

Environmental Assessments, Abatement  
and Remediation at:  
TW Warehouse, Refuse Transfer Station,  
and Container Maintenance

## Site Summary

The site covers a block bordered by:

N: West 23<sup>rd</sup> Street

E: South 10<sup>th</sup> Avenue

S: West 25<sup>th</sup> Street

W: South 11<sup>th</sup> Avenue

The site houses the following City of Tucson facilities:

- Former Office Building, Brush & Bulky Office, N of the Downtown Airport Wash
  - Vacant Land
- Container Maintenance Facility, including welding shop, wash bay, storage and office trailer
  - In operation
- Former Transfer Station (1992-1996)
  - Vacant Land
- Former Fuel Island with dispenser, AST, auxiliary shed
  - AST removed in 2023
  - 1983-1996 Diesel UST with LUST cases
    - During UST removal, soil samples analyzed for TPH-D only
- Tucson Water Stores consisting of a warehouse with office space
  - In operation

APN	Associated Address	Site Improvements	Acreage
118-20-037A	1402 South 10th Ave	Parcel consists of two non-contiguous area separated by the Downtown Airport Wash. The north portion is developed with a 1,617 structure (currently vacant) and the south portion is developed with an office trailer.	3.09
118-20-036A	425 West 23rd Street	Paved and landscaped areas.	0.22
118-20-076A	1445 South 11th Ave	Two interconnected buildings collectively covering 3,569 square-feet and containing a wash-bay, welding shop, maintenance area, paint booth and office area.	3.79
118-20-0750	No assigned address	An aboveground storage tank (AST), fuel dispenser, and auxiliary equipment shed.	1.18
118-20-077A	1480 South 10th Ave	A 14,098 square foot office building/warehouse occupied by Tucson Water and associated parking areas.	3.53
118-20-078A	No assigned address	Paved and landscaped areas.	0.43
		Total Acreage:	12.24

The City has owned the site since 1931.

## Recognized Environmental Conditions (RECs) and Recommendations

Terracon found the following RECs (Terracon, Ph I ESA, Dec 27, 2022):

### REC 1:

1. Former hydraulic lift and trench drain at Container Maintenance.
  - a. Terracon recommended a sub-slab soil investigation in proximity of former hydraulic lift and/or trench drain.
  - b. Soil samples were analyzed and compared to the ADEQ residential soil remediation levels (SRLs), non-residential SRLs (nrSRLs), and Minimum Groundwater Protection Levels (GPLs). Arsenic, barium, chromium and lead were detected, however below the rSRLs, nrSRLs and GPLs (Terracon, Limited Site Investigation (LSI), Jul 18, 2023). No further action recommended.

### REC 2:

1. Former diesel UST (ADEQ UST Facility ID 0-005177) LUST case (LUST ID Nos. 4540.01, 4540.02, 4540.03, and 4540.04) was closed based on TPH in soil only.
  - a. Terracon recommended a subsurface soil investigation at former diesel UST site in accordance with current ADEQ soil analytical requirements.
  - b. Soil samples were analyzed and compared to the ADEQ residential soil remediation levels (SRLs), non-residential SRLs (nrSRLs), and Minimum Groundwater Protection Levels (GPLs). Arsenic, barium, chromium and lead were detected, however below the rSRLs, nrSRLs and GPLs. (Terracon, Limited Site Investigation (LSI), Jul 18, 2023). No further action recommended.
  - c. Diesel UST was removed in 2023.

### VEC 1:

1. Potential for vapor encroachment condition exists based on the LUST files 4540.01, 4540.02, 4540.03, and 4540.04.
  - a. Terracon recommended a soil vapor investigation in vicinity of former diesel UST. Soil Vapor investigation for any building planned within 60 feet of former UST site.
  - b. Soil vapor samples were analyzed and compared to the EPA recommended default values used within the Vapor Intrusion Screen Calculator (VISL) for residential and commercial receptors. Several volatile constituents of concern were detected, however below respective EPA residential and commercial VISLs (Terracon, Limited Site Investigation (LSI), Jul 18, 2023). No further action recommended.

### Site Recommendation:

1. Due to the history of light industrial use, unidentified RECs may exist.
  - a. Terracon recommended development of a soil management plan to deal with unexpected soil contamination during redevelopment.
  - b. Terracon completed a Soil Management Plan (SMP) (Terracon, SMP, Jul 17, 2023).

## Transfer Station

### REC 1:

1. Potential for subsurface hydraulic equipment (Allwyn Ph I ESA, Dec 2, 2013)
  - a. It was determined that the former Transfer Station did not have any subsurface features.
  - b. Site was brought to grade using onsite soil.

### REC 2:

1. Stockpiled refuse east portion of site (Allwyn Ph I ESA, Dec 2, 2013)
  - c. Soil sampling in the area of refuse stockpiles showed no impact to the site (Allwyn Ph II ESA, 2015). Soil samples from 6 inch below grade contained no VOCs or PAHs; As, Ba, Cd, Pb, and Hg were below the residential SRLs. Three samples had Pb above typical natural background levels but below residential SRLs. No further action recommended.

## Container Maintenance Facility

### Asbestos Inspection and Toxicity Characteristic Leaching Procedure (TCLP) Analysis:

1. In preparation for demolition of this structure an Asbestos Survey was completed. (Terracon, Asbestos Survey, Feb 8, 2016).
2. An Asbestos Survey Addendum was completed to address vermiculite sampling in site concrete masonry block (Terracon, Asbestos Survey, Apr 18, 2016).
3. A Lead Toxicity Characteristic Leaching Procedure (TCLP) Analysis of building materials was completed to address lead-based paint concerns (Terracon, TCLP Analysis, Feb 13, 2024).

## Tucson Water Stores Warehouse

### Asbestos Inspection and XRF Lead-Based Paint (LBP) Screening:

1. In preparation for demolition of this structure an Asbestos Inspection and LBP Screening was completed. (Terracon, Asbestos Inspection & LBP Screening, May 9, 2023).

## Brush & Bulky Building

### Asbestos Inspection and XRF Lead-Based Paint (LBP) Screening:

1. In preparation for demolition of this structure an Asbestos Inspection and LBP Screening was completed. (Terracon, Asbestos Inspection & LBP Screening, Oct 7, 2022).
2. Building Demolished in 2023.