

**This ERR will be available through 7/12/2023**

**Please direct comments to: Rolanda Mazeika,  
rolanda.mazeika@tucsonaz.gov or 520-668-4453**

**U.S. Department of Housing and Urban  
Development**  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

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

**Project Information**

**Project Name:** HOME-ARP-Sleepy-Hollow-Estates-Demo-Aff-Hsg-Constr

**HEROS Number:** 900000010322668

**Responsible Entity (RE):** TUCSON, PO Box 27210 Tucson AZ, 85726

**RE Preparer:** Rolanda Mazeika

**State / Local Identifier:**

**Certifying Officer:** Elizabeth (Liz) Morales

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 615 W Alturas St, Tucson, AZ 85705

**Additional Location Information:**

The Sleepy Hollow Estates site is located at 613 and 615 W Alturas St, and 2440 N 15th Ave, Tucson, Pima County, Arizona, 85705, Pima County Assessor Parcel Number 107-09-066D. The site is located south of West Alturas Street, north of West Grant Road, east of North 15th Avenue, and west of North 14th Avenue Road, in the Miracle

Manor Neighborhood Association. The property description is: MIRACLE MILE LOTS 1 - 4 & 9 - 12 BLK 5.

**Direct Comments to:** rolanda.mazeika@tucsonaz.gov  
City of Tucson, Housing & Community Development  
Department  
PO Box 27210  
Tucson, Arizona 85726-7210

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

The Sleepy Hollow Estates project is a 44-unit, new construction, supportive affordable housing project for low-income families in the City of Tucson. Project activities include acquisition of one parcel, demolition of vacant structures and improvements, and new construction of duplexes consisting of nine, one-story residential units and 14, two-story residential units, one, one-story community building for resident services and management offices, and a common area with outside amenities on a 5.3-acre site. The project includes 12, one-bedroom/one-bathroom units, 22, two-bedroom/one-bathroom units, and 10, three-bedroom/two-bathroom units. The units will serve households earning up to 60% of the Area Median Income. Forty-four (44) Section 8 Project-Based Vouchers will be allocated to this project by the City of Tucson Public Housing Authority. Supportive services, including a residential services coordinator, will be available to residents from La Frontera Center, Inc., a sister agency to La Frontera Partners, Inc., a state-certified Community Housing Development Organization, the project developer, both under La Frontera Arizona, Inc., a nonprofit corporation. The project will be designed in compliance with the 2022-2023 State of Arizona Qualified Allocation Plan Mandatory Design Guidelines, which include energy efficient building elements such as Energy Star qualified fixtures and appliances, low flow plumbing fixtures, green label materials, efficient HVAC systems, and Home Energy Rating System (HERS) Index standards. The project includes onsite parking spaces. The project will comply with fair housing and accessibility requirements. Site preparation involves the demolition of buildings, structures, and improvements outside the western boundaries of the Miracle Mile Historic District. Estimated project funding: \$2,000,000 in HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds, grant number M-21-DP-04-0229 through the City of Tucson Housing and Community Development Department. The Sleepy Hollow Estates site is located at 613 and 615 W Alturas St, and 2440 N 15th Ave, Tucson, Pima County, Arizona, 85705, Pima County Assessor Parcel Number 107-09-066D. The site is located south of West Alturas Street, north of West Grant Road, east of North 15th Avenue, and west of North 14th Avenue Road, in the Miracle Manor Neighborhood Association. The property description is: MIRACLE MILE LOTS 1 - 4 & 9 - 12 BLK 5.

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

This project supports the City of Tucson Consolidated Plan policies to develop affordable housing including: Acquisition and/or rehabilitation of affordable rental

housing, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation, supportive housing, HOME-funded transitional housing; and Construction of affordable rental housing, including supportive housing, HOME transitional housing; monthly rental assistance. The project serves the program purpose of increasing the supply of much needed affordable housing in the City of Tucson. This project is applying for Arizona Department of Housing Low Income Housing Tax Credits. The project also supports the goals of Plan Tucson, the 2013 City of Tucson General & Sustainability Plan, to provide housing, human services, public facilities, and economic development programs to address the housing needs of the most vulnerable populations ([tucsonaz.gov/pdsd/plan-tucson](http://tucsonaz.gov/pdsd/plan-tucson)). The site is located in the Thrive in the 05, a collaboration of Innovations in Community-Based Crime Reduction, Choice Neighborhoods, and Workforce & Economic Development in the 85705 zip code.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

This project is located south of West Alturas Street, north of West Grant Road, east of North 15th Avenue, and west of North 14th Avenue Road with primary access from Alturas Street. Tucson's regional transit system including Sun Tran, Sun Express, and Sun Van provide service to nearby arterial streets, Grant and Oracle Roads, and bus stops are within walking distance of the site. Two bus lines travel along Oracle Road, and one bus line travels along Grant Road. Amenities within walking distance or directly available via the transit system include: medical providers and pharmacies; supermarkets and grocery; retail shopping; and senior/recreation centers. The site is located near the Oracle Road commercial corridor and is 500 feet north of Grant Road, another arterial road. Vacant buildings, structures, and improvements related to former mobile home operations are onsite and are slated for demolition in anticipation of construction of the new affordable housing community. The site is a good choice for housing development based on the current affordable housing crisis as well as its proximity to transit and services. The adjoining sites consist of the following: North, following Alturas Street, is a mobile home park (615 West Jacinto Street); South are residential/liquor store, vacant lot, and retail stores (688 West Grant Road, no address, and 500 West Grant Road); East, following 14th Avenue, is a mobile home park (2444 North 14th Avenue); and West, following 15th Avenue, are various residential properties.

**Maps, photographs, and other documentation of project location and description:**

[2023-5-2 Alturas Aerial Map.pdf](#)

[2022-12-21 Ph I ESA Site Photographs.pdf](#)

[2022-3-29 Ph I ESA Site Photographs.pdf](#)

**Determination:**

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Approval Documents:**

[2023-6-26 Signature Page 1.pdf](#)

**7015.15 certified by Certifying Officer**

on:

**7015.16 certified by Authorizing Officer**

on:

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
M-21-DP-04-0229	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$2,000,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$21,094,359.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in



		compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. There are no CBRS units in Arizona. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. FEMA Zone X, 04019C 1688L, 6/16/2011. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide (Tucson), Particulate Matter, <10 microns(Ajo & Rillito). The Arizona Department of Environmental Quality (ADEQ) and PDEQ sites have been reviewed and these agencies have no concerns about multi-family or small apartment complex development in existing residential areas changing or adversely impacting air quality control standards. Memo from Richard Grimaldi, PDEQ, dated 12/18/2019. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Arizona has no coastal areas. Therefore, this project is

		in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species on an e-mail from the US Fish and Wildlife Service dated dated 6/2/2023. This project is in compliance with the Endangered Species Act.
<b>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After review of the Phase I Environmental Site Assessments by Western Technologies, Inc. dated 3/30/2022 and 1/23/2023, a site visit by City of Tucson Housing and Community Development staff, and review of known environmental registrations and maps, the determination is that the project site is not in the vicinity of any hazardous operation involving explosive or flammable fuels or chemicals. There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site does not meet the definition of farmland per 7 CFR Part 658.2(a), "...Farmland" does not include land already in or committed to urban development or water storage..." The site is in a fully-developed, urban environment per the US Census Urban Area Map printed 7/5/2022. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. FEMA Zone X, 04019C 1688L, 6/16/2011. The project is in compliance with Executive Order 11988.

<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A cultural resources survey is in progress in accordance with the Programmatic Agreement dated 1/25/2002 (property is 45+ years old, outside an established historic district, project includes demolition and new construction activities). The project is in compliance with Section 106.</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 64.0 db. See noise analysis, Spendarian &amp; Willis Willis Acoustics &amp; Noise Control, LLC, 2/7/2023. The project is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project will utilize existing municipal water and wastewater facilities. The project is in compliance with Sole Source Aquifer requirements.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. There are no NWSRS rivers in Southern Arizona. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.</p>

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used 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	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing that conforms within the surrounding neighborhoods in terms of overall scale, density, size, and massing. The demolition and new construction activities will be permitted through the City of Tucson and Pima County. The site is consistent with local and regional planning efforts and has received planning and zoning verification from the City of Tucson. The project site is zoned MH-1. The project supports the goals of Plan Tucson, the City of Tucson General &amp; Sustainability Plan to provide housing, human services, public facilities, and economic development programs to address the housing needs of the most vulnerable populations.</p> <p><a href="http://www.tucsonaz.gov/Departments/Planning-Development-Services/Development-Tools-Resources/Plans#section-1">www.tucsonaz.gov/Departments/Planning-Development-Services/Development-Tools-Resources/Plans#section-1</a>. The project also supports the goals of the Tucson-Pima HUD 5 Year Consolidated Plan. The project will meet the City's Housing Quality Standards (HQS). Planning and Zoning verification by Nick Ross, PDSD, dated 12/14/2022.</p>	
Soil Suitability / Slope/ Erosion /	2	No evidence of erosion, drainage/storm water runoff during site visit by HCD staff	Soil conditions can be made suitable

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Drainage and Storm Water Runoff		5/23/2023. Geotechnical Engineering Evaluation by Pattison Engineering, LLC dated 1/20/2023 concluded the site's natural subsurface soil conditions can be made suitable for support of the proposed development provided the designers, contractors, and owners follow the report recommendations. Phase I ESAs by Western Technologies dated 3/20/2022 and 1/23/2023.	for support of the proposed development provided the designers, contractors, and owners follow the report recommendations.
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	Soil vapor impacts were identified in the ASTM Phase I Environmental Sites Assessment and Soil Assessment conducted by Western Technologies Inc., report dated 1/23/2023. Asbestos Containing Material (ACM) was identified in the older vacant buildings, structures, and improvements on the site during the Asbestos Survey conducted by Western Technologies Inc. No other evidence of onsite hazards or nuisances including soil contamination; proximity to high pressure pipe lines or other volatile and explosive products; high-voltage transmission lines; radio/TV transmission towers; excessive smoke, fumes, odors subsidence, ground water, inadequate surface drainage, flood, etc. Tucson Electric Power owned transformers on or near the sites were all in good condition with no evidence of spills or leakage. There are no visible poisonous plants or animals on the site. No known natural hazards exist. The sites have access to intersections with cross walks for residents to cross nearby arterial streets, nearby street lighting, sidewalks, bike lanes and other safety features. Other than a brief period of construction there should be no increase in noise levels. Phase I Environmental Site Assessment by Western Technologies, Inc. dated 3/30/2022 and	Mitigation of soil vapor impacts include conducting a Tier I & II Vapor Encroachment Screening and installing a sub-slab vapor barrier for VOCs for all new construction. Mitigation of ACM includes asbestos safe work practices during demolition. Control of dust and minimizing the release of asbestos-containing material during construction is required under the PDEQ Fugitive Dust Permit and the PDEQ Asbestos National Emissions Standards for Hazardous Air Pollutants (NESHAP) permit.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		1/23/2023 and site visit by HCD staff on 5/3/2023.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	The City of Tucson anticipates sustaining jobs in the environmental, engineering, and construction industries as part of this project. Employment opportunities will be created for construction trades as part of this project. The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. The project will follow Section 3 and Davis Bacon requirements in all employment, construction, and subcontracting activities. The site is within walking distance or a short commute on public transit to numerous retail, restaurant, and service businesses.	
Demographic Character Changes / Displacement	2	The project site is in an area of moderate income, a mix of low- to high-density residential, mid-rise, office, medical, civic, and select other uses, general community uses that serve the community and region; and industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones, the area has a 70.12% minority population, and approximately 54% of housing units being renter-occupied. The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing.	
Environmental Justice EA Factor	2	The project site is in an area of moderate income, a mix of low- to high-density residential, mid-rise, office, medical, civic,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>and select other uses, general community uses that serve the community and region; and industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones, the area has a 70.12% minority population, and approximately 54% of housing units being renter-occupied. Elevated EJ Indexes are observed within one mile of the site related to the nearby traffic corridor, lead paint, commercial hazardous waste generators, RMP Facilities, UST sites, air quality, and State Superfund proximity (Stone Avenue and Grant Road WQARF site). The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. A Tier I &amp; II Vapor Encroachment Screening is being conducted and installation of a sub-slab vapor barrier for VOCs is required for all new construction. Appropriate handling of asbestos containing materials will be required during demolition. The project supports the City of Tucson-Pima County HOME Consortium HOME-ARP Allocation Plan activities, which include non-congregate shelter acquisition and rehabilitation, provision of some supportive services, rental housing construction, acquisition and/or rehabilitation, and nonprofit capacity building assistance. The project will directly benefit underserved, low-income populations. Development of the HOME-ARP Allocation Plan included a robust consultation and public comment process including agencies/organizations whose operations and clientele would be directly</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		impacted by the Plan's activities. The project will have minimal impact to neighboring residents/occupants while improving the area's building stock.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing with minor impact to area schools. Neighborhood residents are served by 13 pre-/day-, elementary, and middle, and high schools within walking distance and/or 6-minute driving distance. Educational and cultural enrichment opportunities are available at nearby community centers, libraries, recreation centers, and parks. Multi-modal access to educational and cultural facilities is readily available and is not anticipated to be impacted by foreseeable climate changes.	
Commercial Facilities (Access and Proximity)	2	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. The project will not adversely impact or displace commercial facilities. The project site is within 2 miles of major grocery stores, pharmacies, retail and service businesses, medical providers, and thrift stores. Multi-modal access to these facilities is readily available.	
Health Care / Social Services (Access and Capacity)	1	The project site is within 4 miles of major medical centers and emergency rooms. Numerous emergency facilities, clinics, and physician services are within an easy commute on public transit. Nearby support services include CODAC Behavioral Health, COPE Community Services, and La Frontera	



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		facilities. The additional residents will not have an adverse impact on available services since supportive services will be available onsite to residents.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Onsite waste disposal and recycling services will be available through the City of Tucson Environmental & General Services Department. The City of Tucson provides extensive recycling options, including construction debris handling and recycling, landfill disposal, green waste recycling, and household hazardous waste disposal services. Construction debris generated during demolition will be routed to a nearby east Tucson Landfill or to a regional landfill depending on the category of waste material.	Asbestos containing building material (ACBM) generated during demolition will be disposed of in accordance to NESHAP regulations.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. Pima County Wastewater provides wastewater and sewer service to the project site. Wastewater and sewer service is not anticipated to be impacted by foreseeable climate changes.	
Water Supply (Feasibility and Capacity)	2	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. Tucson Water currently provides water service to the site and will provide water service to project after project completion. The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer.	
Public Safety - Police, Fire and	2	The project site is less than two miles from Tucson Fire Station 4. The site is within two	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Emergency Medical		miles of Tucson Police Department Rillito Station. Response times vary depending on the type of call, but the average time for emergency response is five minutes or less. The project sites are within four miles of major medical centers with emergency medical care, including Banner UMC Medical Center and urgent care facilities.	
Parks, Open Space and Recreation (Access and Capacity)	2	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing, which includes common area amenities. The site is within 1.5 miles from nine parks and two recreation centers. The Donna Liggins recreation center provides senior programs, services, activities and a senior meal program. The project site is also within three miles of the Oury Recreation Center and Armory Park Senior Center.	
Transportation and Accessibility (Access and Capacity)	2	The project is located near two arterial roads with excellent bus access, crosswalks, sidewalk, and bicycle lanes. Tucson's regional transit system including Sun Tran, Sun Express, and Sun Van provide service to the Grant and Oracle Roads (nearby arterials). Two bus lines travel north/south along Oracle Road, and one bus line travels east/west along Grant Road and bus stops are within walking distance of the site. Onsite parking will be available.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	There are no unique natural or water features on or nearby the site.	
Vegetation / Wildlife (Introduction,	2	The site was formerly fully developed (former mobile home park buildings, structures, and improvements) with	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Modification, Removal, Disruption, etc.)		minimal vegetation. The property is currently mostly vacant and dilapidated. There are no visible signs of wildlife at this property.	
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. The project will be designed in compliance with the 2022-2023 State of Arizona Qualified Allocation Plan Mandatory Design Guidelines, which include energy efficient building elements such as Energy Star qualified fixtures and appliances, low flow plumbing fixtures, green label materials, efficient HVAC systems, and Home Energy Rating System (HERS) Index standards. Climate predictions forecast increased average daily temperatures and decreased annual precipitation for the area.	
Energy Efficiency	3	The project consists of acquisition, demolition, and redevelopment of the currently mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing. Increase in energy consumption by new construction of 44 units of housing and community building. Buildings will meet the sustainable requirements of the 2022-2023 State of Arizona Qualified Allocation Plan Mandatory Design Guidelines, which include energy efficient building elements such as Energy Star qualified fixtures and appliances, low flow plumbing fixtures, green label materials, efficient HVAC systems, and Home Energy Rating System (HERS) Index standards. Minimal water use	

<b>Environmental Assessment Factor</b>	<b>Impact Code</b>	<b>Impact Evaluation</b>	<b>Mitigation</b>
		anticipated for dust control during demolition and site maintenance activities.	

**Supporting documentation**

- [2023-6-26 Alturas Transit Map.pdf](#)
- [2023-6-26 Alturas Google Map Urgent Care.pdf](#)
- [2023-6-26 Alturas Google Map Thrift.pdf](#)
- [2023-6-26 Alturas Google Map Schools.pdf](#)
- [2023-6-26 Alturas Google Map Recreation Center.pdf](#)
- [2023-6-26 Alturas Google Map Police.pdf](#)
- [2023-6-26 Alturas Google Map Pharmacy.pdf](#)
- [2023-6-26 Alturas Google Map Parks.pdf](#)
- [2023-6-26 Alturas Google Map Mental Health.pdf](#)
- [2023-6-26 Alturas Google Map Medical.pdf](#)
- [2023-6-26 Alturas Google Map Library.pdf](#)
- [2023-6-26 Alturas Google Map Grocery.pdf](#)
- [2023-6-26 Alturas Google Map Fire Station.pdf](#)
- [2023-6-26 Alturas Google Map Community Center.pdf](#)
- [2023-6-26 Alturas FFIEC.pdf](#)
- [2023-3-21 PC Av Total Precipitation.pdf](#)
- [2023-3-21 PC Av Daily Max Temp.pdf](#)
- [2022-12-14 Alturas Zoning Appr.pdf](#)

**Additional Studies Performed:**

**Field Inspection [Optional]:** Date and completed

by:

Amie Town

12/21/2022 12:00:00 AM

[2022-12-21 Ph I ESA Site Photographs.pdf](#)

[2022-3-29 Ph I ESA Site Photographs.pdf](#)

**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

City of Tucson, Office of the Mayor-Mayor Regina Romero; City of Tucson, City Manager's Office-Liz Morales; City of Tucson, Housing and Community Development Department-Ann Chanecka, Mary Leon, Ben Carpenter; City of Tucson Planning and Development Services; City of Tucson, Department of Transportation and Mobility; Tucson Fire Department; Tucson Police Department; City of Tucson, Tucson Water

Department; Pima County Wastewater Management; Pima County Department of Environmental Quality-Rupesh Patel; City of City of Tucson-Pima County HOME Consortium HOME-ARP Allocation Plan-  
[https://www.tucsonaz.gov/files/hcd/Documents/Plans/City\\_of\\_Tucson-Pima\\_County\\_HOME-ARP\\_Allocation\\_Plan.pdf](https://www.tucsonaz.gov/files/hcd/Documents/Plans/City_of_Tucson-Pima_County_HOME-ARP_Allocation_Plan.pdf), Plan Tucson-  
<https://www.tucsonaz.gov/pdsd/plan-tucson>

[2023-6-26 Craycroft contact list.pdf](#)

**List of Permits Obtained:**

The reviews that go into each project include but are not limited to: Planning, Zoning, Engineering, Landscape, Fire, ADA, Plumbing, Solid Waste, Right of Way Improvements, Structural, Mechanical and Plumbing, Electrical, Fire, Zoning Engineering, Wastewater, Water, Transportation. The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.

**Public Outreach [24 CFR 58.43]:**

Publication of a combined Notice of Intent to Request Release of Funds/Finding of No Significant Impacts (RROF/FONSI) in the Arizona Daily Star 6/27/2023. Interested parties contacted by e-mail. The Environmental Review Record (ERR) that documents the environmental determinations for this project is available at [www.tucsonaz.gov/hcd/environmental-review](http://www.tucsonaz.gov/hcd/environmental-review) and in-person at 310 North Commerce Park Loop, Tucson, Arizona 85745. The ERR will also be available and distributed on the HUD HEROS system.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The proposed acquisition, demolition, and new construction of supportive affordable housing is located in west-central Tucson, in an area of moderate income, a mix of low- to high-density residential, mid-rise, office, medical, civic, and select other uses, general community uses that serve the community and region; and industrial uses that do not have offensive characteristics. The project will be a minor contributor to the projected increase in population, traffic, and energy usage already anticipated in the area. The project will redevelop a site in an urban neighborhood that will use existing roadways, sewer systems, municipal water, and other utilities. No significant cumulative impacts on the environment are anticipated from the Proposed Action in conjunction with other activities.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

No alternatives other than the No Action Alternative were considered.

**No Action Alternative [24 CFR 58.40(e)]**

Acquisition, demolition, and new construction of supportive affordable housing would not occur. Goals of the City of Tucson-Pima County HOME Consortium HOME-ARP Allocation Plan would not be fulfilled. Improvement of the current mostly vacant and dilapidated former mobile home park with newly constructed supportive affordable housing would not occur.

**Summary of Findings and Conclusions:**

The proposed acquisition, demolition, and new construction of supportive affordable housing will not adversely affect the environment or the neighborhood. The activity is compatible with the existing mix of low- to high-density residential, mid-rise, office, medical, civic, and select other uses, general community uses that serve the community and region; and industrial uses that do not have offensive characteristics. There will be little to no impact on existing resources or services in the area. The project is a positive step in meeting City of Tucson goals for encouraging appropriate growth and development in the area. The project is a positive step in meeting City of Tucson goals for addressing the housing shortage and housing affordability needs in the community.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
Contamination and Toxic Substances	Soil vapor impacts were identified in the ASTM Phase I Environmental Sites Assessment and Soil Assessment conducted by Western Technologies Inc., report dated 1/23/2023. Mitigation of soil vapor impacts include conducting	N/A	Mitigation of soil vapor impacts include conducting a Tier I & II Vapor Encroachment Screening and installing a sub-slab vapor barrier	

	<p>a Tier I &amp; II Vapor Encroachment Screening and installing a sub-slab vapor barrier for VOCs for all new construction. Asbestos Containing Material (ACM) was identified in the older vacant buildings, structures, and improvements on the site during the Asbestos Survey conducted by Western Technologies Inc. Mitigation of ACM includes asbestos safe work practices during demolition.</p>		<p>for VOCs for all new construction. Mitigation of ACM includes asbestos safe work practices during demolition.</p>	
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>Soil conditions can be made suitable for support of the proposed development provided the designers, contractors, and owners follow the report recommendations.</p>	<p>N/A</p>	<p>Designers, contractors, and owners follow the geotechnical report recommendations.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>Mitigation of soil vapor impacts include conducting a Tier I &amp; II Vapor Encroachment Screening and installing a sub-slab vapor barrier for VOCs for all new construction. Mitigation of ACM includes asbestos safe work practices during demolition. Control of dust and minimizing the release of asbestos-containing material during construction is required under the PDEQ Fugitive Dust Permit and the PDEQ Asbestos National Emissions Standards for</p>	<p>N/A</p>	<p>Mitigation of soil vapor impacts include conducting a Tier I &amp; II Vapor Encroachment Screening and installing a sub-slab vapor barrier for VOCs for all new construction. Mitigation of ACM includes asbestos safe work practices during demolition.</p>	

	Hazardous Air Pollutants (NESHAP) permit.			
Solid Waste Disposal and Recycling (Feasibility and Capacity)	Asbestos containing building material (ACBM) generated during demolition will be disposed of in accordance to NESHAP regulations.	N/A	Asbestos containing building material (ACBM) generated during demolition will be disposed of in accordance to NESHAP regulations.	
Historic Preservation	A cultural resources survey is required by the Historic Preservation Programmatic Agreement dated 1/25/2002	N/A	COT-HCDD will conduct a cultural resources survey in accordance with the Programmatic Agreement dated 1/25/2002.	

**Project Mitigation Plan**

The project developer will be responsible for the following: Mitigation of soil vapor impacts include conducting a Tier I & II Vapor Encroachment Screening and installing a sub-slab vapor barrier for VOCs for all new construction. Mitigation of ACM includes asbestos safe work practices during demolition. Designers, contractors, and owners follow the geotechnical report recommendations. Asbestos containing building material (ACBM) generated during demolition will be disposed of in accordance to NESHAP regulations. COT-HCDD will be responsible for the following: COT-HCDD will conduct a cultural resources survey in accordance with the Programmatic Agreement dated 1/25/2002.

**Supporting documentation on completed measures**



## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[2023-5-2 Alturas Airport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

### Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.**

#### Compliance Determination

This project is located in a state that does not contain CBRS units. There are no CBRS units in Arizona. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

#### Supporting documentation

[Coastal Barriers Template 2022-9-14.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[2023-5-2 Alturas Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

**Screen Summary**

**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. FEMA Zone X, 04019C 1688L, 6/16/2011. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

No

### Air Quality Attainment Status of Project's County or Air Quality Management District

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

Particulate Matter, <2.5 microns

✓ Particulate Matter, <10 microns

**3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above**

Carbon monoxide	ppm (parts per million)
Particulate Matter, <10 microns	µg/m <sup>3</sup> (micrograms per cubic meter of air)

**Provide your source used to determine levels here:**  
Pima County Department of Environmental Quality (PDEQ)

**4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

**Enter the estimate emission levels:**

Carbon monoxide	ppm (parts per million)
Particulate Matter, <10 microns	µg/m <sup>3</sup> (micrograms per cubic meter of air)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

**Screen Summary**  
**Compliance Determination**

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide (Tucson), Particulate Matter, <10 microns(Ajo & Rillito). The Arizona Department of Environmental Quality (ADEQ) and PDEQ sites have been reviewed and these agencies have no concerns about multi-family or small apartment complex development in existing residential areas changing or adversely impacting air quality control standards. Memo from Richard Grimaldi, PDEQ, dated 12/18/2019. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

**Supporting documentation**

[Air quality memo 12-19-19.pdf](#)

[2023-5-22 Alturas PM10 EPA Green Book 4-30-23.pdf](#)

[2023-5-22 Alturas CO EPA Green Book 4-30-23.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.**

### Screen Summary

#### **Compliance Determination**

This project is located in a state that does not participate in the Coastal Zone Management Program. Arizona has no coastal areas. Therefore, this project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

[Coastal zones template 11-1-19.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



## Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

**1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)  
ASTM Phase II ESA  
Remediation or clean-up plan  
ASTM Vapor Encroachment Screening  
None of the Above

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

No

- Yes

**3. Mitigation**

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

**Can adverse environmental impacts be mitigated?**

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.  
Document and upload all mitigation requirements below.

**4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.**

Soil vapor impacts were identified in the ASTM Phase I Environmental Sites Assessment and Soil Assessment conducted by Western Technologies Inc., report dated 1/23/2023. Mitigation of soil vapor impacts include conducting a Tier I & II Vapor Encroachment Screening and installing a sub-slab vapor barrier for VOCs for all new construction. Asbestos Containing Material (ACM) was identified in the older vacant buildings, structures, and improvements on the site during the Asbestos Survey conducted by Western Technologies Inc. Mitigation of ACM includes asbestos safe work practices during demolition.

**If a remediation plan or clean-up program was necessary, which standard does it follow?**

Complete removal

Risk-based corrective action (RBCA)

**Screen Summary**

**Compliance Determination**

**Supporting documentation**

[2023-1-30 615 W Alturas St Lead TCLP Report WTI.pdf](#)

[2023-1-30 615 W Alturas St Asb Survey WTI.pdf](#)

[2023-1-23 615 W Alturas St Phase I ESA Soil Assmt WTI.pdf](#)

[2022-3-30 615 W ALTURAS ST Phase I ESA WTI.pdf](#)

**Are formal compliance steps or mitigation required?**

HOME-ARP-Sleepy-  
Hollow-Estates-Demo-Aff-  
Hsg-Constr

Tucson, AZ

900000010322668

Yes

No

## Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

- ✓ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Explain your determination:

US Fish and Wildlife Service e-mail dated 6/2/2023

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, the activities involved in the project have the potential to affect species and/or habitats.

### Screen Summary

#### **Compliance Determination**

This project will have No Effect on listed species on an e-mail from the US Fish and Wildlife Service dated dated 6/2/2023. This project is in compliance with the Endangered Species Act.

HOME-ARP-Sleepy-  
Hollow-Estates-Demo-Aff-  
Hsg-Constr

Tucson, AZ

900000010322668

**Supporting documentation**

[2023-6-2 Alturas FWS TE Species No Effect Determination.pdf](#)  
[Critical Habitat Map NEPA Assist 7-15-19.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary**

**Compliance Determination**

After review of the Phase I Environmental Site Assessments by Western Technologies, Inc. dated 3/30/2022 and 1/23/2023, a site visit by City of Tucson Housing and Community Development staff, and review of known environmental registrations and maps, the determination is that the project site is not in the vicinity of any hazardous operation involving explosive or flammable fuels or chemicals. There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[2023-5-2 Alturas Aerial Map\(1\).pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The site is in a fully-developed, urban environment per the US Census Urban Area map printed 7/5/2022.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### **Compliance Determination**

The site does not meet the definition of farmland per 7 CFR Part 658.2(a), "...Farmland" does not include land already in or committed to urban development or water storage..." The site is in a fully-developed, urban environment per the US Census Urban Area Map printed 7/5/2022. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

#### **Supporting documentation**

[US Census Urban Area Map 2022-7-5.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No



HOME-ARP-Sleepy-  
Hollow-Estates-Demo-Aff-  
Hsg-Constr

Tucson, AZ

900000010322668

## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[2023-5-2 Alturas Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

This project does not occur in a floodplain. FEMA Zone X, 04019C 1688L, 6/16/2011.  
The project is in compliance with Executive Order 11988.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### **Threshold**

#### **Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

### **Step 1 – Initiate Consultation**

#### **Select all consulting parties below (check all that apply):**

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Other Consulting Parties

✓ City of Tucson, Historic Preservation Office

In progress

**Describe the process of selecting consulting parties and initiating consultation here:**

A cultural resources survey is in progress in accordance with the Programmatic Agreement dated 1/25/2002 (property is 45+ years old, outside an established historic district, project includes demolition and new construction activities)

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

**Step 2 – Identify and Evaluate Historic Properties**

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

615 W Alturas St, Tucson, Pima County, AZ 85705

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

**Additional Notes:**

A cultural resources survey is in progress in accordance with the Programmatic Agreement dated 1/25/2002 (property is 45+ years old, outside an established historic district, project includes demolition and new construction activities)

**2. Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

Document and upload surveys and report(s) below.  
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

A cultural resources survey is in progress in accordance with the Programmatic Agreement dated 1/25/2002 (property is 45+ years old, outside an established historic district, project includes demolition and new construction activities)

No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

**Document reason for finding:**

No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

A cultural resources survey is in progress in accordance with the Programmatic Agreement dated 1/25/2002 (property is 45+ years old, outside an established historic district, project includes demolition and new construction activities). The project is in compliance with Section 106.

**Supporting documentation**

[HPO Programmatic agreement.pdf](#)  
[2023-5-2 Alturas HPO Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster  
None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**



There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 64

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 64

Document and upload noise analysis, including noise level and data used to complete the analysis below.

**Screen Summary**  
**Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 64.0 db. See noise analysis, Spendarian & Willis Willis Acoustics & Noise Control, LLC, 2/7/2023. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[2023-2-7 615 W Alturas St HUD Noise Study Spendarian.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Sole Source Aquifers

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

Yes

Document and upload MOU or Agreement below.

No

**4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen**

Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

#### **Screen Summary**

##### **Compliance Determination**

The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project will utilize existing municipal water and wastewater facilities. The project is in compliance with Sole Source Aquifer requirements.

##### **Supporting documentation**

[Sole Source Aquifer Template 5-11-18.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

No

Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

**Screen Summary**

**Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[2023-5-2 Alturas Wetlands Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

### 1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. There are no NWSRS rivers in Southern Arizona. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[NWSRS Wild-Scenic Rivers 2022-7-7.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes

No

Based on the response, the review is in compliance with this section.

### **Screen Summary**

#### **Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

#### **Supporting documentation**

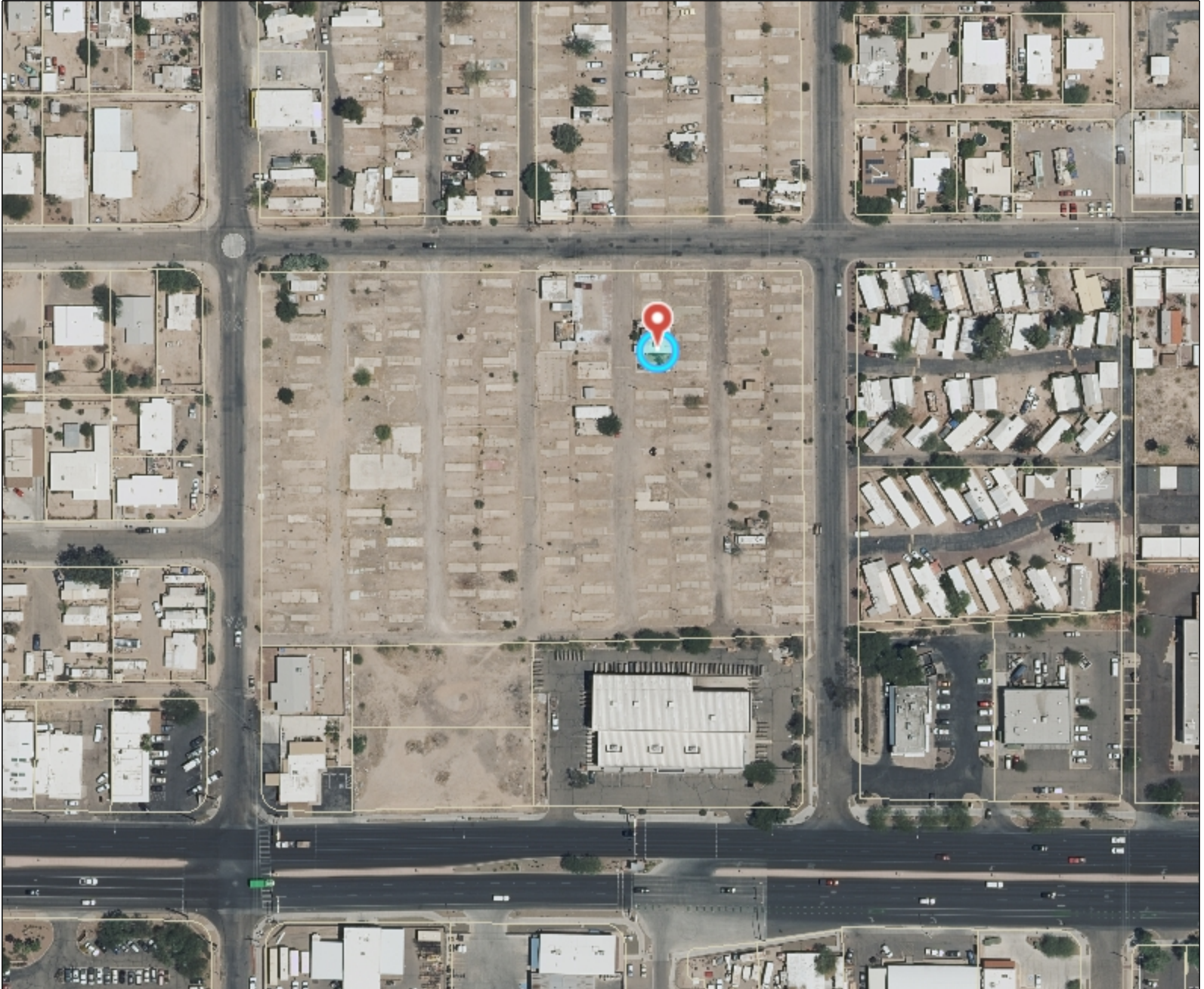
[2023-6-26 Alturas EJ Screen.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No










**Notes**

Aerial Map

**Legend**

-  Land Fills - City/County
-  Land Fills - State/Federal
-  Leaking Underground Storage Tanks - COT Owned
-  Parcels
-  Railroads

1: 2,257



364.4                      0                      182.21                      364.4 Feet

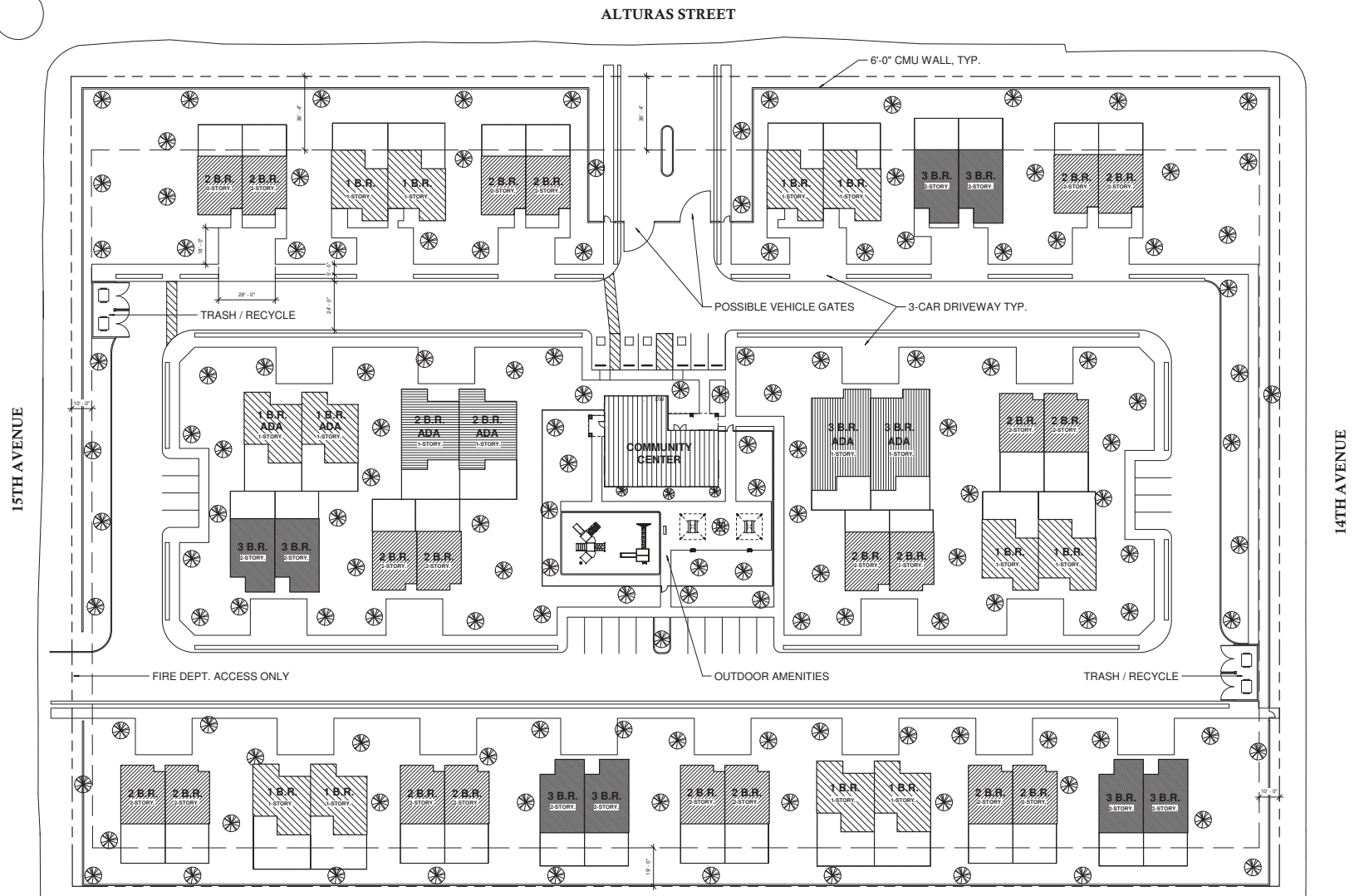


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



3 CONCEPT SITE PLAN  
 1" = 20'-0"

(1) 3-BEDROOM ADA DUPLEX (2) 3-BEDROOMS	(4) 3-BEDROOM DUPLEX (8) 3-BEDROOMS	(1) 2-BEDROOM ADA DUPLEX (2) 2-BEDROOMS	(10) 2-BEDROOM DUPLEX (20) 2-BEDROOMS	(6) 1-BEDROOM DUPLEX (12) 1-BEDROOMS	(1) COMMUNITY CENTER (2,095.14 GSF)
2,506 SF    153.86 SF PORCHES	2,800.28 SF    165.58 SF PORCHES	1,894.25 SF    191.66 SF PORCHES	2,230.73 SF    129.52 SF PORCHES	1,566.97 SF    194.00 SF PORCHES	293.01 GSF PORCH    2,388.15 GSF
2,659.86 GSF x 1 = 2,659.86 GSF	2,965.86 GSF x 4 = 11,863.44 GSF	2,085.91 GSF x 1 = 2,085.91 GSF	2,360.25 GSF x 10 = 23,602.50 GSF	1,760.97 GSF x 6 = 10,565.82 GSF	
(2) 3-BEDROOMS x 2.25 = 4.5 spaces	(8) 3-BEDROOMS x 2.25 = 18 spaces	(2) 2-BEDROOMS x 2.00 = 4 spaces	(20) 2-BEDROOMS x 2.00 = 40 spaces	(12) 1-BEDROOMS x 1.50 = 18 spaces	6 spaces

91 spaces REQUIRED AND PROVIDED  
 53,062.53 TOTAL PROJECT SQUARE FOOTAGE  
 (23) TOTAL BUILDINGS

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



carhuff cueva  
 architects llc  
 3149 e prince rd #151  
 tucson, arizona 85716  
 phone 520.577.4560  
 www.cca-az.com

NEW 44 UNIT DEVELOPMENT  
 FOR:

LA FRONTERA ARIZONA  
 SLEEPY HOLLOW  
 616 W ALTURAS ST  
 TUCSON ARIZONA

CONCEPT DESIGN

NO.	DATE	DESCRIPTION	BY

PROJECT NO. T23 - 615

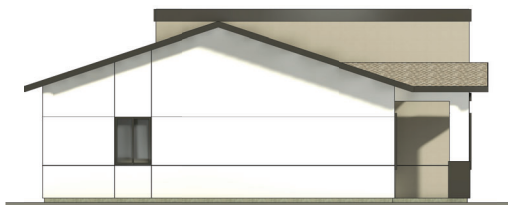
DATE 1.18.23

SCALE 1" = 20'-0" DRAWN BY VHG

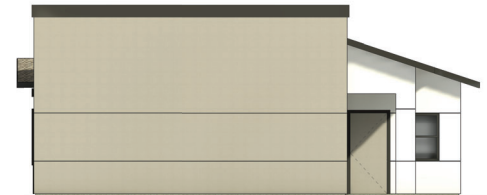
DRAWING TITLE CONCEPT SITE PLAN

DRAWING NUMBER SD-1





4 1 BEDROOM ADA SIDE ELEVATION 1  
SD-2 1/4" = 1'-0"



5 1 BEDROOM ADA SIDE ELEVATION 2  
SD-2 1/4" = 1'-0"



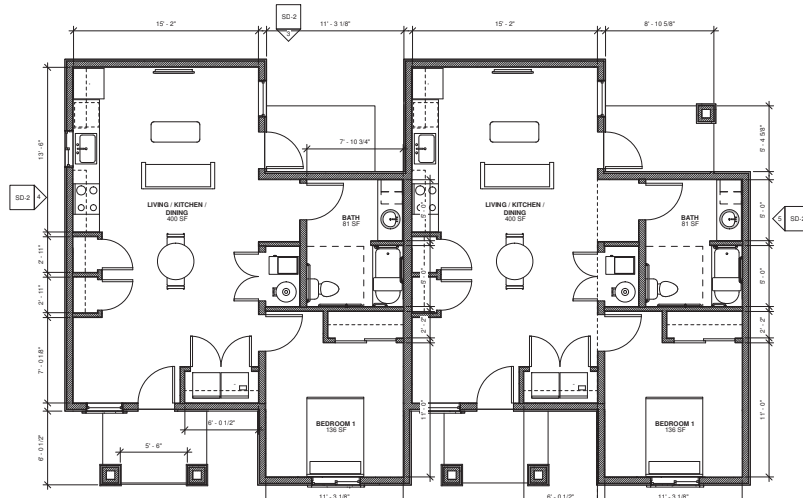
6 1 BEDROOM ADA 3D VIEW  
SD-2



3 1 BEDROOM ADA REAR ELEVATION  
SD-2 1/4" = 1'-0"



1 1 BEDROOM ADA FRONT ELEVATION  
SD-2 1/4" = 1'-0"



706 NSF 1,566.97 GSF + 194.8 SF PORCHES = 1,761.77 GSF 706 NSF  
1 1 BEDROOM ADA PLAN  
SD-2 1/4" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

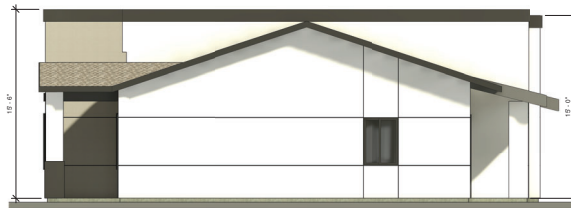


carhuff cueva  
architects llc  
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

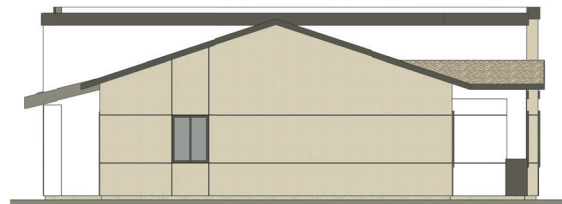
NEW 44 UNIT DEVELOPMENT  
FOR:  
LA FRONTERA ARIZONA  
SLEEPY HOLLOW  
616 W ALTURAS ST  
TUCSON ARIZONA  
CONCEPT DESIGN

PROJECT NO.	DATE	DESCRIPTION	BY
T23 - 615			

DATE	1.18.23
SCALE	1/4" = 1'-0"
DRAWN BY	VHG
PROJECT TITLE	1-BEDROOM ADA DUPLEX
DRAWING NUMBER	SD-2



5 2-BEDROOM ADA SIDE ELEVATION 2  
1/4" = 1'-0"



4 2-BEDROOM ADA SIDE ELEVATION 1  
1/4" = 1'-0"



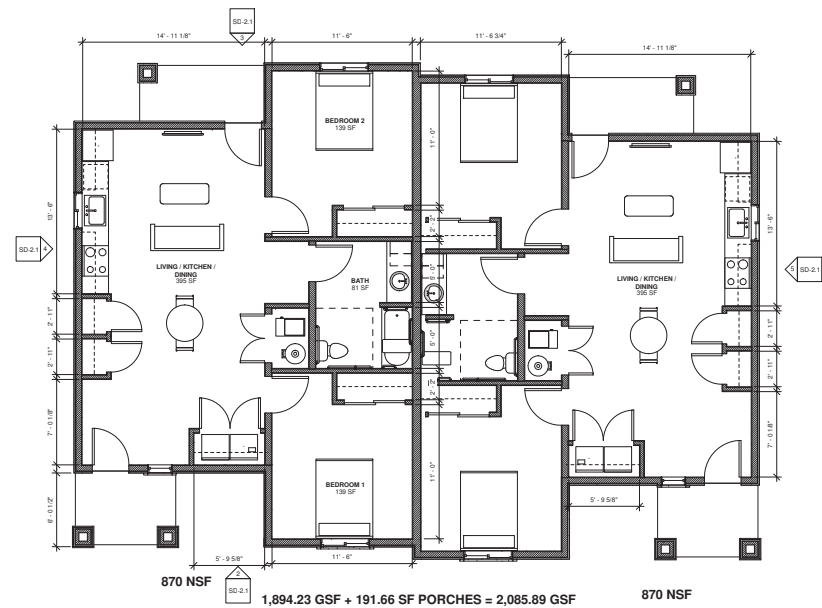
3 2-BEDROOM ADA REAR ELEVATION  
1/4" = 1'-0"



2 2-BEDROOM ADA FRONT ELEVATION  
1/4" = 1'-0"



6 2 BEDROOM ADA 3D VIEW



1 2 BEDROOM ADA PLAN  
1/4" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION



carhuff cueva  
architects llc  
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW 44 UNIT DEVELOPMENT  
FOR:  
LA FRONTERA ARIZONA  
SLEEPY HOLLOW  
616 W ALTURAS ST  
TUCSON ARIZONA

CONCEPT DESIGN

NO.	DATE	DESCRIPTION	BY

PROJECT NO. T23 - 615

DATE 1.18.23

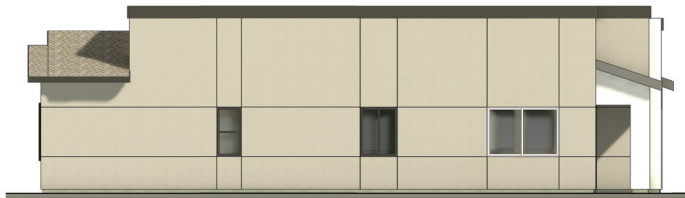
SCALE 1/4" = 1'-0"

DRAWN BY VHG

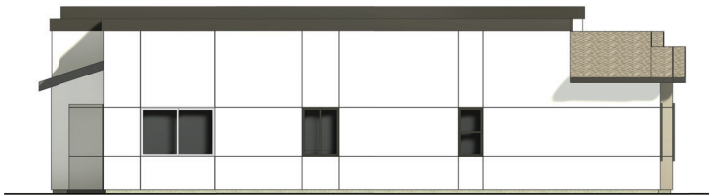
2-BEDROOM ADA DUPLEX

DRAWING NUMBER

SD-2.1



3-BEDROOM ADA SIDE ELEVATION 2  
1/4" = 1'-0"



3-BEDROOM ADA SIDE ELEVATION 1  
1/4" = 1'-0"



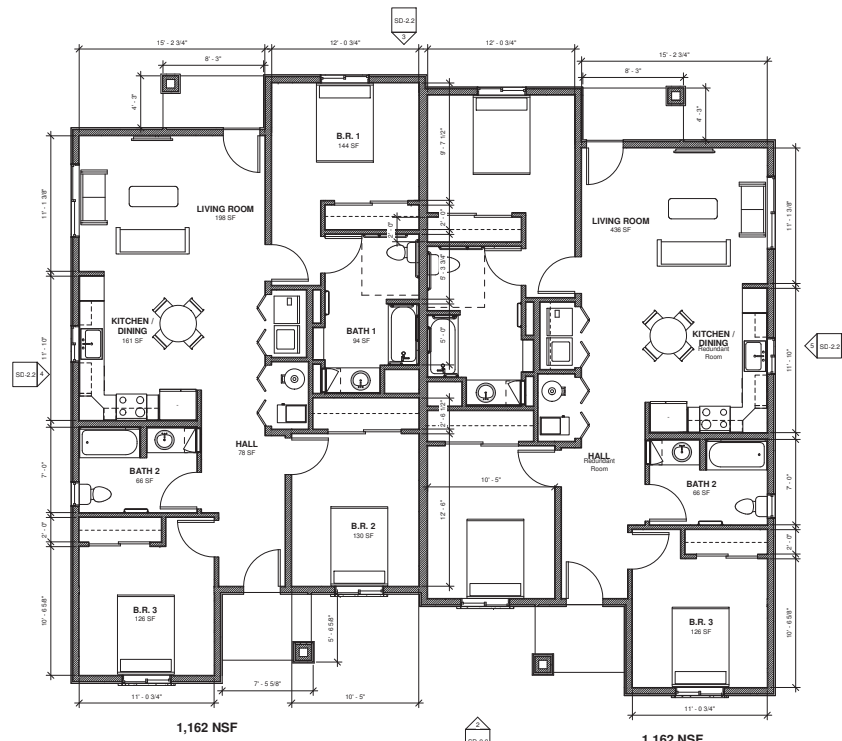
3-BEDROOM ADA REAR ELEVATION  
1/4" = 1'-0"



3-BEDROOM ADA FRONT ELEVATION  
1/4" = 1'-0"



3 BEDROOM ADA 3D VIEW



3 BEDROOM ADA PLAN  
1/4" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION



carhuff cueva  
architects llc  
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW 44 UNIT DEVELOPMENT  
FOR:

LA FRONTERA ARIZONA  
SLEEPY HOLLOW  
616 W ALTURAS ST  
TUCSON ARIZONA

CONCEPT DESIGN

NO.	DATE	DESCRIPTION	BY

PROJECT NO. T23 - 615

DATE 1.18.23

SCALE 1/4" = 1'-0" DRAWN BY Author

3-BEDROOM ADA DUPLEX

DRAWING NUMBER

SD-2.2



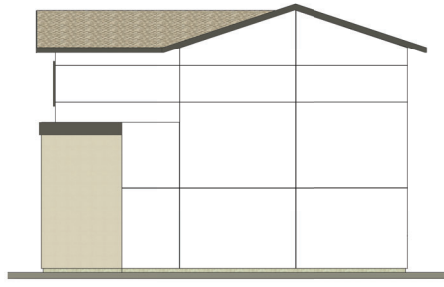
7 2 BEDROOM 2-STORY 3D VIEW



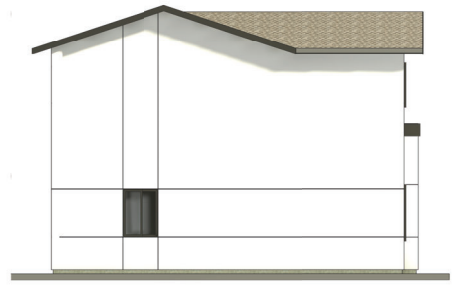
4 2-BEDROOM 2-STORY REAR ELEVATION  
1/4" = 1'-0"



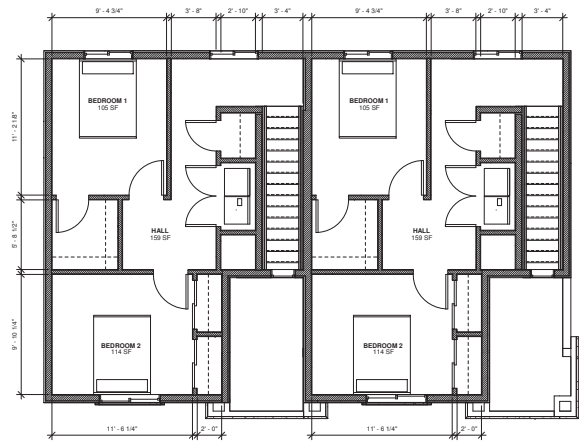
3 2-BEDROOM 2-STORY FRONT ELEVATION  
1/4" = 1'-0"



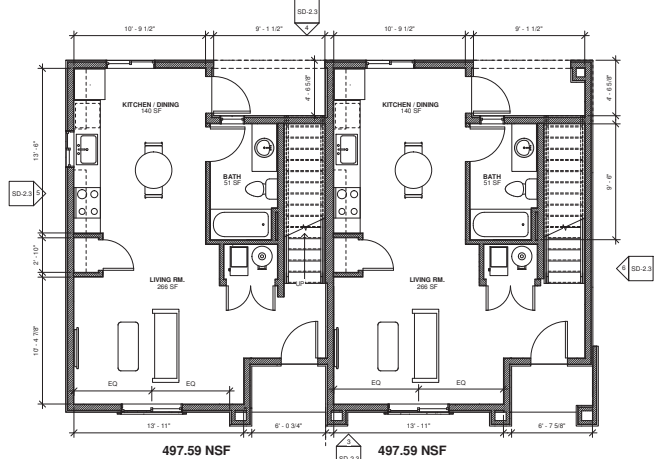
6 2-BEDROOM 2-STORY SIDE ELEVATION 2  
1/4" = 1'-0"



5 2-BEDROOM 2-STORY SIDE ELEVATION 1  
1/4" = 1'-0"



2 2 BEDROOM PLAN LEVEL 2  
1/4" = 1'-0"



1 2 BEDROOM PLAN LEVEL 1  
1/4" = 1'-0"

1,113.34 SF + 1,117.39 SF = 2,230.73 SF + 129.52 SF PORCHES = 2,360.25 GSF

PRELIMINARY  
NOT FOR  
CONSTRUCTION



carhuff cueva  
architects llc  
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW 44 UNIT DEVELOPMENT  
FOR:

LA FRONTERA ARIZONA  
SLEEPY HOLLOW  
616 W ALTURAS ST  
TUCSON ARIZONA

CONCEPT DESIGN

NO.	DATE	DESCRIPTION	BY

PROJECT NO. T23 - 615

DATE 1.18.23

SCALE 1/4" = 1'-0" DRAWN BY VHG

DRAWING TITLE 2-BEDROOM 2-STORY DUPLEX

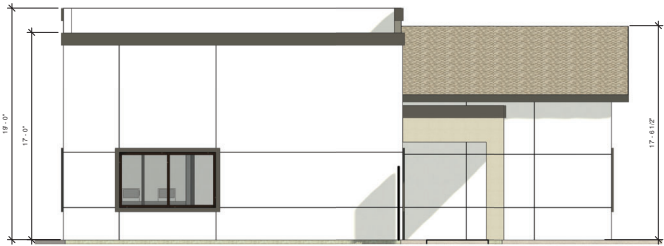
DRAWING NUMBER SD-2.3







6 COMMUNITY CENTER 3D VIEW



2 COMMUNITY CENTER EAST ELEVATION  
SD-3 1/4" = 1'-0"



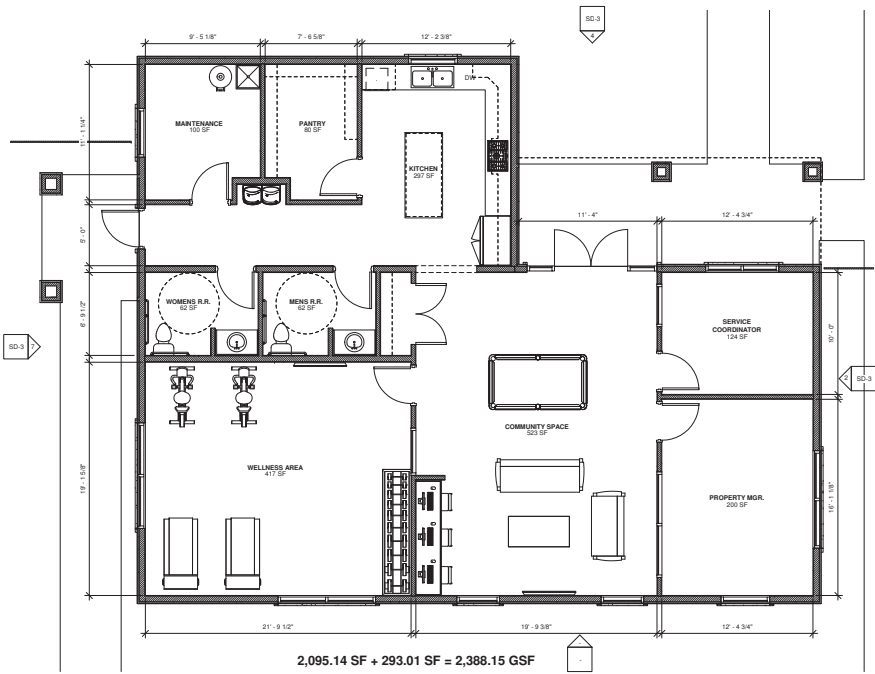
7 COMMUNITY CENTER WEST ELEVATION  
SD-3 1/4" = 1'-0"



3 COMMUNITY CENTER SOUTH ELEVATION 1  
SD-3 1/4" = 1'-0"



4 COMMUNITY CENTER NORTH ELEVATION  
SD-3 1/4" = 1'-0"



1 COMMUNITY CENTER FLOOR PLAN  
SD-3 1/4" = 1'-0"

2,095.14 SF + 293.01 SF = 2,388.15 GSF

PRELIMINARY  
NOT FOR  
CONSTRUCTION



carhuff cueva  
architects llc  
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW 44 UNIT DEVELOPMENT  
FOR:

LA FRONTERA ARIZONA  
SLEEPY HOLLOW  
616 W ALTURAS ST  
TUCSON ARIZONA

CONCEPT DESIGN

NO.	DATE	DESCRIPTION	BY

PROJECT NO. T23 - 615

DATE 1.18.23

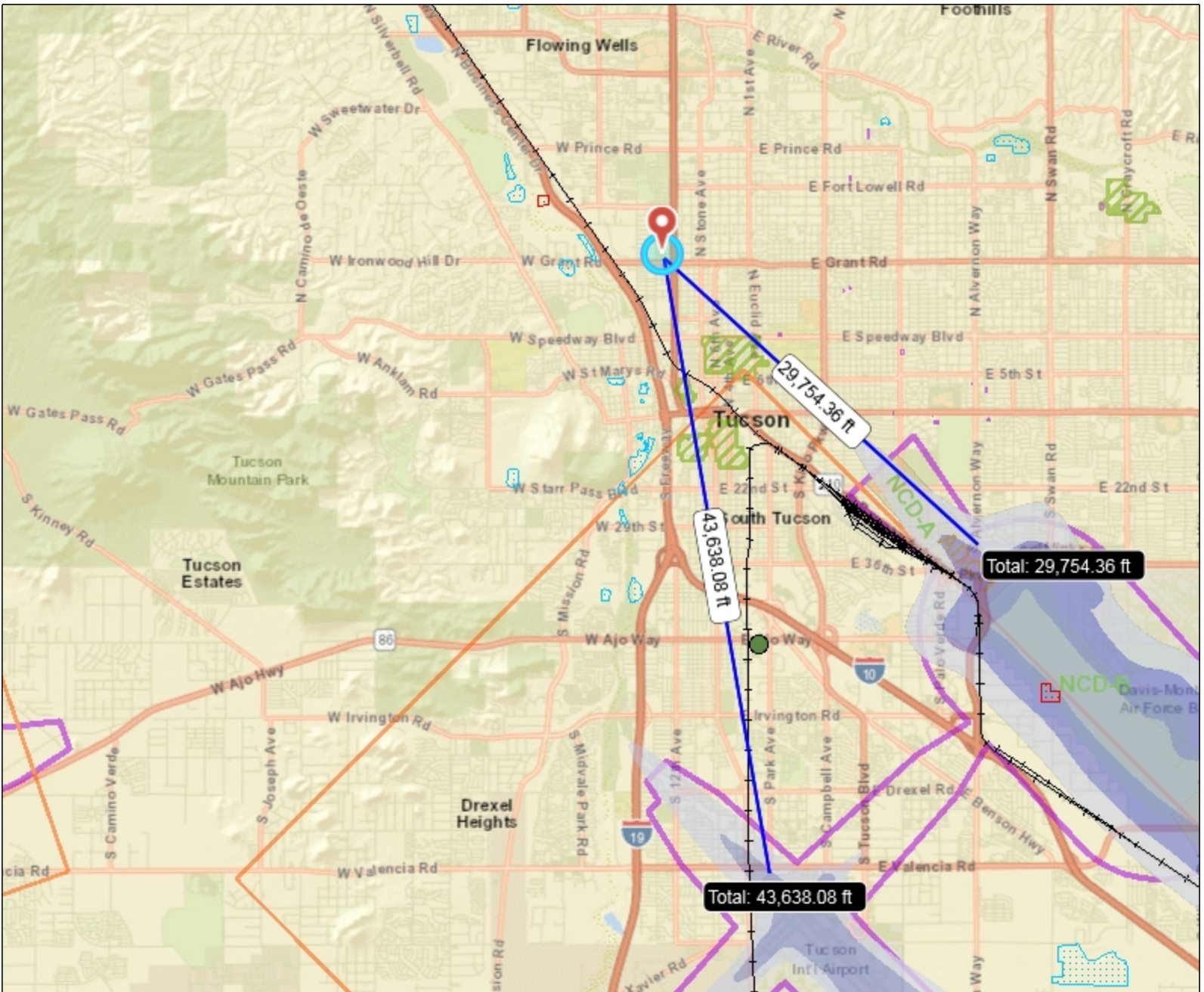
SCALE 1/4" = 1'-0" DRAWN BY VHG

COMMUNITY CENTER PLAN

DRAWING NUMBER

SD-3





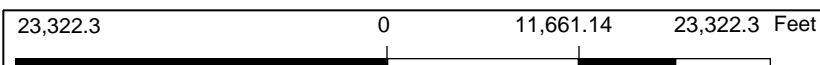
**Notes**

Airport Map

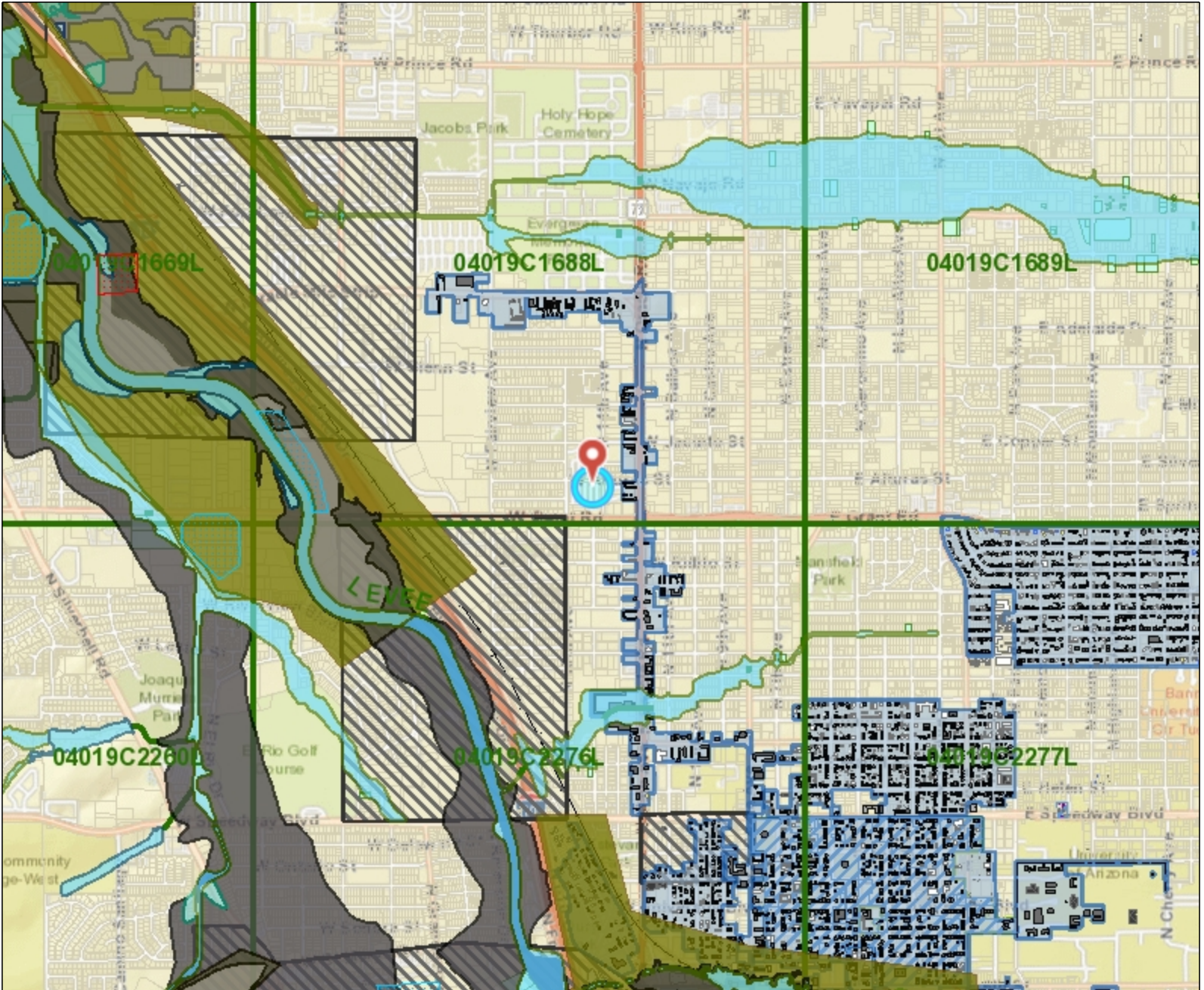
**Legend**

Land Fills - City/County	Avigation Easement & Disclosure Areas	World Street Map
Land Fills - State/Federal	DM AFB Approach-Departure Corridors	
Leaking Underground Storage Tanks - COT Owned	ADC-1	
Parcels	ADC-2	
Railroads	ADC-3	
<b>AEZ Noise</b>	DM AFB Noise Control Districts	
65-70 LDN	NCD-A	
70-75 LDN	NCD-B	
70-PLUS LDN	Airport Hazard Districts	

1: 144,448







Notes

Flood Map

Legend

- |   |   |  |   |   |
|---|---|--|---|---|
| <ul style="list-style-type: none"> <li> Land Fills - City/County</li> <li> Land Fills - State/Federal</li> <li> Leaking Underground Storage Tanks - COT Owned</li> <li><b>A Zones</b></li> <li> ZONE A</li> <li> ZONE AE</li> <li> ZONE AH</li> <li> ZONE AO</li> <li><b>X Zones</b></li> </ul> | <ul style="list-style-type: none"> <li> LOMR</li> <li> Excluded Structures/Parcels</li> <li> Other</li> <li> Floodway</li> <li> 1% Chance Flood Contained in Culvert/Channel</li> <li> FIRM</li> <li><b>Historic Properties</b></li> <li> Listed</li> <li> Listed and Local</li> <li> Contributor</li> <li> Eligible</li> </ul> | <ul style="list-style-type: none"> <li> Ineligible</li> <li> Non-Contributor</li> <li> No Data</li> <li> Demolished Contributor</li> <li> Demolished</li> <li> Demolished</li> <li> Vacant</li> <li> Outside of HD</li> <li> City of Tucson Historic Zoning</li> <li> City of Tucson National Register Districts</li> <li> Current National</li> </ul> | <ul style="list-style-type: none"> <li> Eligible National</li> <li> Archaeological Sensitivity Zones</li> <li> Railroads</li> <li><b>AEZ Noise</b></li> <li> 65-70 LDN</li> <li> 70-75 LDN</li> <li> 70-PLUS LDN</li> <li> 75-80 LDN</li> <li> 80-PLUS LDN</li> <li> Avigation Easement &amp; Disclosure Areas</li> </ul> | <ul style="list-style-type: none"> <li><b>DM AFB Approach-Departur Corridors</b></li> <li> ADC-1</li> <li> ADC-2</li> <li> ADC-3</li> <li><b>DM AFB Noise Control Districts</b></li> <li> NCD-A</li> <li> NCD-B</li> <li> Airport Hazard Districts</li> <li> Historic Landmark Zones</li> </ul> |
|---|---|--|---|---|

1: 36,112



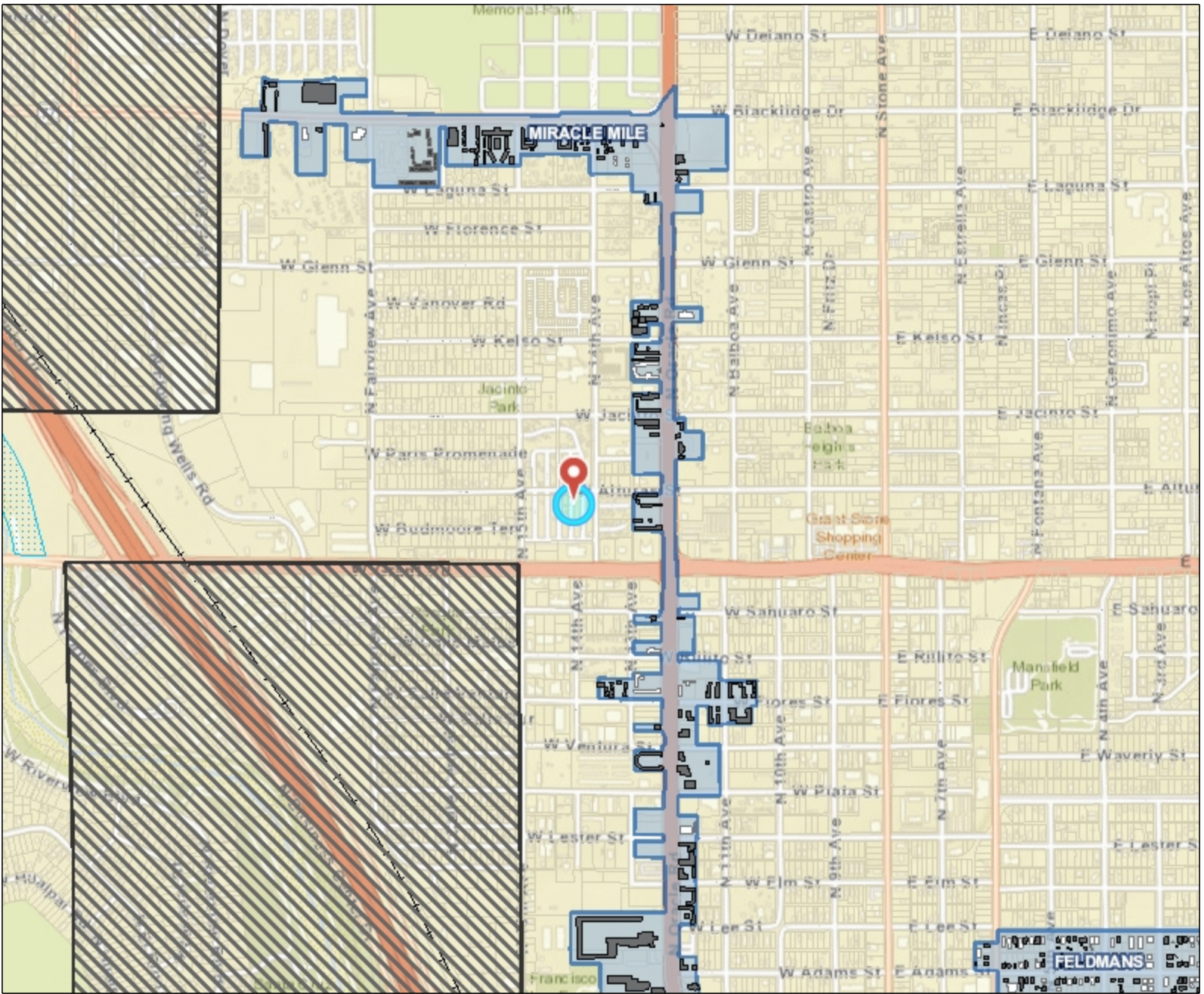
5,830.6 0 2,915.28 5,830.6 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

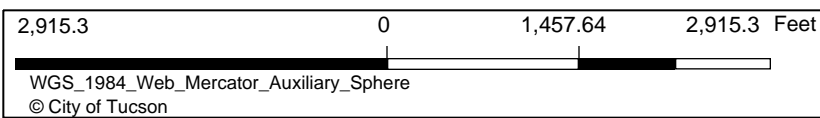




**Notes**  
HPO Map

Legend	
Land Fills - City/County	Demolished Contributor
Land Fills - State/Federal	Demolished
Leaking Underground Storage Tanks - COT Owned	Vacant
Historic Properties Listed	Outside of HD
Historic Properties Listed and Local Contributor	City of Tucson Historic Zoning
Historic Properties Eligible	City of Tucson National Register Districts
Historic Properties Ineligible	Current National
	Eligible National
	Archaeological Sensitivity Zones
	Railroads
	AEZ Noise 65-70 LDN
	AEZ Noise 70-75 LDN
	AEZ Noise 70-PLUS LDN
	AEZ Noise 75-80 LDN
	AEZ Noise 80-PLUS LDN
	Aviation Easement & Disclosure Areas
	DM AFB Approach-Departure Corridors
	ADC-1
	ADC-2
	ADC-3
	DM AFB Noise Control Districts NCD-A
	DM AFB Noise Control Districts NCD-B
	Airport Hazard Districts
	Historic Landmark Zones
	Historic Preservation Zones
	World Street Map

1: 18,056



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## **SLEEPY HOLLOW MOBILE HOME PARK**

615 West Alturas Street  
Tucson, Arizona  
WT Job No. 2982JP061

### **Prepared For:**

Carhuff + Cueva Architects, LLC  
3149 East Prince Road, #151  
Tucson, Arizona 85716

March 30, 2022



Karl D. Peterson, RG  
Environmental Project Manager



Reviewed By: Jason W. Criss, EIT  
Environmental Project Manager







**Western  
Technologies Inc.**  
The Quality People  
Since 1955

3480 South Dodge Boulevard  
Tucson, Arizona 85713-5435  
(520) 748-2262 • fax 748-0435

March 30, 2022

Carhuff + Cueva Architects, LLC  
3149 East Prince Road, #151  
Tucson, Arizona 85716

Re: Phase I Environmental Site Assessment  
Sleepy Hollow Mobile Home Park  
615 West Alturas Street  
Tucson, Arizona 85705

WT Job No. 2982JP061

Western Technologies Inc. presents this Phase I Environmental Site Assessment of the Sleepy Hollow Mobile Home Park at 615 West Alturas Street in Tucson, Arizona. The results of our assessment, significant findings and conclusions are presented in the enclosed report.

This report completes the agreed scope of services. Thank you for allowing us to provide these services.

Please let us know, if we can be of further assistance with the Property development. We offer geotechnical engineering, construction materials testing & engineering, and other services.

Sincerely,  
**WESTERN TECHNOLOGIES INC.**

  
Karl D. Peterson, RG  
Environmental Project Manager



Copies to: Addressee (1)

## TABLE OF CONTENTS

	<u>Page No.</u>
<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
<b>1.0 INTRODUCTION.....</b>	<b>1</b>
1.1 Project Authorization .....	1
1.2 User Reliance .....	1
1.3 Environmental Professionals Statement.....	1
1.4 Purpose .....	1
1.5 Scope of Services .....	2
<b>2.0 PROPERTY AND AREA INFORMATION.....</b>	<b>2</b>
2.1 Current Property Use and Occupancy.....	2
2.2 Property Improvements and Features.....	2
2.3 Utilities .....	2
2.4 Current Adjoining Property Use and Description .....	3
2.5 Physical Setting Sources .....	3
<b>3.0 RECONNAISSANCE FOR KNOWN AND SUSPECT RECS.....</b>	<b>4</b>
3.1 Potential PCB Sources.....	4
3.2 Aboveground Storage Tanks (ASTs) .....	4
3.3 Underground Storage Tanks (USTs) .....	4
3.4 Hazardous Substances, Petroleum Products, and Containers .....	5
3.5 Solid Waste Indicators.....	5
3.6 Wastewater, Stormwater, and Other Liquid Discharges.....	5
3.7 Air Emission Control Equipment .....	5
3.8 Existing or Former Wells.....	6
<b>4.0 INTERVIEWS.....</b>	<b>6</b>
4.1 Interviews with the User of this Report.....	6
4.2 Interviews with the Property Owner, Current Operators, or Occupants.....	6
4.3 Interviews with Past Owners, Operators, or Occupants .....	7
4.4 Interviews with Others .....	7
<b>5.0 HISTORICAL RECORDS INFORMATION .....</b>	<b>7</b>
5.1 Property Tax Files .....	8
5.2 Land Title Records .....	8
5.3 Zoning/Land Use Records.....	8
5.4 Local Street Directories .....	8
5.5 Building Inspection Records .....	8
5.6 Fire Insurance Maps .....	9
5.7 Topographic Maps and Atlases .....	9
5.8 Aerial Photography.....	9

<b>6.0 ENVIRONMENTAL RECORDS REVIEW.....</b>	<b>10</b>
6.1 Federal USEPA Records Results.....	10
6.2 Arizona ADEQ Records Results.....	11
6.3 Additional Records Reviews .....	11
<b>7.0 SUMMARY OF ASSESSMENT .....</b>	<b>12</b>
7.1 Findings.....	12
7.2 Conclusions and Recommendations .....	13
<b>8.0 LIMITATIONS .....</b>	<b>13</b>
<b>9.0 REFERENCES .....</b>	<b>14</b>
9.1 Contacts .....	14
9.2 Reports and Publications.....	14

<b>Appendix A</b>	Figures
<b>Appendix B</b>	Photographic Log
<b>Appendix C</b>	Facility Records
<b>Appendix D</b>	Questionnaires and Correspondence
<b>Appendix E</b>	Historical Aerial Photographs
<b>Appendix F</b>	Database Report
<b>Appendix G</b>	Resumes

## EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the Sleepy Hollow Mobile Home Park at 615 West Alturas Street in Tucson, Arizona (“the Property”). The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, Recognized Environmental Conditions (RECs), in connection with the Property.

The Property was approximately 5.5 acres and rectangular in shape with asphalt-paved driveways crossing in a north-south orientation. There were approximately 141, 450-square-foot concrete slabs historically used for mobile homes throughout the Property. A 600-square-foot masonry “office” building on the north portion was used to store landscaping and maintenance equipment.

### Findings

- Current Use of the Property – The current use of the Property did not represent a REC.
- Use of Adjoining Properties – The adjoining properties consisted of commercial and residential land uses and did not represent a REC to the Property.
- Historical Use of the Property – The Property was used for a mobile home park which was developed from vacant land and did not represent a REC to the Property.
- Regulatory Agency Records Review – The Property was not listed in the referenced databases. Sites listed within the ASTM minimum search distances were sufficiently distant and/or hydraulically down-gradient and did not represent a REC to the Property.
- The vertical and lateral extent of the Stone Avenue and Grant Road WQARF site contamination plume was mapped and the nearest boundary was approximately 0.1 miles to the east of the Property. Based on reviewed reports, this did not represent a REC to the Property.
- Based on WT’s interview with the ADEQ Project Manager for the Stone Avenue and Grant Road WQARF site and the reviewed reports, vapor encroachment was not likely.

WT has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Sleepy Hollow Mobile Home Park at 615 West Alturas Street in Tucson, Arizona. Any exceptions to, or deletions from, this practice are described in Section 8 of this report.

This ESA has revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time.

If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Property, contact this firm for potential recommendations.



Carhuff + Cueva Architects, LLC  
Phase I ESA  
615 West Alturas Street  
Tucson, Arizona  
**Photographic Log**  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2982JP061

Date: March 29, 2022



Picture 1 – View from the southeast corner looking north.



Picture 2 - View from the southeast corner looking northwest.



Picture 3 - View from the southeast corner looking west.



Picture 4 - View from the northeast corner looking south.



Picture 5 - View from the northeast corner looking southwest.



Picture 6 - View from the northeast corner looking west.



Carhuff + Cueva Architects, LLC  
Phase I ESA  
615 West Alturas Street  
Tucson, Arizona  
**Photographic Log**  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2982JP061

Date: March 29, 2022



Picture 7 - View from the northwest corner looking east.



Picture 8 - View from the northwest corner looking southeast.



Picture 9 - View from the northwest corner looking south.



Picture 10 - View from the southwest corner looking north.



Picture 11 - View from the southwest corner looking northeast.



Picture 12 - View from the southwest corner looking east.



Carhuff + Cueva Architects, LLC  
Phase I ESA  
615 West Alturas Street  
Tucson, Arizona  
**Photographic Log**  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2982JP061

Date: March 29, 2022



Picture 13 – View of solid waste container on the east portion of the Property.



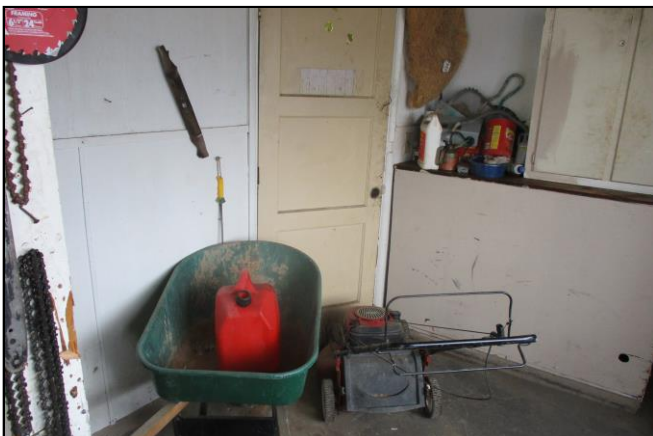
Picture 14 - View of solid waste container on the west portion of the Property.



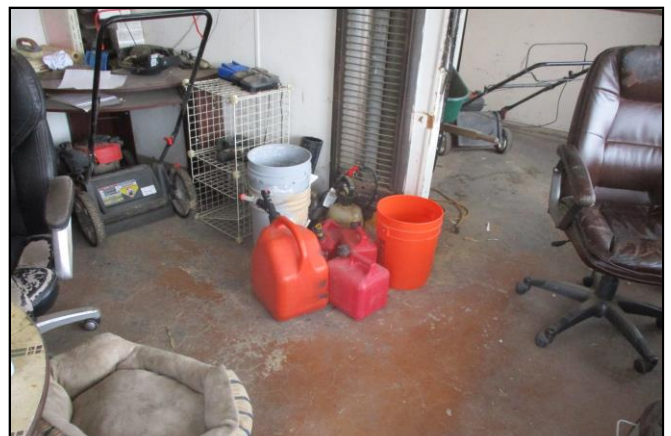
Picture 15 – View of the “office” building at the north side of the Property.



Picture 16 – View of typical concrete slabs throughout the Property.



Picture 17 – View of landscaping and maintenance equipment stored in the “office” building.



Picture 18 – View of gasoline containers stored in the “office” building.



# PHASE I ENVIRONMENTAL SITE ASSESSMENT AND SOIL ASSESSMENT

**COMMERICAL PROPERTY**

615 West Alturas Street  
Tucson, Arizona 85705  
WT Reference No. 2982JP145

**PREPARED FOR:**

La Frontera Partners  
C/O Carhuff + Cueva Architects, LLC  
2930 North Swan Road, Number 210  
Tucson, Arizona 85712

Attn: Vance Goodman

**ASTM DATES:**

Reconnaissance:	December 21, 2022
Records Review:	December 23, 2022
Interview:	January 9, 2023
Report Issuance:	January 23, 2023
ASTM Viability:	June 19, 2023

Amie L. Town  
Environmental Scientist

Karl D. Peterson, R.G.  
Environmental Department Manager





**Western  
Technologies Inc.**  
The Quality People  
Since 1955

3480 South Dodge Boulevard  
Tucson, Arizona 85713-5435  
(520) 748-2262 • fax 748-0435

January 23, 2023

La Frontera Partners  
C/O Carhuff + Cueva Architects, LLC  
2930 North Swan Road, Number 210  
Fort Lauderdale, Florida 33301

Attn: Vance Goodman

Re: Phase I Environmental Site Assessment  
Commercial Property  
615 West Alturas Street  
Tucson, Arizona

WT Job No. 2982JP145

The enclosed report summarizes the significant findings about Recognized Environmental Conditions in connection with the Subject Property referenced above. The presumed viability of the enclosed report, pursuant to ASTM E1527-21, Section 4.6.1, is June 19<sup>th</sup>, 2023. If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services.

Sincerely,  
**WESTERN TECHNOLOGIES INC.**

Karl D. Peterson, R.G.  
Environmental Department Manager

## TABLE OF CONTENTS

Page No.

EXECUTIVE SUMMARY .....	i
1.0 INTRODUCTION.....	1
1.1 Project Authorization .....	1
1.2 User Reliance .....	1
1.3 Environmental Professional’s Statement.....	1
1.4 Key Definitions.....	1
1.5 Purpose .....	2
1.6 ESA Scope of Services .....	2
1.7 Business Environmental Risks .....	3
1.7 Significant Data Gaps.....	4
2.0 USER PROVIDED INFORMATION.....	4
2.1 Environmental Liens and Activity and Use Limitations (AULs) .....	5
2.2 Activity and Use Limitations (AULs) .....	5
2.3 Specialized Knowledge and Experience .....	5
2.4 Actual Knowledge .....	6
2.5 Reason for Significantly Lower Purchase Price .....	6
2.6 Commonly Known or Reasonably Ascertainable Information .....	6
2.7 Degree of Obviousness of a Release or Threatened Release .....	6
2.7 Reason for Performing this ESA .....	7
2.8 Prospective Future Use of the Subject Property .....	7
3.0 SUBJECT PROPERTY AND AREA INFORMATION .....	7
3.1 Current Use of the Subject Property.....	7
3.2 Structures and Other Improvements.....	7
3.3 Sources for Water, Sewer, Heating and Cooling.....	7
3.4 Current Adjoining Property Use and Description .....	7
3.5 Physical Setting Sources .....	8
4.0 POTENTIAL ENVIRONMENTAL CONDITIONS ON THE SUBJECT PROPERTY .....	9
4.1 Polychlorinated Biphenyl (PCB) Sources .....	9
4.2 Aboveground Storage Tanks (ASTs) .....	9
4.3 Underground Storage Tanks (USTs) .....	10
4.4 Hazardous Substances, Petroleum Products, and Containers .....	10
4.5 Solid Waste Indicators.....	10
4.6 Wastewater, Stormwater, and Other Discharge Features .....	10
4.7 Existing or Former Wells.....	11
5.0 INTERVIEWS .....	11
5.1 Interview with the Key Site Manager.....	11
5.2 Interviews with Current Occupants .....	12
5.3 Interviews with Past Owners, Operators, or Occupants .....	12

5.4	Interviews with State and Local Government Officials.....	12
6.0	HISTORICAL RECORDS INFORMATION .....	12
6.1	Property Tax Files .....	13
6.2	Zoning/Land Use Records.....	13
6.3	Local Street Directories .....	13
6.4	Building Department Records .....	14
6.5	Fire Insurance Maps .....	15
6.6	Topographic Maps and Atlases .....	15
6.7	Aerial Photography.....	15
7.0	ENVIRONMENTAL RECORDS REVIEW.....	16
7.1	Federal USEPA Records Results.....	16
7.2	Arizona ADEQ Records Results.....	16
7.3	Additional Records Reviews .....	18
8.0	SOIL SAMPLING .....	18
8.1	Swimming Pool Backfill Assessment .....	18
8.2	Soil Vapor Assessment.....	19
8.3	Soil Sampling.....	19
8.4	Analytical Results.....	20
9.0	EVALUATION OF THE DATA .....	21
9.1	Findings.....	21
9.2	Conclusions and Recommendations .....	22
10.0	LIMITATIONS .....	22
11.0	REFERENCES .....	23
11.1	Contacts .....	23
11.2	Reports and Publications.....	24
<b>Appendix A</b>	Figures	
<b>Appendix B</b>	Photographic Log	
<b>Appendix C</b>	Questionnaires and Correspondence	
<b>Appendix D</b>	Historical Records	
<b>Appendix E</b>	Database Report	
<b>Appendix F</b>	Local Records Information	
<b>Appendix G</b>	Laboratory Reports and Chains of Custody	
<b>Appendix H</b>	VISL & J&E Model Calculations	



## EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the commercial property at 615 West Alturas Street, Tucson, Arizona (the “Subject Property”). The purpose of this ESA was to identify to the extent feasible pursuant to the processes described herein, *Recognized Environmental Conditions* (RECs) and *Controlled RECs* (CRECs), and to evaluate other environmental conditions for consideration as *Historical RECs* (HRECs), *Vapor Encroachment Conditions* (VEC) and *de minimis conditions* in connection with the Subject Property. In addition, the client requested WT perform a soil vapor assessment for the Subject Property.

**Subject Property** – The Subject Property was approximately 5.52 acres and improved with an approximate 657 square foot office building, constructed in 1954. An in-ground swimming pool was east of the office building, and was backfilled with soil. WT sampled the soil used to backfill the swimming pool; results are discussed in Section 7.4. A 5,857 square foot recreational hall building was on the Subject Property from 1955 through 2014. The Subject Property was split into 12 rows of mobile home lots, with approximately 152 concrete foundations remaining. The Subject Property was used as a mobile home park from its first development in 1954 to 2021 and is now unoccupied. No RECs were identified in connection with the current use of the Subject Property.

**Adjoining Sites** – The adjoining sites consisted of residential use to the north, east, and west, and Granite Granite, a stone supplier, Lim Bong’s Liquor store, and a residence to the south. The current uses of the adjoining sites do not represent a REC to the Subject Property.

**Historical Use** – The Subject Property was developed as a mobile home park in 1954, and remained until 2021. The Subject Property is now unoccupied.

**Historical Use of Adjoining and Surrounding Area** – The north, east, and west-adjoining sites have been residential since approximately 1953. The south-adjoining site was developed with a commercial building in 1953, a residential building in 1958, and an additional commercial building in 2008.

**Regulatory Agency Records Review** – The Subject Property was not identified in the Federal United States Environmental Protection Agency (USEPA) or the State Arizona Department of Environmental Quality (ADEQ) databases.

In the surrounding area, records were identified for the Stone Avenue and Grant Road Water Quality Assurance Revolving Fund Site (WQARF) site, six Underground Storage Tanks (USTs), 14 Leaking Underground Storage Tanks (LUSTs), 15 CERCLIS Information Data Systems (SHWS ACIDS) listings, three Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) listings, two CERCLIS No Further Remedial Action Planned (NFRAP) listings, four Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield (Fed Brownfields) listings, four Resource Conservation & Recovery Act Non-Generator (RCRA NON GEN) listings, eight Remediation and Designated Environmental Use Restriction (DEUR) Tracking Other Remediation Sites (RDT Other), two RCRA CORRACTS – Corrective Action (RCRA CORRACTS) listings, one RCRA Small Quantity Generator (RCRA SQG) listing, one Directory of Solid Waste Facilities (SWF/LF) listing, one Drycleaners, and two drywells listings. Based on the information disclosed in the database



report and the locations of the identified sites relative to the Subject Property, the database findings do not represent a REC to the Subject Property.

Soil Vapor Assessment – Ethylbenzene exceeded the Vapor Intrusion Screening Level (VISL) Calculated Carcinogenic Risk Factor of  $1 \times 10^{-6}$ . Concentrations of ethylbenzene did not exceed the “More Protective” levels calculated by the EPA Johnson & Ettinger (J&E) Model. Soil samples analyzed for Volatile Organic Compounds did not exceed laboratory reporting limits. In addition, the soil in the former swimming pool was analyzed for Polycyclic Aromatic Hydrocarbons (PAHs) and the 13 Priority Pollutants. Laboratory results indicated concentrations were below ADEQ Residential Soil Remediation Levels (SRLs).

WT has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the commercial property at 615 West Alturas Street, Tucson, Arizona. Any exceptions to, or deletions from, this practice are described in Section 10 of this report.

This assessment has revealed no RECs, controlled RECs, historical RECs, vapor encroachment conditions, or significant data gaps in connection with the Subject Property.

If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Property, contact this firm for potential recommendations.

**APPENDIX B – SITE PHOTOGRAPHS**  
**Phase I ESA**  
**615 West Alturas Street, Tucson, Arizona**  
**Western Technologies Project No.: 2982JP145**



1: Interior of the on-site office building



2: Interior of the on-site office building



3: Interior of the on-site office building



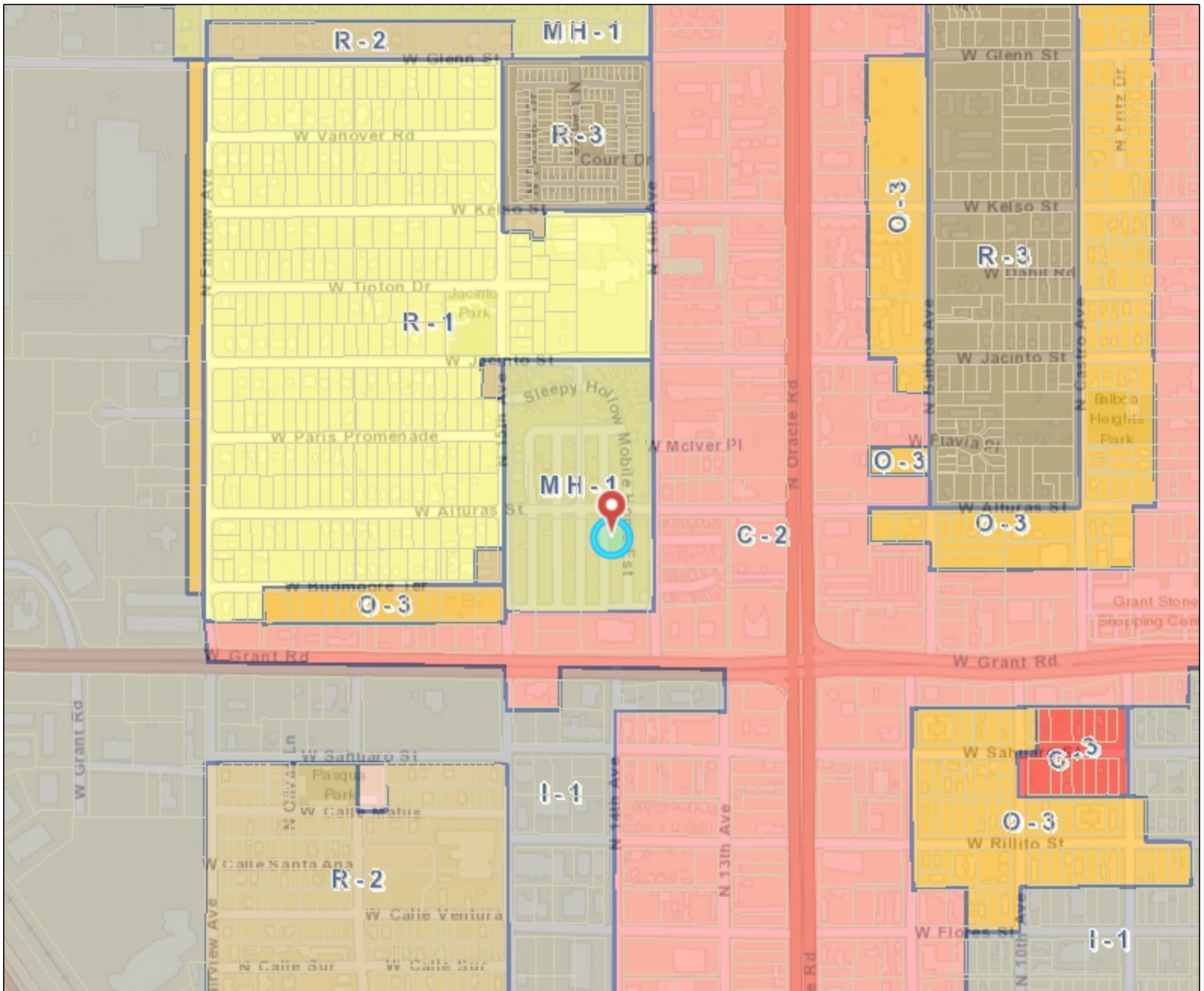
4: Interior of the on-site office building



5: View of exterior concrete foundations



6: View of exterior concrete foundations



Notes

Zoning Map

Legend

□ Parcels	■ NR-2	■ HC-2	■ HO-3	■ I-1
■ Tucson Zoning	■ R-3	■ C-3	■ P	■ I-2
■ <all other values>	■ HR-3	■ HC-3	■ HP	■ OCR-1
■ PADs	■ NR-3	■ HLC-3	■ HLRX-1	■ OCR-2
■ R-1	■ UR-3	■ UC-3	■ HLRX-1	■ HOCR-2
■ HLR-1	■ C-1	■ HNC	■ RX-2	■ MU
■ HR-1	■ HC-1	■ O-1	■ HRX-2	■ RH
■ NR-1	■ HLC-1	■ HO-1	■ SR	■ SH
■ R-2	■ UC-1	■ O-2	■ HSR	■ RV
■ HLR-2	■ UHC-1	■ HO-2	■ P-1	■ MH-1
■ HR-2	■ C-2	■ O-3		■ MH-2

1: 9,028



1,457.6 0 728.82 1,457.6 Feet



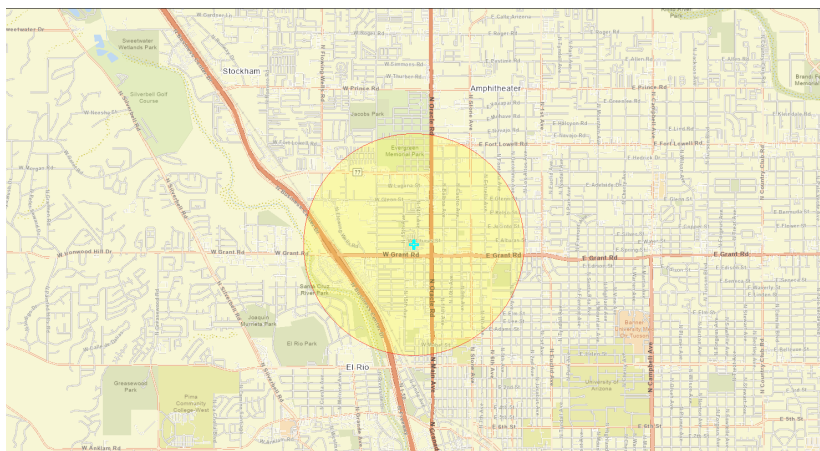


# EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

## Tucson, AZ

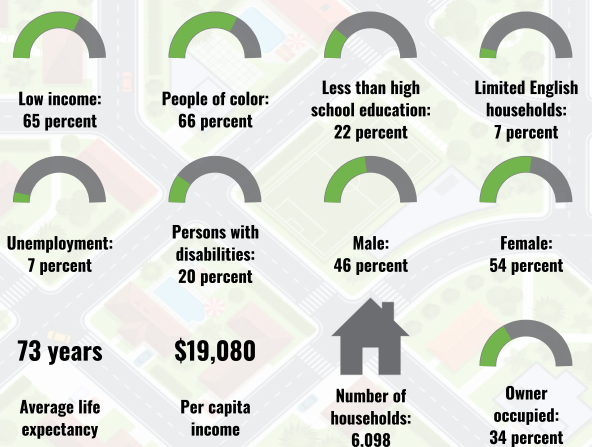
1 mile Ring Centered at 32.251717,-110.980797  
 Population: 13,056  
 Area in square miles: 3.14



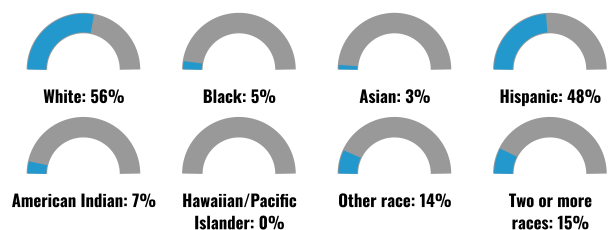
1/26, 2023  
 615 W Alluras St, Tucson, AZ 85705

1:36,112  
 0 0.38 0.75 1.5 mi  
 0 0.5 1 2 km  
CORMAP: Esri, HERE, Garmin, Foxit, Swire, Telstra, AeroGraphic, Mapbox, USGS, NOAA, NPS, US Census Bureau, USDA, NOAA, NPS, US Census Bureau, USDA

### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	61%
Spanish	33%
Other Indo-European	1%
Chinese (including Mandarin, Cantonese)	1%
Vietnamese	2%
Arabic	1%
Other and Unspecified	1%
Total Non-English	39%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

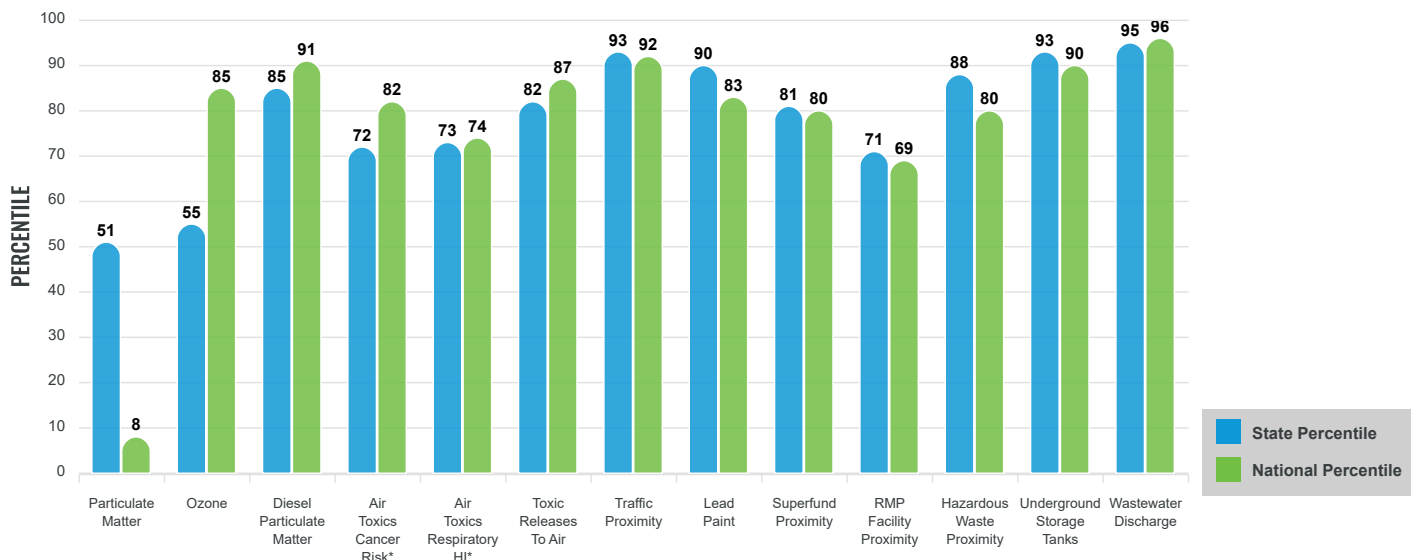
# Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

## EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

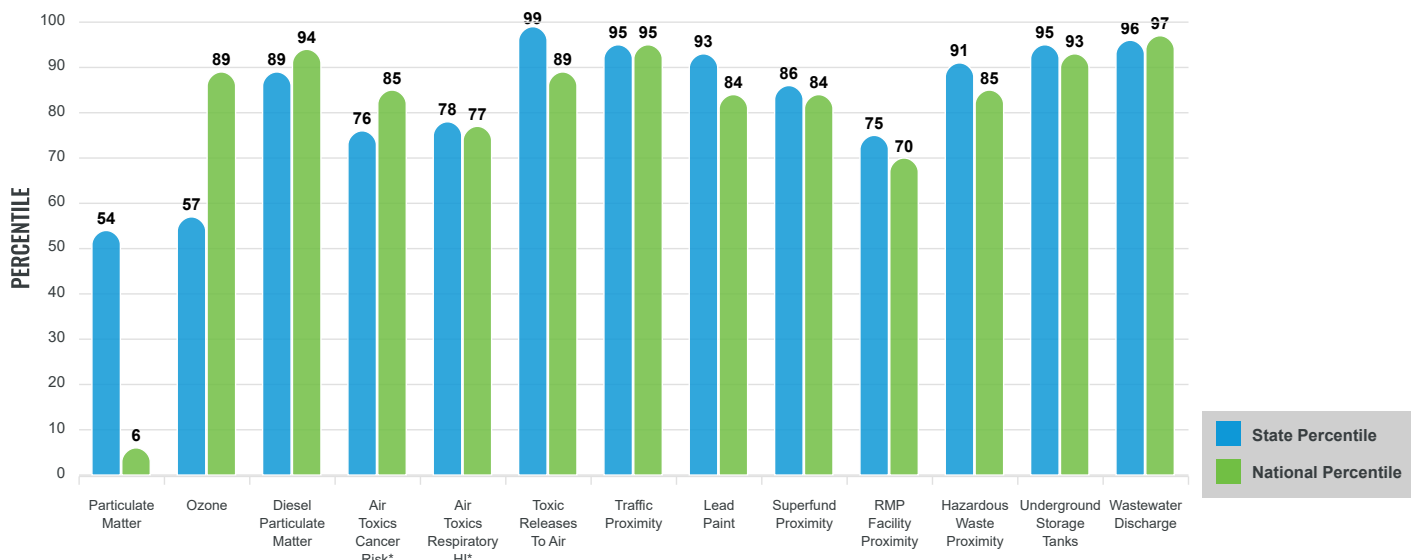
### EJ INDEXES FOR THE SELECTED LOCATION



## SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

### SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 32.251717,-110.980797

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter (µg/m <sup>3</sup> )	4.57	5.87	21	8.08	1
Ozone (ppb)	62.3	66.1	23	61.6	58
Diesel Particulate Matter (µg/m <sup>3</sup> )	0.363	0.278	65	0.261	79
Air Toxics Cancer Risk* (lifetime risk per million)	30	32	30	28	35
Air Toxics Respiratory HI*	0.3	0.31	30	0.31	31
Toxic Releases to Air	1,100	2,800	79	4,600	61
Traffic Proximity (daily traffic count/distance to road)	350	190	86	210	85
Lead Paint (% Pre-1960 Housing)	0.26	0.089	87	0.3	54
Superfund Proximity (site count/km distance)	0.059	0.077	53	0.13	49
RMP Facility Proximity (facility count/km distance)	0.12	0.38	40	0.43	35
Hazardous Waste Proximity (facility count/km distance)	0.67	0.71	73	1.9	54
Underground Storage Tanks (count/km <sup>2</sup> )	5.6	1.7	93	3.9	79
Wastewater Discharge (toxicity-weighted concentration/m distance)	1.1	5.8	83	22	92
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	65%	38%	85	35%	87
Supplemental Demographic Index	27%	14%	89	14%	91
People of Color	66%	44%	76	39%	76
Low Income	65%	32%	90	31%	91
Unemployment Rate	12%	6%	86	6%	85
Limited English Speaking Households	8%	4%	82	5%	81
Less Than High School Education	22%	12%	81	12%	83
Under Age 5	6%	5%	65	6%	65
Over Age 64	12%	20%	41	17%	33
Low Life Expectancy	27%	19%	97	20%	96

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

**Sites reporting to EPA within defined area:**

Superfund .....	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities .....	0
Water Dischargers .....	11
Air Pollution .....	3
Brownfields .....	9
Toxic Release Inventory .....	3

**Other community features within defined area:**

Schools .....	3
Hospitals .....	0
Places of Worship .....	4

**Other environmental data:**

Air Non-attainment .....	No
Impaired Waters .....	No

Selected location contains American Indian Reservation Lands\* ..... No  
 Selected location contains a "Justice40 (CEJST)" disadvantaged community ..... Yes  
 Selected location contains an EPA IRA disadvantaged community ..... N/A

Report for 1 mile Ring Centered at 32.251717,-110.980797

# EJScreen Environmental and Socioeconomic Indicators Data

## HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	27%	19%	97	20%	96
Heart Disease	6.2	6	61	6.1	52
Asthma	12.8	10.6	95	10	95
Cancer	4.1	6.1	22	6.1	12
Persons with Disabilities	18.3%	13.9%	77	13.4%	80

## CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	1%	6%	41	12%	17
Wildfire Risk	26%	48%	47	14%	83

## CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	26%	13%	85	14%	84
Lack of Health Insurance	17%	10%	81	9%	88
Housing Burden	Yes	N/A	N/A	N/A	N/A
Transportation Access	Yes	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring Centered at 32.251717,-110.980797



## 2022 FFIEC Geocode Census Report

Address: 615 West Alturas Street, Tucson, Arizona, 85705  
 MSA: 46060 - TUCSON, AZ  
 State: 04 - ARIZONA  
 County: 019 - PIMA COUNTY  
 Tract Code: 0013.03

### Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,100
2022 Estimated Tract Median Family Income	\$56,008
2020 Tract Median Family Income	\$47,976
Tract Median Family Income %	69.06
Tract Population	2925
Tract Minority %	70.12
Tract Minority Population	2051
Owner-Occupied Units	518
1- to 4- Family Units	898

### Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$69,466
2022 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$81,100
% below Poverty Line	27.70
Tract Median Family Income %	69.06
2020 Tract Median Family Income	\$47,976
2022 Estimated Tract Median Family Income	\$56,008
2020 Tract Median Household Income	\$23,690

### Census Population Information

Tract Population	2925
Tract Minority %	70.12
Number of Families	536
Number of Households	1420
Non-Hispanic White Population	874
Tract Minority Population	2051
American Indian Population	108
Asian/Hawaiian/Pacific Islander Population	87
Black Population	135
Hispanic Population	1638
Other/Two or More Races Population	83

### Census Housing Information

Total Housing Units	1660
1- to 4- Family Units	898
Median House Age (Years)	43
Owner-Occupied Units	518
Renter Occupied Units	902
Owner Occupied 1- to 4- Family Units	499
Inside Principal City?	YES
Vacant Units	240