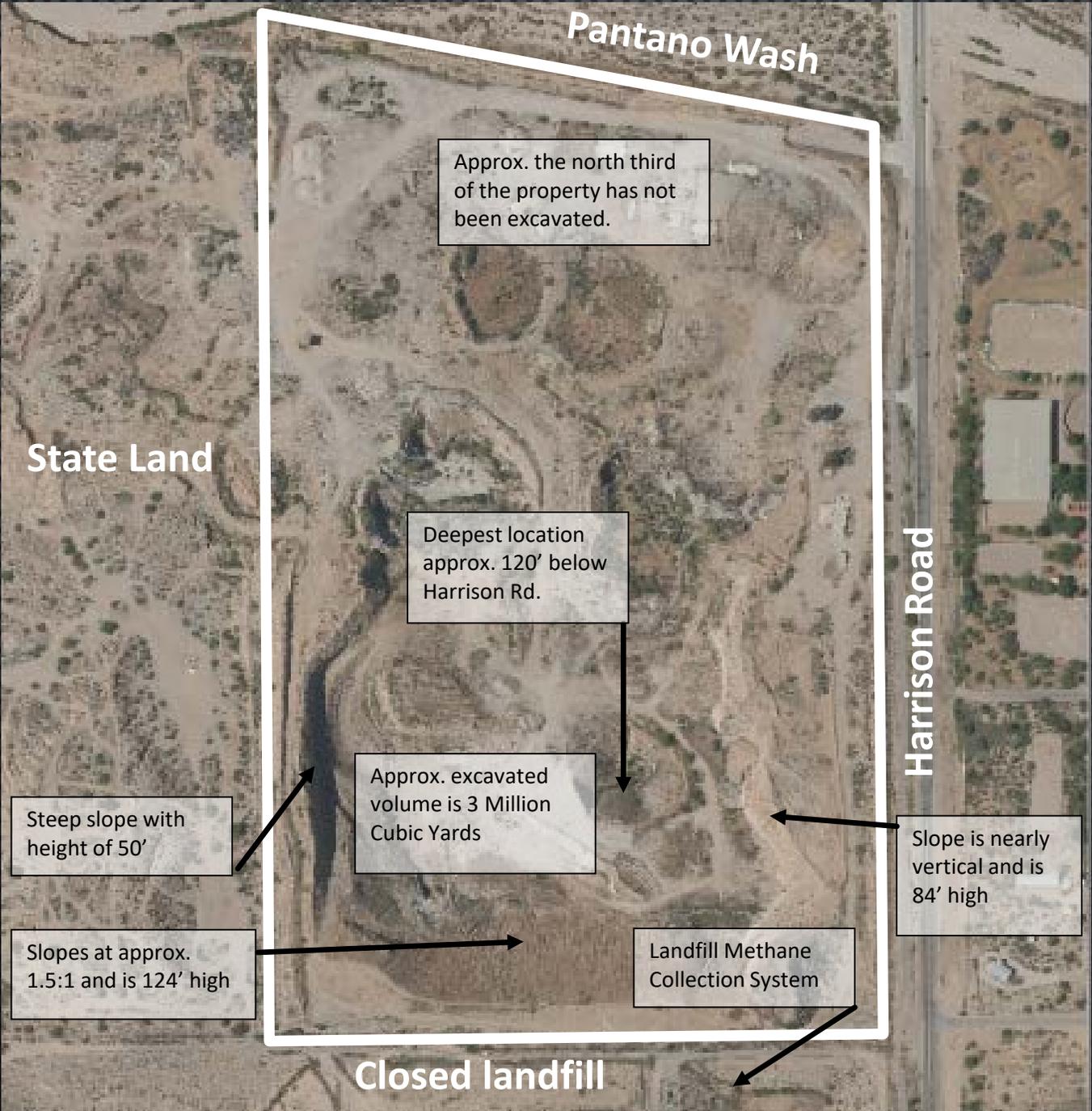
SOUTHERN LOT  
CORNER VIEW FROM  
MILLMAR RD



VIEW AT NORTHER  
THIRD OF  
LOT FROM HARRISON RD



VIEW NEAR MIDDLE OF  
LOT FROM HARRISON RD



Pantano Wash

Approx. the north third of the property has not been excavated.

State Land

Deepest location approx. 120' below Harrison Rd.

Harrison Road

Steep slope with height of 50'

Approx. excavated volume is 3 Million Cubic Yards

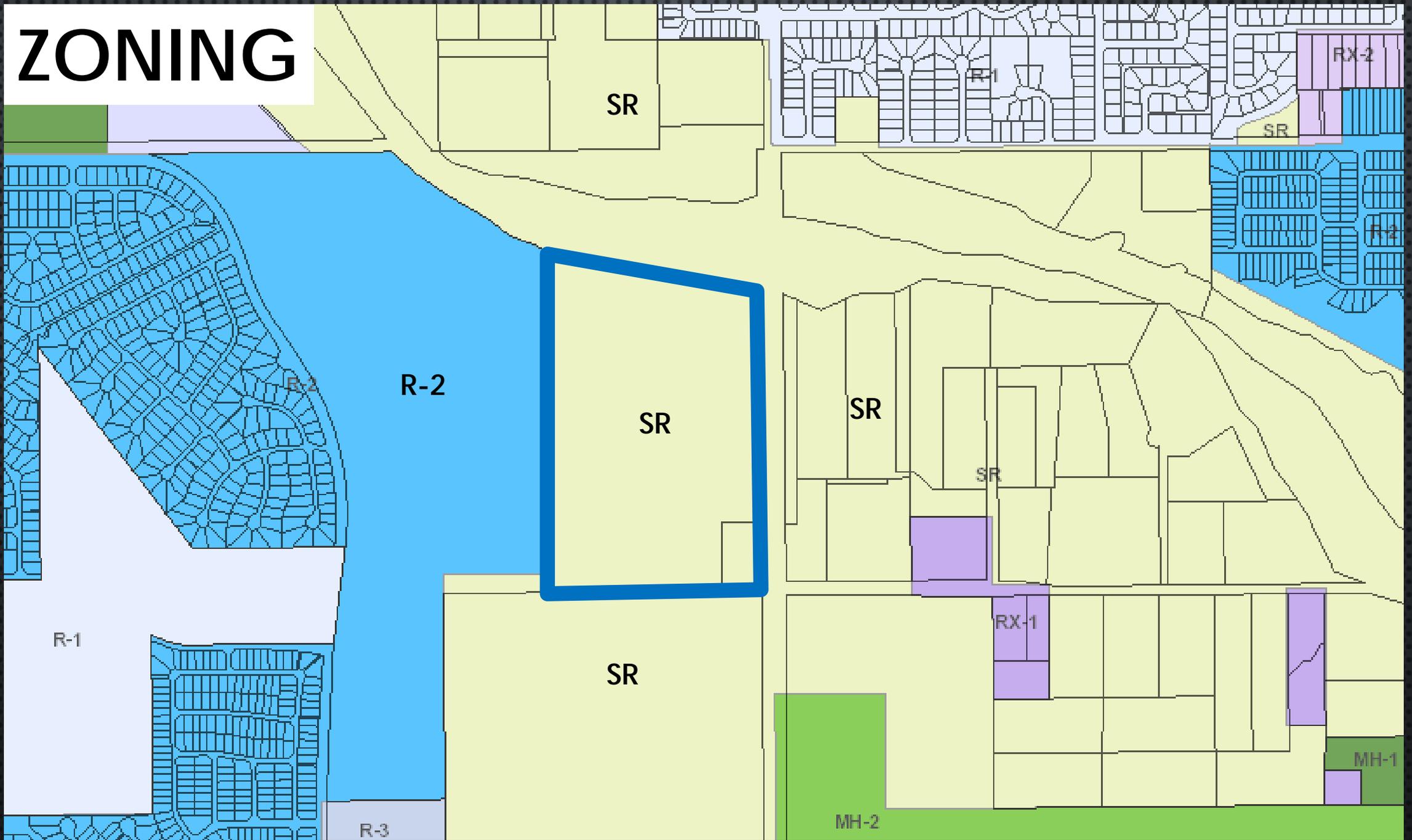
Slope is nearly vertical and is 84' high

Slopes at approx. 1.5:1 and is 124' high

Landfill Methane Collection System

Closed landfill

# ZONING



# PROPOSED ZONING:

- A PLANNED AREA DEVELOPMENT (PAD) OPTION WILL BE REQUESTED FOR THE ZONING.
- THE PAD WILL PROPOSE ZONING FOR THE INTERIM INDUSTRIAL USES NEEDED TO COMPLETE THE LANDFILL
- THE PAD WILL PRESENT SEPARATE ZONING REQUIREMENTS FOR FUTURE USES TO ENSURE THEY ARE COMPATIBLE WITH SURROUNDING USES AND COMPLY WITH THE GENERAL PLAN WORKING OFF THE SPAP FOUNDATION OF "PARK INDUSTRIAL USES INTEGRATED WITH RESIDENTIAL, COMMERCIAL AND RECREATIONAL DEVELOPMENT."

# SINGLE REVISION PROPOSED TO SPAP, PAGE 33

## South Pantano Area Plan

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### Proposed Use:

Park Industrial use integrated with residential, commercial and recreational development is suitable for areas where it is feasible to rebuild the soil to stable conditions. Development should be designed to provide active recreational facilities and open spaces along the Pantano Wash and in areas not planned for improvement. When all or part of the State Trust land is sold or leased, proposed development should be in compliance with *South Pantano Area Plan* policies.

**Exception: Parcels 136-30-0020 & 136-30-0030. In order to support future development of these Parcels with Park Industrial uses per Plan policy guidance, substantial amounts of soil replacement and engineered stabilization must take place. To accomplish the goal of soil stabilization, the SPAP, Subarea 6, will allow an interim Industrial use(s). While heavy Industrial uses (I-2) are not appropriate for future end uses or zoning, a flexible zoning tool, such as a Planned Area Development (PAD), should be pursued to accommodate a phased approach to interim Industrial use and future Park Industrial use on the amendment site.<sup>2</sup>**

# PROPOSED INTERIM INDUSTRIAL OPERATIONS:

- A SMALL OFFICE WILL BE PUT ONSITE WITH A TRUCK SCALE. VEHICLES WILL ENTER/EXIT AT THE NORTHEAST GATE.
- **THE LANDFILL WILL ACCEPT ONLY INERT MATERIALS** (i.e. CONCRETE CHUNKS, ASPHALT, DIRT, GRAVEL, ROCKS, ETC.)
- THE LANDFILL WILL BE OPEN TO THE PUBLIC W/ OPEN HOURS AND ACTIVITY LIMITED TO NORMAL DAY-TIME BUSINESS HOURS.
- **THE LANDFILL WILL NOT ACCEPT** ANY SANITARY WASTE, ORGANIC, DEGRADEABLE, OR OBJECTIONABLE MATERIALS (i.e. HOUSEHOLD TRASH, CHEMICALS, LIQUIDS, PAINTS, FERTILIZERS, CAR-PARTS, FURNITURE, VEGETATION, APPLIANCES ETC.)
- PERIODIC CRUSHING OF RECYCLEABLE CONSTRUCTION MATERIALS WILL OCCUR FROM TIME-TO-TIME, LIKELY TWICE YEARLY FOR APPROXIMATELY ONE-WEEK PERIODS. ASSOCIATED STOCKPILING & SALES WILL OCCUR ONSITE.
- TREE TRIMMINGS AND SIMILAR GREEN WASTE WILL BE ACCEPTED SEPARATE FROM THE LANDFILL AREA AND STORED TO DRY-OUT. THE WASTE WILL LATER BE HAULED FROM THE SITE.
- LANDFILL OPERATIONS WILL CONTINUE UNTIL THE PIT IS FILLED TO A LEVEL CONDITION. IT IS EXPECTED THAT COULD OCCUR WITHIN 7-10 YEARS.

# THE NEED?

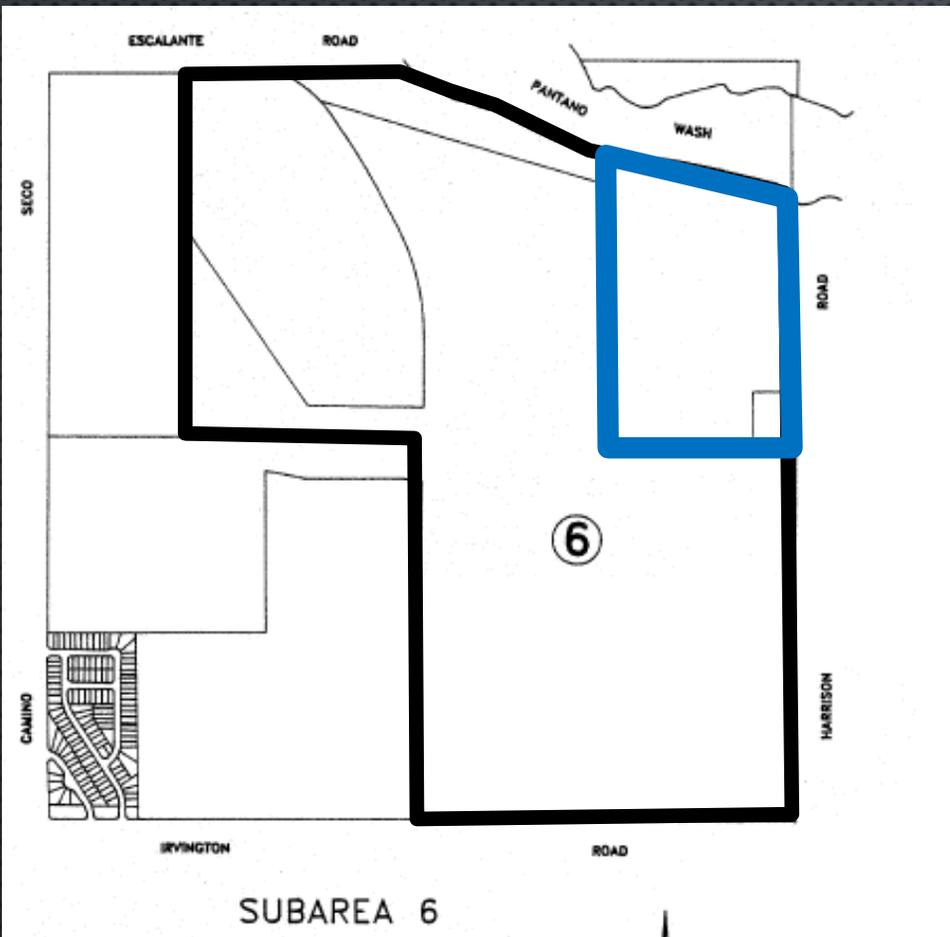
- WITHOUT A PLAN AMENDMENT AND SUBSEQUENT REZONING:
  - CANNOT BE COMPLIANT WITH ITS CURRENT SR ZONING
  - CANNOT BE COMPATIBLE WITH SURROUNDING RESIDENTIAL
  - CANNOT MEET SPAP POLICY
  - WILL NEVER BE ANYTHING BUT A DORMANT PIT



## CRIME & TRESPASSING:

- ILLEGAL DUMPING
- DIRT BIKES & ATVs (AT LEAST ONE INJURY)
- SHOOTING
- ARSON & FIRES
- THEFT OF OWNER'S EQUIPMENT
- DAMAGE TO FENCING

# SPAP PROFILES, GOALS & POLICIES:



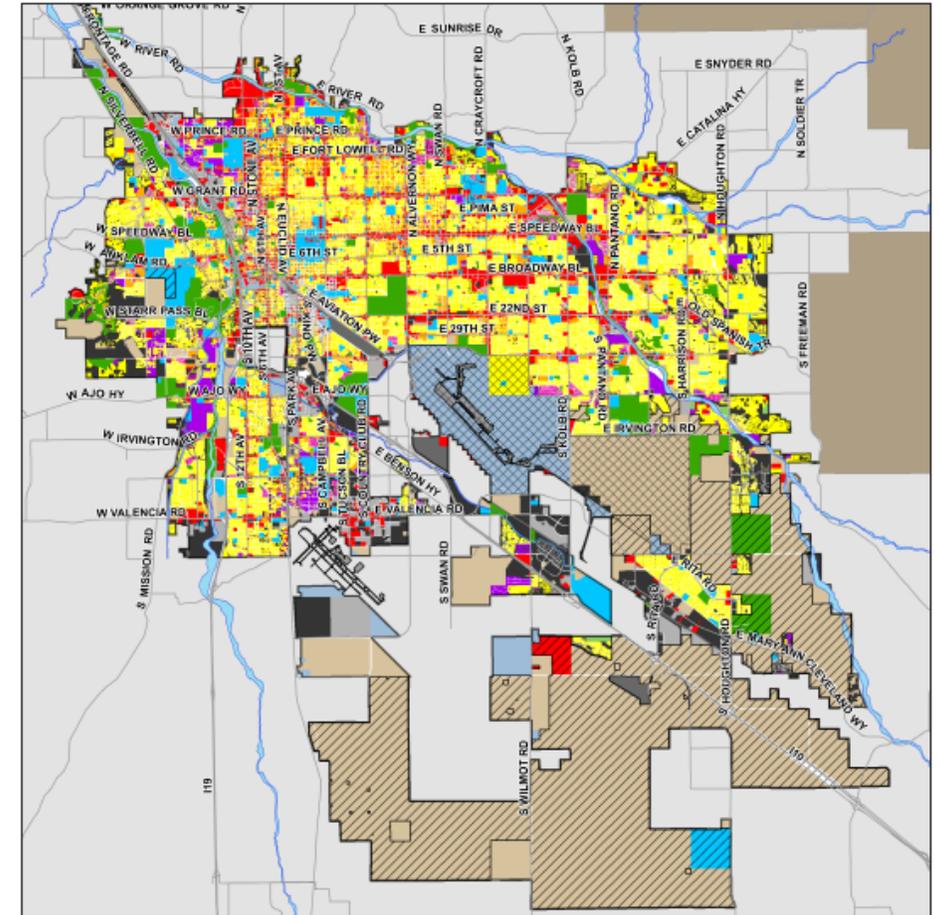
- SUB-AREA 6 IDENTIFIED AS BEING USED FOR SAND & GRAVEL AND LANDFILL
- SUB-AREA 6 IDENTIFIED AS HAVING SUBSTANTIALLY DISTURBED SOILS
- STATED GOAL: TO “PROVIDE OPPORTUNITIES FOR INDUSTRIAL AND PARK INDUSTRIAL DEVELOPMENT.”
- SUB-AREA 6 ALLOWS PARK INDUSTRIAL WHERE SOILS CAN BE RE-BUILT TO STABLE CONDITIONS, BUT THERE IS NO INTERIM PROCESS ALLOWED IN THE SPAP TO FACILITATE RE-BUILDING.

# PLAN TUCSON GOALS & POLICIES:

- EXHIBIT LT-3 – MAP OF EXISTING LAND USES IDENTIFIES THE SITE AS INDUSTRIAL
- STATED POLICY PS3: TO “REDUCE POTENTIAL HARM TO LIFE AND PROPERTY... FROM HUMAN ACTIVITIES AND DEVELOPMENT THROUGH PREVENTATIVE MEASURES”
- STATED POLICY PS4: TO “PRIORITIZE PROPERTY MAINTENANCE AND ORDER AS A PREVENTATIVE MEASURE AGAINST CRIME AND DISORDER”
- GUIDELINE LT28.7.2 IS TO “PROMOTE THE RECLAMATION AND REDEVELOPMENT OF ABANDONED INDUSTRIAL SITES”



EXHIBIT LT-3 Existing Land Uses, 2013



Source: City of Tucson IT-GIS Section  
 Map as of 06/03/2013  
 Dates reflect original dates of adoption by Mayor and Council



Existing Land Uses as of 06/2013

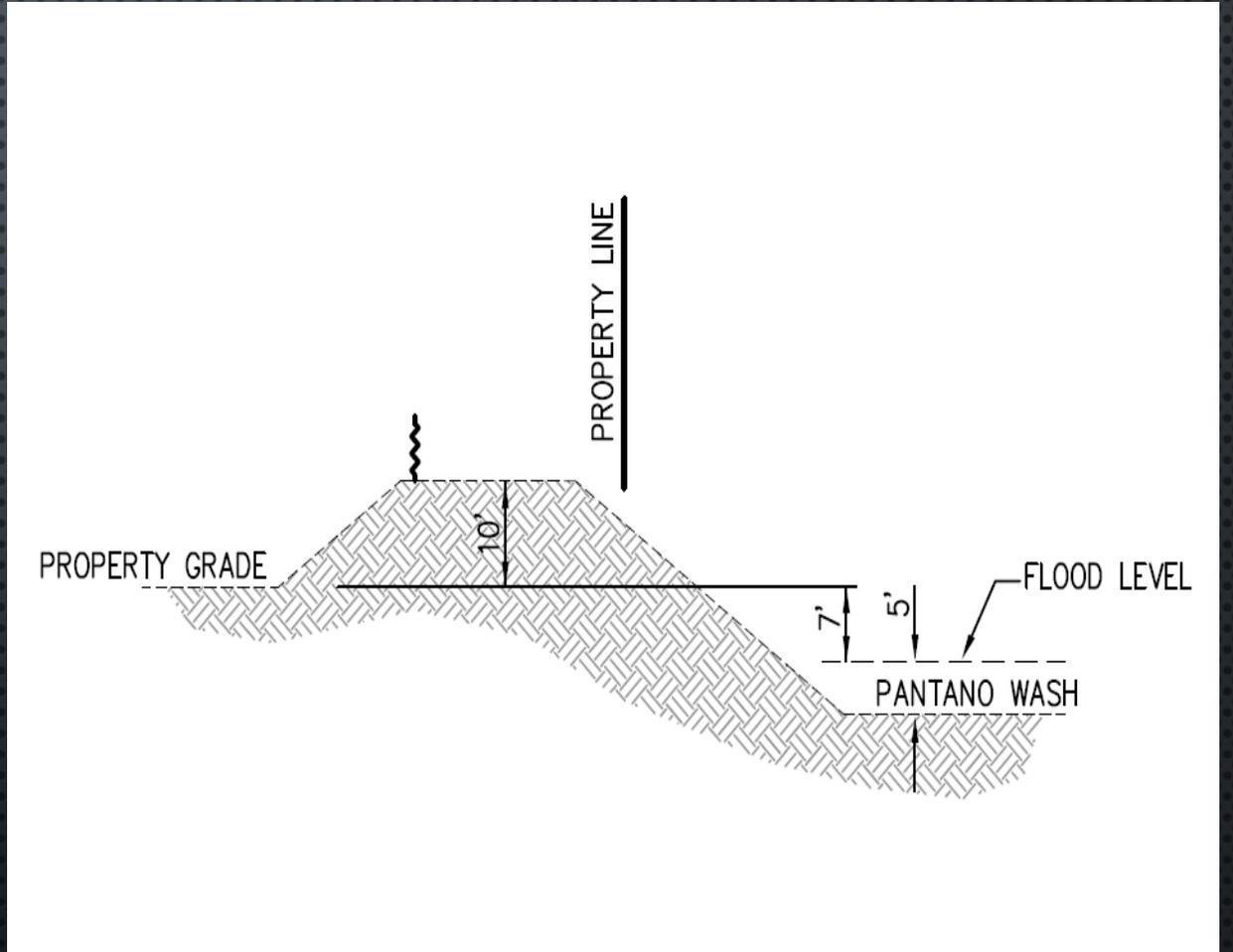
Vacant	Commercial	Open Space/Common Area	Major Washes
Single-Family Housing	Institutional	Public/Tax Exempt; Military	Federal Lands
Townhomes	Industrial	Agriculture	Davis-Monthan AFB
Multi-Family Housing	Utilities	City of Tucson	State Land
Mobile Homes	Parks and Recreation	Other Jurisdictions	

# BENEFITS:

- ACTIVITY ONSITE WILL REDUCE THE CRIME & TRESPASSING ISSUES
- ADDRESS THE SAFETY CONCERNS RELATING TO SLOPES
- IMPROVE THE AESTHETICS OF THE SITE OVER TIME
- THE PROPOSAL WILL ALLOW THE PROPERTY TO BE RE-BUILT AND FACILITATE CONSTRUCTION OF FUTURE COMPATIBLE USES
- NEED FOR LANDFILL DUE TO CLOSURES OF OTHER FACILITIES

# FOLLOW-UP TO STUDY SESSION QUESTIONS:

- Mr. Wan asked about any flooding history.



FEMA FLOOD MAP  
FIRM PANEL 04019C2320L (EFF. JUNE 16, 2011)

# FOLLOW-UP TO STUDY SESSION QUESTIONS:

- Mr. Wan asked if any water quality studies had been done.



## CITY OF TUCSON ENV. SRVCs DEPT. GROUNDWATER TESTING

- CONTAMINANT LEVELS FROM THE CLOSED LANDFILL HAVE DISSIPATED.
- CITY HAS STOPPED WATER EXTRACTION & TREATMENT AS OF DEC. 2016. GAC FILTERS DECOMMISSIONED
- 2017 TESTING RESULTS SHOWED “NO EXCEEDANCES OF THE AQUIFER WATER QUALITY STANDARDS FOR ANY OF THE VOCs OR INORGANIC COMPOUNDS”

# ADDITIONAL ENV. SRVCs LANDFILL TESTING:

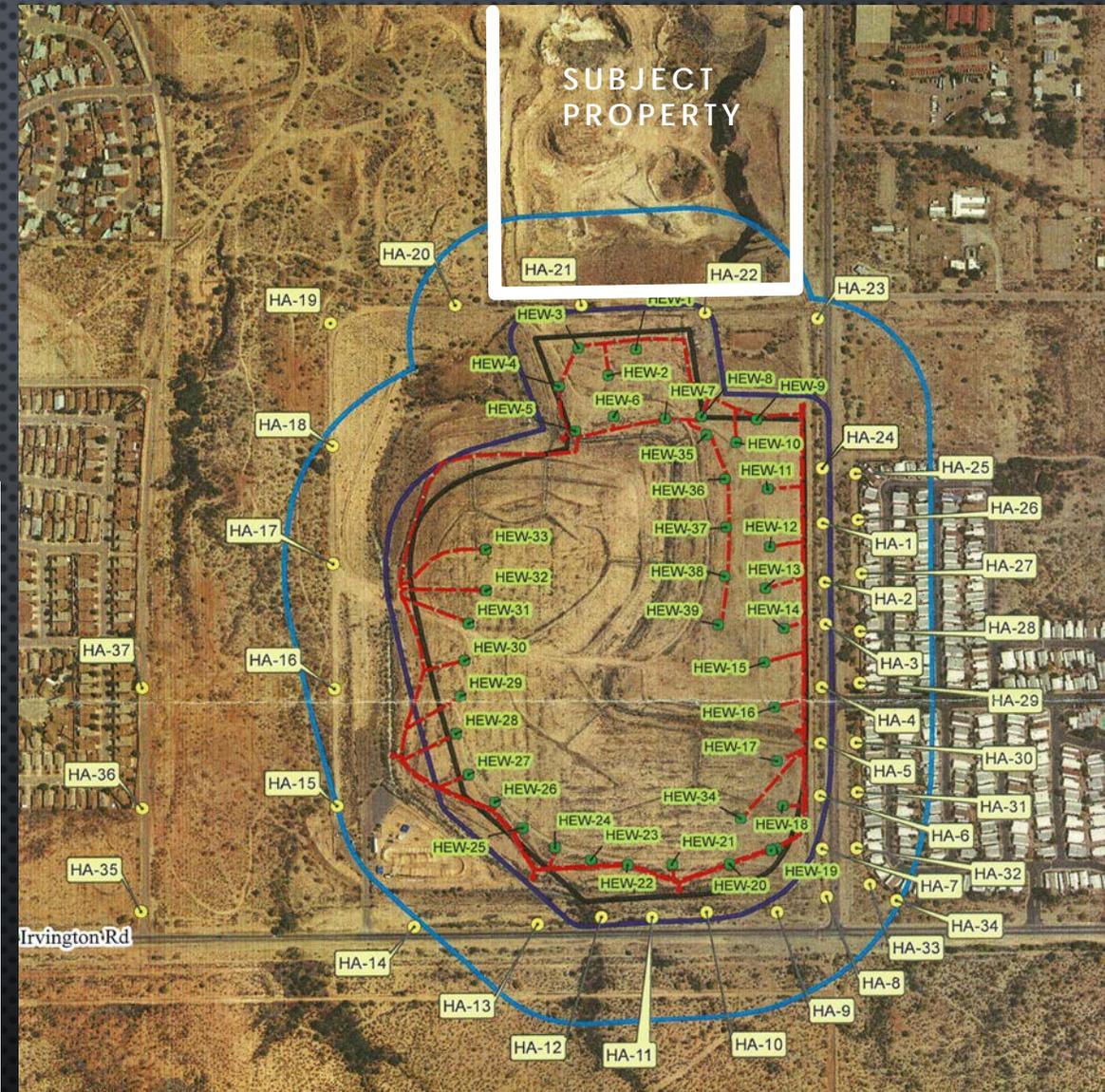
## METHANE TESTING

- 37 METHANE MONITORING WELLS
- ALL WELLS SHOWING NO METHANE

### Sampling Date

### Sampling Results for Methane (CH<sub>4</sub>)

August 16, 2018	0% CH <sub>4</sub> for all gas probes
May 21, 2018	0% CH <sub>4</sub> for all gas probes
January 18, 2018	0% CH <sub>4</sub> for all gas probes
October 11, 2017	0% CH <sub>4</sub> for all gas probes
July 12, 2017	0% CH <sub>4</sub> for all gas probes
April 12, 2017	0% CH <sub>4</sub> for all gas probes
January 11, 2017	0% CH <sub>4</sub> for all gas probes



# NEIGHBORHOOD/PUBLIC INTERACTION:

- MET WITH WARD 4 OFFICE, SHIRLEY SCOTT & HER STAFF (10/16/18 9:30AM)
- NO-ONE APPEARED AT NEIGHBORHOOD MEETING (10/29/2018 5:30-5:45PM)
- WINGATE HOA PRESIDENT'S LETTER TO WARD 4 OFFICE (12/12/18)
- SUBSEQUENT MEETING ONSITE WITH WINGATE HOA PRESIDENT & SOME HOMEOWNERS WITH THE PROPERTY OWNER. (1/15/19 1:00PM)
- PLANNING COMMISSION STUDY SESSION 2/13/19
- NO PUBLIC OR NEIGHBORHOOD INPUT RECEIVED SINCE THE STUDY SESSION

# CRUSHING MACHINE AT VALENCIA ROAD SITE VISIT BY APPLICANT'S REPRESENTATIVE 2/20/19



## PURPOSE TO OBSERVE:

- VIBRATIONS
- ODORS/DUST
- NOISE LEVELS



# NOISE OBSERVATIONS<sup>1</sup>:

- MACHINE NOT AUDIBLE FROM ANYWHERE OFFSITE
- ALSO NOT AUDIBLE FROM OPPOSITE SIDE OF YIELD PILE ONSITE
- 70 dBA at 250' DISTANCE
- 80 dBA AT 50' DISTANCE (85dBA WHEN LOADER WAS NEAR)

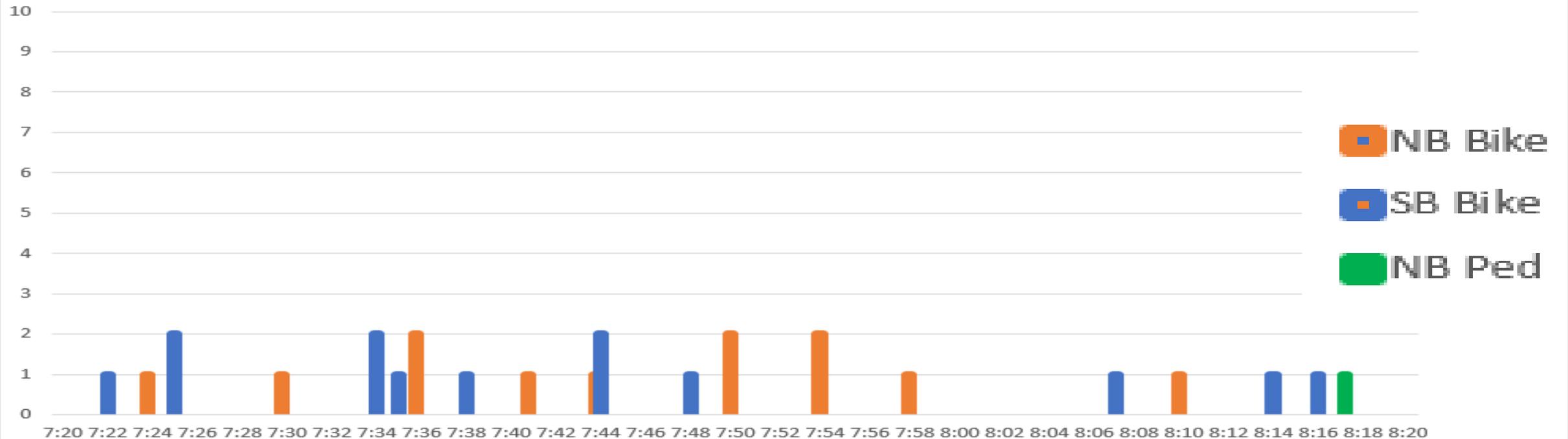


dBA	Example	Home & Yard Appliances	Workshop & Construction
0	healthy hearing threshold		
10	a pin dropping		
20	rustling leaves		
30	whisper		
40	babbling brook	computer	
50	light traffic	refrigerator	
60	conversational speech	air conditioner	
70	shower	dishwasher	
75	toilet flushing	vacuum cleaner	
80	alarm clock	garbage disposal	
85	passing diesel truck	snow blower	
90	squeeze toy	lawn mower	arc welder
95	inside subway car	food processor	belt sander
100	motorcycle (riding)		handheld drill
105	sporting event		table saw
110	rock band		jackhammer
115	emergency vehicle siren		riveter
120	thunderclap		oxygen torch
125	balloon popping		
130	peak stadium crowd noise		
135	air raid siren		
140	jet engine at takeoff		
145	firecracker		
150	fighter jet launch		
155	cap gun		
160	shotgun		
165	.357 magnum revolver		
170	safety airbag		
175	howitzer cannon		
180	rocket launch		

<sup>1</sup> "dB METER" & "SOUND METER" SMART PHONE APPs WERE USED BY APPLICANT'S REPRESENTATIVE



Harrison Path-Bicyclist & Pedestrian Count  
7:20-8:20am Mon. 4/1/2019



# QUESTIONS:

