

**SIXTH FIVE-YEAR REVIEW REPORT FOR
MOUNTAIN VIEW MOBILE HOME ESTATES
SUPERFUND SITE
GILA COUNTY, ARIZONA**



PREPARED BY

United States Corps of Engineers, Seattle District

FOR

U.S. Environmental Protection Agency

Region IX

Approved by: **LILY LEE** Digitally signed by LILY LEE
Date: 2020.08.07 16:41:17 -07'00' Date:

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Executive Summary

This is the sixth Five-Year Review of the Mountain View Mobile Home Estates (Site) located in Globe, Gila County, Arizona, about 75 miles east of Phoenix. The purpose of this Five-Year Review is to review information to determine if the remedy is, and will continue to be, protective of human health and the environment.

The Site was an approximately 17-acre residential subdivision of about 130 people that was built in 1974 on graded asbestos tailings and contaminated soil. On June 2, 1983, the U.S. Environmental Protection Agency (EPA) selected permanent relocation of the residents and subsequent site closure, capping, and maintenance as the remedy for the Site, in order to eliminate exposures to chrysotile asbestos fibers found within the Site soil and on-Site buildings and structures. The construction of the remedy was completed in 1986, and the EPA made a determination of Construction Complete in 1988. The final remedy consisted of:

- Permanent relocation of all residents;
- Onsite demolition and burial of all physical structures, posts, buildings, and mobile homes;
- A cap to provide onsite containment of asbestos particles and fibers;
- An on-site storm drainage and runoff system to provide adequate runoff and reduce erosion of the cap layers;
- Fencing and signage placed around the Site to prevent and dissuade trespassing on site; and
- Periodic inspection and maintenance of the cap and storm water channels.

The assessment in this Five-Year Review finds that the remedy is constructed in accordance with the requirements of the Record of Decision (ROD) and is functioning as designed. There have been no changes to Site conditions that affect exposure pathways. The present operation and maintenance program works well and is being effectively managed by the Arizona Department of Environmental Quality (ADEQ).

The remedy at the Site is protective of human health and the environment. Exposure to asbestos fibers has been eliminated by burying asbestos contaminated material under a cap. Institutional controls specified in the Declaration of Environmental Use Restriction will ensure the Site remains protective.

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List of Abbreviations

ADEQ	Arizona Department of Environmental Quality
ARAR	Applicable, Relevant, and Appropriate Requirements
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
EPA	Environmental Protection Agency
ESD	Explanation of Significant Difference
NCP	National Contingency Plan
NPL	National Priorities List
O&M	Operations and Maintenance
RAO	Remedial Action Objective
ROD	Record of Decision

1. Introduction

The purpose of a Five-Year Review is to evaluate the implementation and performance of a remedy in order to determine if the remedy will continue to be protective of human health and the environment. The methods, findings, and conclusions of reviews are documented in Five-Year Review Reports. In addition, Five-Year Review Reports identify issues found during the review, if any, and document recommendations to address them.

The U.S. Environmental Protection Agency (EPA) is preparing this Five-Year Review pursuant to Section 121 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), its implementing regulations, the National Contingency Plan (NCP), 40 Code of Federal Regulation (CFR) Section 300.430(f)(4)(ii), and EPA policy.

This is the sixth Five-Year Review for the Mountain View Mobile Home Estates Superfund Site (Site). The triggering action for this statutory review is the completion date of the previous Five-Year Review. The Five-Year Review has been prepared due to the fact that hazardous substances, pollutants, or contaminants remain at the site above levels that allow for unlimited use and unrestricted exposure.

The entire Site consists of one Operable Unit, which will be addressed in this Five-Year Review, and which addresses asbestos-contaminated soils and construction debris through the remedy selected by EPA in the June 2, 1983 Record of Decision (ROD).

The Mountain View Mobile Homes Estates Superfund Site Five-Year Review was led by Cynthia Wetmore of the EPA and participants from the U.S. Army Corps of Engineers were Daniel J. Carlson, Physical Scientist, and Matthew L. Masten, Environmental Engineer. The review began on October 3, 2019.

Table 1. Five-Year Review Summary Form

SITE IDENTIFICATION		
Site Name: Mountain View Mobile Home Estates		
EPA ID: AZ D980735724		
Region: 9	State: AZ	City/County: Globe/Gila County
SITE STATUS		
NPL Status: Deleted		
Multiple OUs? No	Has the site achieved construction completion? Yes	
REVIEW STATUS		
Lead agency: EPA <i>[If "Other Federal Agency", enter Agency name]:</i>		
Author name (Federal or State Project Manager): Cynthia Wetmore		
Author affiliation: EPA		
Review period: 10/3/2019 – 9/30/2020		
Date of site inspection: 2/4/2020		
Type of review: Statutory		
Review number: 6		
Triggering action date: 9/30/2015		
Due date (five years after triggering action date): 9/30/2020		

1.1. Background

Metate Asbestos Corporation's chrysotile asbestos mill processed asbestos ore on Site from 1953 until it closed in 1974. Metate Asbestos Corporation was ordered to cease mill operations in 1973 by the State of Arizona Air Quality Control District, after it was found to be in violation of EPA Air Quality Standards. Before the Air District's temporary injunction became permanent in 1974, the owner of Metate Asbestos, Jack Neal, obtained a rezoning of the property to residential use. Metate asbestos tailings and contaminated soil were used to level the Site and the area was subdivided into 55 lots. Of these lots, mobile homes were placed on 47 lots occupied by approximately 130 residents and the subdivision was named Mountain View Mobile Home Estates.

In October 1979, asbestos contamination in the soil of the subdivision was discovered by state and local health officials during an inspection of the mobile home park's wastewater disposal system. Subsequent sampling of the air and sediment of the subdivision confirmed the presence of asbestos fibers posing a risk to public health.

In November 1979, the Arizona Department of Health Services sent the residents a letter notifying them of the health hazard, and in December, ordered Metate Asbestos Corp. and several other mills in the Globe area to submit cleanup plans for their asbestos contamination. Governor Bruce Babbitt of Arizona declared the Site to be a state of emergency on January 16, 1980, following a recommendation from the U.S. Centers of Disease Control to evacuate all residents from the Site. In the following months, the Metate Mill building was demolished and buried on-site with a soil cover, and the residents' homes were decontaminated. The soil cover began eroding and exposing asbestos fibers, prompting the state to designate the Site as the highest priority site for cleanup under CERCLA and for it to be added to the National Priorities List (NPL) in July 1982.

1.2. Physical Characteristics

The Mountain View Mobile Homes Estates Superfund Site is located on a 15-acre parcel¹ within the city limits of Globe, Arizona, in Gila County. The site is approximately three miles east of downtown Globe and approximately 75 miles east of Phoenix, Arizona.

The Site is bordered to the north by an active railroad line owned by Arizona Eastern Railroad (formerly owned by Southern Pacific Rail Road Transportation Company), to the south by Highway 70, to the east by a private residence followed by a light industrial manufacturing plant (Cal-Chem Metals Inc.), and to the west by a storage facility (Cutter Mini Storage). Otherwise, the surrounding land is mostly undeveloped, consisting of mountainous terrain. The Site's main access is located off Highway 70, with a secondary access located on the western boundary. The Bureau of Land Management owns the land to the north of the Site and the U.S. Forest Service owns the land to the south of Highway 70.

¹The ESD lists the parcel number for the Site as 102-39-045 but that parcel number cannot be located on the Gila County Assessor website (the ROD does not reference any parcel numbers). Parcel number 102-39-055A was found on the Gila County Assessor website to contain the legal description for the Site. Furthermore, the ROD and ESD reference the Site as being 17 acres but Parcel number 102-39-055A is listed as being 15.04 acres.

Since the completion of the remedial action in 1985, the Site has been fenced, locked, and posted with a public notice stating that hazardous substances are present. In addition to the fence, the Site includes the following remedial components: a barrier fabric capped with 24-inches of soil and 3-inches of gravel cover, plus surface and subsurface drainage features to protect the cap from on-site and off-site erosion.

Drainage features for the Site include:

- A concrete-lined surface swale that is approximately 24 feet wide by four feet deep and that runs from the west to the south side of the Site, transporting stormwater to a double box culvert under Highway 70.
- Two underground drainage pipes that transport stormwater from north to south underneath the Site. Drainage pipeline #1 accepts stormwater near the north-center of the Site and empties it to a single box culvert under Highway 70, near the main Site access gate. Drainage pipeline #2 accepts stormwater from the northwest corner of the Site and empties it into the concrete drainage swale.

The Site was not suitable for residential use without additional remedial action. The original remedy was protective for non-residential, commercial, or industrial use as long as the integrity of the landfill cap is maintained. The Site was and continues to remain in an area zoned C-2, intermediate commercial. Regarding future land use, an EPA Headquarters Superfund Reuse/Redevelopment contractor, E2, Inc., completed a reuse assessment, *“Planning for the Future,”* for the City of Globe in November 2008. The study identified and discussed the opportunities and the limitations of potential light industrial development of the Site. Inquiries from potential purchasers are periodically received but there are currently no plans to purchase or develop the property.

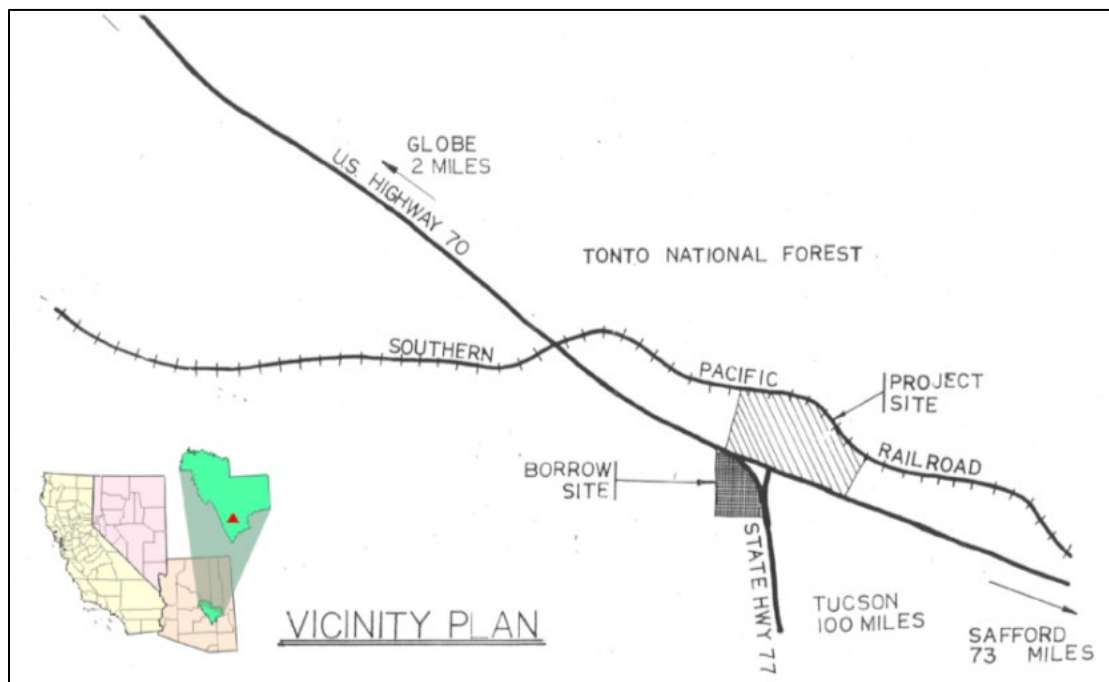


Figure 1. Vicinity Map for the Mountain View Mobile Home Estates Superfund Site

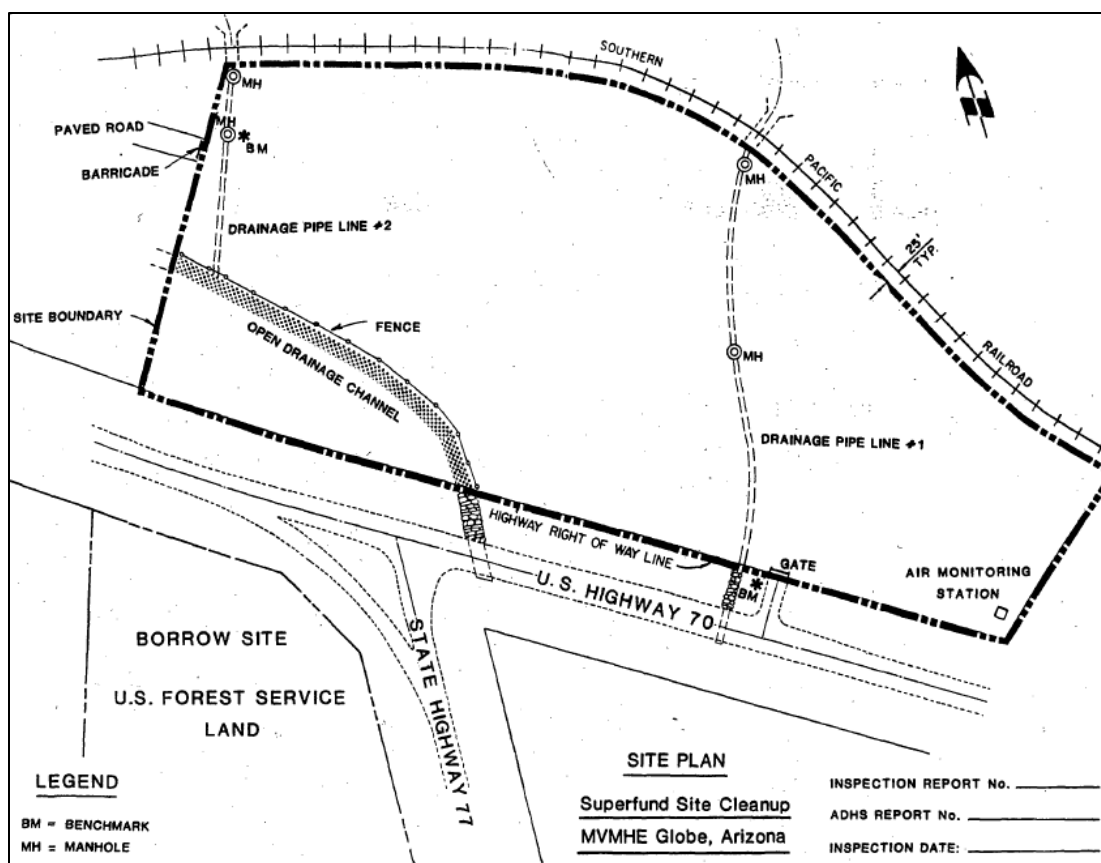


Figure 2. Site Plan of the Mountain View Mobile Home Estates Superfund Site

2. Remedial Actions Summary

2.1. Basis for Taking Action

Mountain View Mobile Home Estates was developed in 1973 on the site of the Metate Asbestos Corporation chrysotile asbestos mill after the mill ceased operation. Metate Asbestos mill tailings and contaminated soil were used as fill to level the site. Subsequent sampling of air and soil in the subdivision confirmed the presence of asbestos fibers that posed an unacceptable threat to the residents of the subdivision. Chrysotile asbestos is a human carcinogen and fibrogen that poses a substantial health risk when inhaled.

2.2. Remedy Selection

The EPA issued a Record of Decision (ROD) on June 2, 1983 to select the remedy for soil cleanup. The contaminant of concern was asbestos fibers. The selected remedial action in the 1983 ROD was designed to eliminate exposures to chrysotile asbestos fibers found within the Site soil and on-Site buildings and structures. No Remedial Action Objectives were selected in the ROD.

The remedy consisted of:

- Permanent relocation of Mountain View residents;
- Onsite demolition and burial of all physical structures, posts, buildings, and mobile homes;
- Construction of a cap to provide onsite containment of asbestos particles and fibers;
- Construction of an on-site storm drainage and runoff system to provide adequate runoff and reduce erosion of the cap layers; and
- Installation of fencing and signage to prevent and dissuade trespassing on Site.

The EPA issued an Explanation of Significant Difference (ESD) in May 2015, documenting that the ROD now officially requires institutional controls on the Site as part of the remedy and memorializing the recording of a Declaration of Environmental Use Restriction in 2007. The Declaration of Environmental Use Restriction satisfies the requirement for institutional controls because it is an environmental restrictive covenant that is incorporated into the Site's deed. The State of Arizona owns the land and ADEQ ensures that no prohibited actions under the Declaration of Environmental Use Restriction occur. The institutional controls implemented by the Declaration of Environmental Use Restriction include the following requirements:

- Maintain the fencing, open and subsurface storm water channels, and site vegetation to prevent penetration of the filter fabric cap and to reduce fire danger;
- Obtain written approval from Arizona Department of Environmental Quality (ADEQ) to modify or cancel institutional controls;
- Assure that the Site is not subject to residential use;
- Conduct semi-annual inspections of the site and after rainfall events of greater than one inch during a twenty-four-hour period;
- Grant Site access to ADEQ and its representatives, authorized agents, attorneys, investigators, consultants, advisors, and contractors at all reasonable times;
- Incorporate the terms of the Declaration of Environmental Use Restriction in any lease, license, or other agreement that grants rights with respect to the Site;
- Demonstrate financial assurance within 30 days of the sale or the transfer of the Property to cover the cost of maintaining the engineering controls at the Site for 30 years and restoring the engineering controls if they fail; and
- Conduct an inspection of the engineering controls and institutional controls at the Site and submit a written report to ADEQ within thirty days of the inspection.

2.3. Remedy Implementation

Relocation and acquisition of property for the Mountain View residents began after the signing of the ROD in June 1983 and was completed by March 1985. In June 1984, EPA and ADEQ entered into a Superfund State Contract to undertake response activities related to Site closure (construction), community involvement activities during construction, and long-term operations and maintenance (O&M) activities post construction. Construction work was completed between August 1985 and January 1986, which included the demolition and burial of all physical structures and mobile homes, cap installation, construction of the storm drainage system, and installation of fencing around the Site. Long-term O&M activities are conducted by ADEQ.

A Declaration of Environmental Use Restriction was recorded for the Site in December 2007, implementing institutional controls to maintain cap integrity and prevent exposure to buried asbestos. The Declaration of Environmental Use Restriction was incorporated into the remedy via a 2015 Explanation of Significant Differences, and this institutional control is now an integral component of the remedy.

2.4. Operation and Maintenance (O&M)

O&M activities occur regularly (biannually at a minimum), in accordance with the ROD, ESD, and Declaration of Environmental Use Restriction; they include:

- Visually inspecting and repairing settlement or erosion of the soil/aggregate cap, as needed;
- Repairing fence damage resulting from vandalism or animals;
- Removing debris that accumulates along the perimeter fence;
- Removing built-up silts or debris from the channel or inside drainage pipes; and
- Replacing or repainting warning signs on the perimeter fence.

3. Progress Since the Last Five-Year Review

3.1. Previous Five-Year Review Protectiveness Statement and Issues

The protectiveness statement from the 2015 Five-Year Review for the Mountain View Mobile Home Estates Superfund Site stated the following:

The remedy at the Mountain View Mobile Home Estates Superfund Site is protective of human health and the environment. Exposures to asbestos fibers have been eliminated by burying asbestos contaminated material under a cap. Institutional controls specified in the Declaration of Environmental Use Restriction and incorporated into the remedy by the April 2015 ESD will ensure the Site remains protective.

No issues and recommendations affecting protectiveness were noted during the 2015 Five-Year Review.

3.2. Work Completed at the Site During this Five-Year Review Period

ADEQ completed inspections of the cap two to three times a year. Once each year, a maintenance contractor completed mowing, cleaning out the culverts and drainage channels/pipelines, filling in animal burrows, and other routine grounds keeping activities. Specific repairs within this Five-Year Review period included:

- Some repairs were made to the chain-link fence.
- New site information and No Trespassing signs were put on the fence.
- In 2019, the downstream grate at the fence line that spans across the concrete-lined drainage channel was modified in an effort to improve flow and reduce debris accumulation in the channel.

4. Five-Year Review Process

4.1. *Community Notification, Involvement and Site Interviews*

Public notices were made available by newspaper postings in the *Copper Country Newspaper* and the *Arizona Silver Belt* (which both serve Globe, Arizona), on February 5, 2020, stating that there was a Five-Year Review and inviting the public to submit any comments to the EPA (Appendix C). In addition, an article was written in the *Arizona Silver Belt* by Ted Lake on February 11, 2020 titled, “EPA is here again”, providing similar information. The results of the review and the report will be made available at the Site information repository located at the Globe Public Library, 339 South Broad St., Globe, AZ 85501, and online at www.epa.gov/superfund/mountainviewmobilehome.

During the Five-Year Review process, interviews were conducted to document any perceived problems or successes with the remedy that has been implemented to date. The results of these interviews are summarized below.

On February 4, 2020, Mikel Morales of ADEQ was interviewed by Matthew Masten of the U.S. Army Corps of Engineers. Mr. Morales noted that inspections and maintenance are performed regularly to maintain remedy effectiveness. ADEQ inspects the cap two to three times per year. Once a year, ADEQ’s maintenance contractor cleans out the culverts and drainage channels/pipelines, repairs fencing, fills animal burrows, mows vegetation, and removes excessive brush. The annual operating costs were approximated to be \$47,000 per year; O&M funding for ADEQ comes from the State of Arizona, the owner of the property. The Site remedy was reportedly observed to be functioning as intended with no major issues.

Mr. Morales also noted that in 2019, the downstream grate at the fence line that spans across the concrete-lined drainage channel was modified in an effort to improve flow and reduce debris accumulation in the channel. There is reportedly less sediment and debris accumulation after removing the grates, which will result in less material having to be removed during maintenance activities.

4.2. *Data Review*

Because the Site contains buried asbestos that is not to be disturbed and there is no known current air or groundwater contamination at the Site, there are no requirements to collect or review any sampling or analytical data during this or prior Five-Year Reviews for the Mountain View Mobile Home Estates Superfund Site.

The Annual Inspection Reports completed by ADEQ during this Five-Year Review period were reviewed. The reports utilize the inspection checklist contained in the O&M Manual for the Site, which document conditions at the Site to ensure that the engineering control and institutional control are being met. Remarks made within the reports included debris accumulation at the downstream grates at the fence line, sediment accumulation in the channel, bent fence posts, animals digging under the fence, and some erosion near the fence on the neighboring storage unit property to the west.

4.3. Site Inspection

The inspection of the Site was conducted on February 4, 2020. In attendance were Matt Masten of the U.S. Army Corps of Engineers, Mikel Morales of the ADEQ, and Eric Mannlein of the ADEQ. The purpose of the inspection was to assess the protectiveness of the remedy.

During the Site inspection, the attendees inspected the various remedy components on Site and traversed the perimeter on foot. They noted that the fence surrounding the Site was in good condition and that repairs had been made in the past five years. A few areas of disturbance were observed under the fence, likely due to animals digging under the fence line. The Site vegetation was generally well-maintained. The mesquite trees appeared larger and healthier than in the previous five-year review site visit. Mr. Mannlein provided his opinion that the mesquite bushes/trees may help with cap integrity. No indication of major erosion or cap damage due to vegetation growth was observed. The grate, which was modified in 2019, located at the downstream fence line of the concrete-lined drainage channel, was observed to be functional and in good condition.

The single box culvert under U.S. Highway 70 had approximately two feet of sand and sediment built up within it, and some cobbles/boulders and other debris in the channel immediately before the culvert. The double box culvert under U.S. Highway 70 was noticeably clear although there was some sediment and cobbles/boulders in the channel leading to the culvert. ADEQ reported that it can be challenging to schedule clearing the culverts with the Arizona Department of Transportation, who is responsible for the culvert maintenance, as they have other priorities.

Minor erosion under the fence line was observed on the west side of the Site, adjacent to the storage unit property. The owner of the storage units has reportedly been pushing soil up towards the fence. ADEQ regularly examines this area during inspections. This potential concern was not currently affecting the protectiveness of the fencing, nor the effectiveness of the cap.

5. Technical Assessment

5.1. *Question A: Is the remedy functioning as intended by the decision documents?*

A review of the annual inspection reports for the Site and the results of the February 4, 2020 site inspection indicate that the remedy is functioning as intended by the ROD. The capping has prevented direct contact with the asbestos in the soil, debris, and tailings.

O&M of the cap and drainage structures has been effective and costs remain minimal. No issues that could not be managed through the regular maintenance performed at the Site were identified during annual site inspections or the February 4, 2020 site visit.

Institutional Controls implemented in accordance with the 2007 Declaration of Environmental Use Restriction are effective in maintaining the remedy and preventing exposure to asbestos buried under the cap. Inspections and maintenance are completed regularly to ensure the integrity of the cap, the signs and fencing, and the stormwater

management system. Site use is limited to the ADEQ site project manager and ADEQ's landscape contractor who maintains the Site, in addition to occasional site visits by the EPA and the U.S. Army Corps of Engineers.

5.2. Question B: Are the exposure assumptions, Toxicity Data, Cleanup Levels, and Remedial Action Objectives (RAOs) Used at the Time of Remedy Selection Still Valid?

Since the 1983 ROD and 2015 ESD, there have been no changes to:

- Risk assessment methodologies which would call into question the protectiveness of the remedy; or
- Site conditions that affect exposure pathways.

No new contaminants nor human health or ecological routes of exposure or receptors were identified during the Five-Year Review. The Site is currently protective so long as Institutional Controls remain in place and O&M continues. There have been no land use changes nor are there currently plans for land use change in the future. Any proposed changes to land use in the future or activities outside of regular O&M and inspections should be closely assessed to ensure the integrity of the cap is not compromised.

5.3. Question C: Has Any Other Information Come to Light That Could Call Into Question the Protectiveness of the Remedy?

No additional information has been identified that could call into question the protectiveness of the remedy.

6. Issues/Recommendations

No issues and recommendations affecting protectiveness were noted during this Five-Year Review.

6.1. Other Findings

The Site was identified in an October 2019 report by the U.S. Government Accountability Office to be located within an area designated by the U.S. Forest Service as having high wildfire hazard potential. A wildfire at the Site would be unlikely to affect future protectiveness. The cap is covered in primarily rocky dirt and low grasses, with some mesquite bushes. The only structure on site that would be affected by a wildfire is the wooden power pole with a disconnected meter, which is the remnant of a previous air monitoring station, located near the southernmost corner of the Site.

7. Protectiveness Statement

Table 2. Protectiveness Statement

Sitewide Protectiveness Statement	
<i>Protectiveness Determination:</i> Protective	Click here to enter a date
<i>Protectiveness Statement:</i> The remedy at the Mountain View Mobile Home Estates Superfund Site is protective of human health and the environment. Exposure to asbestos fibers have been eliminated by burying asbestos contaminated material under a cap. Institutional controls specified in the Declaration of Environmental Use Restriction will ensure the Site remains protective.	

8. Next Review

The next five-year review report for the Mountain View Mobile Home Estates Superfund Site is required five years from the completion date of this review.

Appendix A: List of Documents Reviewed

ADEQ. 2007. *Declaration of Environmental Use Restriction for Property with Engineering Control and Non-Residential Restriction*. October.

ADEQ. 2015. *Mountain View Mobile Home Estates Annual Inspection Report*. January.

ADEQ. 2017. *Mountain View Mobile Home Estates Annual Inspection Report*. December.

ADEQ. 2018. *Mountain View Mobile Home Estates Annual Inspection Report*. September.

ADEQ. 2019. *Mountain View Mobile Home Estates Annual Inspection Report*. September.

EPA. 1983. *EPA Superfund Record of Decision: Mountain View Mobile Home Estates, EPA ID: AZD980735724, OU 01*. June.

EPA. 1991. *EPA Five-Year Review of the Remedial Action at the Mountain View Mobile Home Estates Superfund Site in Globe Arizona*. Prepared by the EPA. September.

EPA. 1999. *Five-Year Review for the Mountain View Mobile Home Estates Superfund Site, Globe, AZ*. Prepared by the EPA. December.

EPA. 2005. *Third Five-Year Review Report for Mountain View Mobile Home Estates NPL Site, Globe, AZ*. Prepared by the State of Arizona. September.

EPA. 2006. *First Amended Superfund State Contract For Site Closure Activities, Including Operations & Maintenance, At The Mountain View Mobile Home Estates Site Globe, Gila County, Arizona By And Between The State Of Arizona And The U.S. Environmental Protection Agency*. July.

EPA. 2010. *Fourth Five-Year Review Report for Mountain View Mobile Home Estates Superfund Site*. Prepared by the EPA. September.

EPA. 2015. *Explanation of Significant Difference, Mountain View Mobile Home Estates*. May.

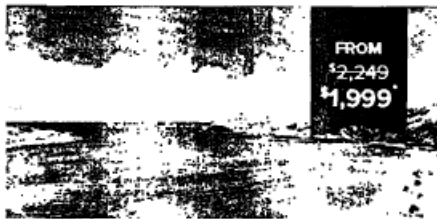
EPA. 2015b. *Five-Year Review Report for Mountain View Mobile Home Estates Superfund Site*. Prepared by the U.S. Army Corps of Engineers. August.

U.S. Government Accountability Office, 2019. *SUPERFUND – EPA Should Take Additional Actions to Manage Risks from Climate Change*. October.

Appendix B: Site Chronology

Event	Date
Arizona Department of Health Services discovers that asbestos tailings are present at the Mountain View Mobile Home Estates site	1979
The Site is declared a state of emergency	January 16, 1980
Temporary housing provided to residents by the Arizona Division of Emergency Services while their homes were decontaminated and the Metate Mill building was demolished and buried on-site with a soil cover	January to March 1980
Arizona Department of Health Services began to look at a more permanent remedy following erosion of soil cover and exposure of asbestos fibers	1981
Final listing on EPA National Priorities List	July 1982
Property owner would not accept responsibility for the cleanup	January 1983
Remedial Investigation/Feasibility Study completed under an accelerated schedule and made available to public	May 1983
Public Meeting on proposed remedy Permanent Relocation of Residents begins	May 16, 1983
Permanent Relocation of Residents begins	May 1983
ROD selecting the remedy is signed	May 1983
Relocation of 47 families and all property acquisition completed	April 1985
The cleanup was completed, as the first Superfund remedial action for the State of Arizona and one of the first such cleanups in the United States to reach construction complete status	1985
Remedial Action Report completed by U.S. Army Corps of Engineers	April 1986
EPA issued a Notice of Intent to delete the site from the NPL with a one-month comment period	September 1987
The final rule for deletion of the site was published and the site was designated as "Construction Complete"	April 18, 1988
First Five-Year Review completed by EPA	September 1991
Second Five-Year Review completed by EPA	December 1999
Third Five-Year Review completed by ADEQ	September 2005
First Amended Superfund State Contract signed by EPA and ADEQ for the on-going operation and maintenance of the Site	July 2006
Declaration of Environmental Use Restriction was recorded for the Site by ADEQ (for parcel number 102-39-055A)	December 20, 2007
EPA made a Site-Wide Ready for Anticipated Use determination for the Site	March 2008
Future Use Assessment Report for Site completed by EPA	December 2007
Fourth Five-Year Review completed by EPA	2010
EPA signs the ESD adding Institutional Controls	May 2015
Fifth Five-Year Review completed by EPA	2015

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EPA SEEKS PUBLIC INPUT ON CLEANUP WORK AT MOUNTAIN VIEW MOBILE HOMES SUPERFUND SITE

The U.S. Environmental Protection Agency (EPA) is reviewing its work to clean up the Mountain View Mobile Home Estates Superfund site in Globe, Arizona. This review—called a "Five-Year Review"—will see if the cleanup plan for the site is still working as it was designed. According to the Superfund law, EPA is required to review its site cleanup plan, or "remedy," every five years. If a cleanup takes more than five years to complete, or, if hazardous waste remains on site.

The 17-acre site was once the home of the former Metate Asbestos Corporation's chrysotile asbestos mill. The property was subsequently used as a mobile home park from 1973 until 1979. In 1979, local health officials discovered asbestos contamination during an inspection of the mobile home park's sewage treatment plant. Asbestos mill tailings had been used as fill material and then been partially covered with topsoil. Small piles of asbestos mill tailings were found near the abandoned mill structures and adjacent railroad tracks. The air and soils were contaminated with asbestos, posing a potential health risk to the residents.

Exposure to asbestos fibers has been eliminated by burying asbestos-contaminated material under a cap. In addition, a Declaration of Environmental Use Restriction (DEUR)—a State of Arizona land use covenant—was put on the deed in December 2007 to prevent there being any future exposure to the asbestos. DEUR directs property owners on how the land can be used and any restrictions owners have on developing the land. The last Five-Year Review, done in 2015, found the remedy was working as intended and was protective of human health and the environment.

What is included in a Five-Year Review?

Five-Year Reviews include:

- an inspection of the site and cleanup technologies;
- review of monitoring data, operating data, and maintenance records; and
- a determination if any new relevant regulatory requirements have been established since EPA's original cleanup decision was finalized.

EPA Wants to Hear from You!

EPA invites the community to learn more about the site and provide input about how the site cleanup is going in an interview. If you would like to be interviewed, please contact Cynthia Wetmore, Five-Year Coordinator, at (416) 972-3059 or at cynthia.wetmore@epa.gov before April 30, 2020.

An information repository containing the site's Administrative Record (i.e., a set of key documents EPA is required to keep for record-keeping purposes) and other project reports, documents, fact sheets and other reference material is located at the Globe Public Library, 339 South Broad St., Globe, AZ 85501. Call (928) 425-6111 for current library hours. For more site information, visit EPA's web page at: www.epa.gov/superfund/mountainviewmobilehome

The Five-Year Review report will be completed no later than September 30, 2020. EPA will post a copy of the report on the site webpage and send it to the site information repository listed above.

CNS-33341269

CRASH continued from A1

from crash related injuries. Guerrero also succumbed to injuries related to the passenger vehicle, Lybert Bond, 53, of Bylas, was flown from the scene to T day night. His condition has not yet been released.

The semitruck, driven by Guerrero was carrying commercial sulfuric acid DPS and ADOT hazmat crew were both on the scene. Cleanup closed Hwy 7

VIRUS continued from A1

diagnostic, clinical and health systems as this Coronavirus story unfolds."

What is the 2019 Novel Coronavirus?

Gila County Public Health staff closely track reports from the federal Centers for Disease Control (CDC) and distribute up-to-date information about outbreaks. Connect on Facebook, search keywords 'Gila County Health And Emergency Management' to join a community of 2,000 who follow news and alerts about health and safety. Epidemiologists report the 2019 novel coronavirus (2019-nCoV) outbreak originated in China in December, and has been linked to a large seafood and animal market, suggesting a possible zoonotic origin.

Human-to-human transmission; cases have been reported in Korea, Thailand, and (People infected with including fever and/or as cough and shortness coronavirus

Where Do Coronavirus the CDC: "human coronavirus out the world. Seven entists know of, can in Some human coronavirus ago and some have coronaviruses common in people worldwide. MERS-CoV (Middle SARS, have been kr illness." Coronavirus species of animals, in these coronaviruses c then spread between h cent examples. Most not people. Epidemic only certain coronavirus

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Mr. Gordon & Associates, a nationwide practice, represents clients before the Social Security Administration. Member of the U.S. Bar Association. 3405 NW 21 Westborough Dr. C. Office: Broward County Florida. Services may be provided by associated attorneys licensed in other states.

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Community

A job helping reduce homelessness?

Apply with AmeriCorps VISTA

Want to put your creativity and energy to work helping reduce homelessness in Gila County? AmeriCorps VISTA invites applicants for a job signed to Gila County Community Services and has a mission to continue efforts that began last year toward establishing a continuum of care program to reduce homelessness.



VISTA
Volunteers In Service To America

(VISTA), AmeriCorps is a national service program designed specifically to fight poverty. Participants must be at least 18 years old and are paid a living allowance of \$479 every two weeks plus \$100 monthly housing reimbursement; relocation

and childcare assistance -- if eligible -- and given free training. Completing the one-year commitment brings the choice between a \$6,195 education award or an \$1,800 end-of-service stipend. Apply online at <https://bit.ly/201P2K4>

Questions? Call Tanya Burgess at 602-344-4609 or email tanyab@arizonanoprofits.org

What is Gila County Community Services? Through a variety of programs, a dedicated staff of 22 connects low-income individuals with the services they need to overcome the challenges of poverty. Programs range from Gila Employment and Special Training (GEST); Developmental Disabilities Day Program and Vocational Rehabilitation Program, Volunteer Income Tax Assistance (VITA) service, Housing

Services (Section 8) and the Gila County Comprehensive One Stop -- which used to be known as Workforce Innovation and Opportunity Act site.

And what is AmeriCorps? Founded as Volunteers in Service to America in 1965 VISTA has been on the front lines in the fight against poverty in America for over 50 years. AmeriCorps VISTA participants make a year-long, full-time commitment to serve on a specific project at a nonprofit organization or public agency. With passion, commitment and hard work, VISTA members bring individuals and communities out of poverty. Projects can vary and are not limited to: developing outreach and marketing campaigns, building a social media presence, creating a program database, writing grants, managing a program in its first year, and recruiting volunteers. Read more at <https://arizonanoprofits.org/page/AmeriCorpsVISTA>

Free positive work

Do you want to help your children develop self-discipline, responsibility, cooperation and problem solving skills?

Take a positive approach

The positive parenting program focuses on teaching kindness, firmness, dignity and respect. At this workshop you will be empowered with skills to reduce problematic behaviors while strengthening your child's life skills.

Benefits: bridge communication gaps, defuse power struggles, enforce

Globe Firefight annual charity

The GFFA is hosting its fifth annual charity shoot on Saturday, April 11 at the Apache Bow Hunter 7096 Russell Rd. in Globe. The goal is to raise money for the Burn Fund/Community fund. This fund is used to help families in the local community who have lost a loved one to fire. The fund also helps provide meals for children during Christmas.

They are currently seeking volunteers with their cause. Contact form of monetary donation will be recognized. The event. Any additional raffle will also be announced. Assistance would be great.

Target sponsorships: at the shoot: Platinum: \$250+; Silver Sponsor:

Admission is \$30, kids free. There will be multiple coolers, food, raffles, prizes.

Spaces are available for more information: 4432.



EPA SEEKS PUBLIC INPUT ON CLEANUP WORK AT MOUNTAIN VIEW MOBILE HOMES SUPERFUND SITE

The U.S. Environmental Protection Agency (EPA) is reviewing its work to clean up the Mountain View Mobile Home Estates Superfund site in Globe, Arizona. This review—called a "Five-Year Review"—will see if the cleanup plan for the site is still working as it was designed. According to the Superfund law, EPA is required to review its site cleanup plan, or "remedy," every five years if a cleanup takes more than five years to complete, or, if hazardous waste remains on site.

The 17-acre site was once the home of the former Matate Asbestos Corporation's chrysotile asbestos mill. The property was subsequently used as a mobile home park from 1973 until 1979. In 1979, local health officials discovered asbestos contamination during an inspection of the mobile home park's sewage treatment plant. Asbestos mill tailings had been used as fill material and then been partially covered with topsoil. Small piles of asbestos mill tailings were found near the abandoned mill structures and adjacent railroad tracks. The air and soils were contaminated with asbestos, posing a potential health risk to the residents.

Exposure to asbestos fibers has been eliminated by burying asbestos-contaminated material under a cap. In addition, a Declaration of Environmental Use Restriction (DEUR)—a State of Arizona land use covenant—was put on the deed in December 2007 to prevent there being any future exposure to the asbestos. DEUR directs property owners on how the land can be used, and any restrictions owners have on developing the land. The last Five-Year Review, done in 2015, found the remedy was working as intended and was protective of human health and the environment.

What is Included in a Five-Year Review?

Five-Year Reviews include:

- an inspection of the site and cleanup technologies;
- review of monitoring data, operating data, and maintenance records; and
- a determination if any new relevant regulatory requirements have been established since EPA's original cleanup decision was finalized.

EPA Wants to Hear from You!

EPA invites the community to learn more about the site and provide input about how the site cleanup is going in an interview. If you would like to be interviewed, please contact Cynthia Wetmore, Five-Year Coordinator, at (415) 972-3059 or at wetmore.cynthia@epa.gov before April 30, 2020.

An information repository containing the site's Administrative Record (i.e., a set of key documents EPA is required to keep for record-keeping purposes) and other project reports, documents, fact sheets and other reference material is located at the Globe Public Library, 335 South Broad St., Globe, AZ 85501. Call (928) 425-6111 for current library hours. For more site information, visit EPA's web page at: www.epa.gov/superfund/mountainviewmobilehome

The Five-Year Review report will be completed no later than September 30, 2020. EPA will post a copy of the report on the site webpage and send it to the site information repository listed above.

CNS-33341268

Concealed Carry Weapons class scheduled

GLOBE — On Sunday, April 23, there will be a free concealed weapons class, held in the city of Globe.

To register call the instructor, Ray Tarango at 928-719-1088. The times and location of the class

will be disclosed to you, when you register, this is done for security purpose.

When you complete the class, you will be eligible to apply for a Arizona Concealed Weapons Permit.

Call now to register.

Appendix D: Interview Forms

Five-Year Review Interview Record				
Site:	Mountain View Mobile Home Estates, Globe, Arizona		EPA ID No:	AZ D980735724
Interview Type: Ride to site visit Location of Visit: Mountain View Mobile Home Estates Date: 4 February 2020 Time: 0730 hrs				
Interviewers				
Name	Title		Organization	
Matthew Masten	Environmental Engineer		USACE	
Interviewees				
Name	Organization	Title	Telephone	Email
Mikel Morales	ADEQ	Project Manager, Remedial Projects Unit	602-771-4182	Morales.mikel@azdeq.gov
Eric Mannlein	ADEQ	Project Manager, Remedial Projects Unit	602-771-4326	Mannlein.eric@azdeq.gov
Summary of Conversation				
<p>Mikel Morales responses below.</p> <p><u>1) What is your overall impression of the project?</u> My history with the site has been brief. However, my observations from historical documents and discussions with the previous project manager are that the site remedy is functioning as intended with no major issues. Inspections and maintenance are regularly performed to maintain remedy effectiveness. The property has potential for various uses.</p> <p><u>2) Is the remedy functioning as expected? How well is the remedy performing?</u> Yes, the cap is performing as intended. The primary concern is erosion of the cap material and I have not observed documentation of erosion in the past.</p> <p><u>3) What does the monitoring data show? Are there any trends that show contaminant levels are decreasing?</u> N/A</p> <p><u>4) Is there a continuous O&M presence? If so, please describe staff and activities. If there is not a continuous on-site presence, describe staff and frequency of site inspections and activities.</u> The cap is inspected by ADEQ 2-3 times per year. A local ground maintenance contractor is contracted to maintain the vegetation on a quarterly basis. A separate contractor performs site maintenance activities on an annual basis to clean out the culverts and drainage channels/pipelines and make repairs along the fence line as needed.</p> <p><u>5) Have there been any significant changes in the O&M requirements, maintenance schedules, or sampling routines in the last five years? If so, do they affect protectiveness of the remedy? Please describe changes and impacts.</u> No significant changes in the last five years.</p> <p><u>6) What are the annual operating costs for your organization's involvement with the site?</u> Approximately 47k per year.</p> <p><u>7) Have there been unexpected O&M difficulties or costs at the site in the last five years? If so, please give details.</u> No.</p> <p><u>8) Have there been opportunities to optimize O&M or sampling efforts? Please describe changes and resultant or desired cost savings or improved efficiency.</u> In 2019 some grates were removed from the drainage channel in an effort to improve flow and reduce sediment and debris accumulation in the channels. There appears to be a reduction in sediment and debris accumulation which results in less material having to be removed during maintenance activities. There is an opportunity to have the culvert on the opposite side of Highway 70 cleaned out to improve flow and reduce sediment and debris accumulation in the culvert opening on the side of the property. However, maintenance on the opposite side of Highway 70 is scheduled and performed by the Arizona Department of Transportation.</p> <p><u>9) Are you aware of any changes in Federal/State/County/Local laws and regulations that may impact the protectiveness of the remedy?</u> N/A</p> <p><u>10) Do you have any comments, suggestions, or recommendations regarding the project?</u> Inspection and maintenance activities shall proceed in accordance with the current scope and schedule. ADEQ receives inquiries from potential purchasers from time to time; however, the property has not been sold. Future inquiries of the site property should continue to be considered.</p>				
Additional Site-Specific Questions				
None				

Appendix E: Site Inspection Report with Photos and Site Inspection Checklist

Trip Report

Mountain View Mobile Home Estates

1. INTRODUCTION

- a. Date of Visit: 4 February 2020
- b. Location: Globe, AZ
- c. Purpose: A site visit was conducted to visually inspect and document the conditions of the remedy, the site, and the surrounding area for inclusion into the Five-Year Review Report.
- d. Participants:

Matthew Masten	US Army Corps of Engineers, Env. Engineer	602-230-6873
Mikel Morales	Project Manager, ADEQ	602-771-4182
Eric Mannlein	Project Manager, ADEQ	602-771-4326

2. SUMMARY

A site visit to the Mountain View Mobile Home Estates Superfund Site was conducted on 4 February 2020. The inspection included visual observation of overall site conditions and inspection of various components of the remedy. The participants received an overview of the site and the remedial history. The inspection evaluated the landfill cap, the site drainage features, and site institutional controls.

3. DISCUSSION

On 4 February, Mr. Masten, Mr. Morales and Mr. Mannlein left Phoenix, AZ and drove to Globe, AZ. During the drive, Mr. Mannlein and Mr. Morales gave an overview of history of the site, and any updates during the past five years. The biggest change being the retirement of the former ADEQ Project Manager, Don Atkinson, and the former EPA Remedial Project Manager, Andria Benner.

The team arrived at the Mountain View Mobile Home Estates site in Globe, AZ at approximately 1000 hrs. The weather was clear, calm, and approximately 40 degrees Fahrenheit. The participants first entered the locked gate on the south side of the site, adjacent to U.S. Highway 70.

The team proceeded to inspect the various remedy components of the site. The entire perimeter of site was traversed on foot. The fence surrounding the site was in remarkably good condition. It was noted that some repairs to the chain-link had been made in the past five years. A few areas of disturbance, likely due to burrowing animals were observed under the fence. These areas are fixed by the maintenance contractor when on site. The site vegetation was generally well-

Trip Report

Mountain View Mobile Home Estates FYR

1

maintained, the mesquite trees appeared larger and healthier than in the previous five year review site visit. Mr. Mannlein indicated it is his opinion that the mesquite bushes/trees may help with cap integrity. Mr. Mannlein stated that the site is inspected by ADEQ at least twice a year, and a maintenance contractor is on site at least once a year to clear culverts, repair fencing, fill animal burrows, mow vegetation and remove excessive brush. No indication of major erosion or cap damage due to vegetation growth was observed.

The smaller single box culvert under U.S. Highway 70, which transports drainage from the site and the above terrain, had approximately two feet of sand and sediment built up underneath it. The channel also contained cobbles/boulders and other debris. The outlet to the channel, from underneath the site, appeared clear and free of debris. The larger double box culvert under Hwy 70, to the northwest, was noticeably clear. The channel leading to this culvert did contain some sediment debris and cobbles/boulders. The maintenance of these culverts is the responsibility of the Arizona Department of Transportation (ADOT). Mr. Mannlein indicated that scheduling ADOT to maintain the culverts can be challenging, as it is not a priority for ADOT. The maintenance of the channels under the site is ADEQ's responsibility and is performed yearly.

The concrete lined drainage channel that cuts across the site was found to be free of debris, except at the downstream grate, where minor buildup of sediment and debris was present. The downstream grate across the channel at the fence line was modified in 2019 to allow for more debris to pass through. The upstream grate was holding back sediment and debris buildup from off site. The grates both appeared to be functional and in good shape. There was no new evidence of graffiti on the channel walls.

Minor erosion under the fence line was observed on the west side of the site, adjacent to the storage unit property. According to Mr. Mannlein the owner of the storage units has been pushing material up towards the fence. This may be an issue in the future due to runoff from the storage unit site. This potential concern was not currently affecting the protectiveness of the fencing, nor the effectiveness of the cap.

The north boundary of the site was observed, the fence line here runs parallel to the railroad tracks. The fence appeared to be in good working order, no damage or indication of vandalism or trespassing. The gate on the north side of the site was closed and secured. The team passed through this gate to inspect the upstream culvert intakes. These culverts are not within the site boundaries, and are not ADEQ responsibility, but they appear to be functional and help divert storm flows underneath the site.

The cap covering the entire site was not noted to be damaged or show signs of erosion. It appears to be adequately protecting the site. A power pole and meter remain in the southernmost corner of the site, remnants of a previous air monitoring station. This pole and associated equipment could be removed. No trash was noticed at the site.

The team entered the smaller parcel, across the drainage channel in the southwest corner of the site at approximately 1130 hrs. This parcel was properly secured and the fencing was in good shape. The vegetation in the center of this parcel was all mowed back. The concrete lined

Trip Report

Mountain View Mobile Home Estates FYR

2

channel was in good condition and clean except for some buildup at the downstream grate. The cap covering this parcel was not noted to be damaged or showing signs of erosion.

The team departed the site at approximately 1230 hrs.

All components of the remedial action for Mountain View Mobile Home Estates appear to be in good condition and are currently operating as intended. All systems were found to be well secured and free from vandalism or trespassing.

Mr. Morales and Mr. Mannlein both indicated that ADEQ gets occasional interest in purchasing the site. The City of Globe was interested at one point, but the Globe City Council voted it down. Beneficial use of the site would result in a cost savings to ADEQ in maintenance costs.

4. ACTIONS

The USACE will incorporate information obtained from the site visit into the Five Year Review report.

Matthew Masten, P.E.
Environmental Engineer
CESPL-TESB

Trip Report

Mountain View Mobile Home Estates FYR

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Site Photos – Mountain View Mobile Home Estates



Figure 1 - Southern gate to site, showing new information sign

Site Photos

Mountain View Mobile Home Estates FYR

4

Site Photos – Mountain View Mobile Home Estates



Figure 2 - View of site facing northwest from gate

Site Photos

Mountain View Mobile Home Estates FYR

5

Site Photos – Mountain View Mobile Home Estates



Figure 3 – ADOT single box culvert under Hwy 70 from outside fence

Site Photos

Mountain View Mobile Home Estates FYR

6

Site Photos – Mountain View Mobile Home Estates



Figure 4 - View of drainage channel outlet, facing north towards the site

Site Photos

Mountain View Mobile Home Estates FYR

7

Site Photos – Mountain View Mobile Home Estates



Figure 5 – ADOT culvert at south end of concrete lined drainage channel

Site Photos

Mountain View Mobile Home Estates FYR

8

Site Photos – Mountain View Mobile Home Estates



Figure 6 – Grate at fence line, leading to double box culvert

Site Photos

Mountain View Mobile Home Estates FYR

9

Site Photos – Mountain View Mobile Home Estates



Figure 7 – Manhole for drainage channel underneath site, on north fence line



Figure 8 – North fence line, facing east

Site Photos

Mountain View Mobile Home Estates FYR

10

Site Photos – Mountain View Mobile Home Estates



Figure 9 – Fence line near the storage units, showing mounded up material

Site Photos

Mountain View Mobile Home Estates FYR

11

Site Photos – Mountain View Mobile Home Estates



Figure 10 – Animal burrow under north fence line

Site Photos

Mountain View Mobile Home Estates FYR

12

Site Photos – Mountain View Mobile Home Estates



Figure 11 – Power pole and meter, disconnected

Site Photos

Mountain View Mobile Home Estates FYR

13

Site Photos – Mountain View Mobile Home Estates



Figure 12 – View of site from southernmost corner

Site Photos

Mountain View Mobile Home Estates FYR

14

Site Photos – Mountain View Mobile Home Estates



Figure 13 – View of smaller parcel, facing north



Figure 14 – Grate at upstream end of concrete channel

Site Photos

Mountain View Mobile Home Estates FYR

15

Site Photos – Mountain View Mobile Home Estates



Figure 15 – Concrete lined channel facing downstream

Site Photos

Mountain View Mobile Home Estates FYR

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Site Photos – Mountain View Mobile Home Estates



Figure 16 – Secured gate to small parcel

Site Photos

Mountain View Mobile Home Estates FYR

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Five-Year Review Site Inspection Checklist

I. SITE INFORMATION															
Site name: Mountain View Mobile Home Estates	Date of inspection: 4 February 2020														
Location: Globe AZ/Region 9	EPA ID: AZD980735724														
Agency, office, or company leading the five-year review: Arizona Department of Env Quality	Weather/temperature: Clear, calm, ~40° F														
Remedy Includes: (Check all that apply) <table border="0"> <tr> <td><input checked="" type="checkbox"/> Landfill cover/containment</td> <td><input type="checkbox"/> Monitored natural attenuation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Access controls</td> <td><input type="checkbox"/> Groundwater containment</td> </tr> <tr> <td><input checked="" type="checkbox"/> Institutional controls</td> <td><input type="checkbox"/> Vertical barrier walls</td> </tr> <tr> <td><input type="checkbox"/> Groundwater pump and treatment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Surface water collection and treatment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other: <i>e.g. Groundwater monitoring</i></td> <td></td> </tr> <tr> <td colspan="2">Surface water collection and diversion</td> </tr> </table>		<input checked="" type="checkbox"/> Landfill cover/containment	<input type="checkbox"/> Monitored natural attenuation	<input checked="" type="checkbox"/> Access controls	<input type="checkbox"/> Groundwater containment	<input checked="" type="checkbox"/> Institutional controls	<input type="checkbox"/> Vertical barrier walls	<input type="checkbox"/> Groundwater pump and treatment		<input type="checkbox"/> Surface water collection and treatment		<input type="checkbox"/> Other: <i>e.g. Groundwater monitoring</i>		Surface water collection and diversion	
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<input checked="" type="checkbox"/> Access controls	<input type="checkbox"/> Groundwater containment														
<input checked="" type="checkbox"/> Institutional controls	<input type="checkbox"/> Vertical barrier walls														
<input type="checkbox"/> Groundwater pump and treatment															
<input type="checkbox"/> Surface water collection and treatment															
<input type="checkbox"/> Other: <i>e.g. Groundwater monitoring</i>															
Surface water collection and diversion															
Attachments: <input type="checkbox"/> Inspection team roster attached <input type="checkbox"/> Site map attached															
II. INTERVIEWS (Check all that apply)															
1. O&M site manager <u>Mikel Morales</u> <u>ADEQ Project Manager</u> <u>4 Feb 2020</u> <div style="display: flex; justify-content: space-between;"> Name Title Date </div> Interviewed <input checked="" type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone Phone no. <u>602-771-4182</u> Problems, suggestions; <input type="checkbox"/> Report attached _____															
2. O&M staff <u>Eric Mannlein</u> <u>ADEQ Project Manager</u> <u>4 Feb 2020</u> <div style="display: flex; justify-content: space-between;"> Name Title Date </div> Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone Phone no. <u>602-771-4326</u> Problems, suggestions; <input type="checkbox"/> Report attached _____															

Mountain View Mobile Home Estates Superfund Site Sixth Five-Year Review

3.	O&M and OSHA Training Records Remarks Not provided	<input checked="" type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input type="checkbox"/> N/A
4.	Permits and Service Agreements <input type="checkbox"/> Air discharge permit <input type="checkbox"/> Effluent discharge <input type="checkbox"/> Waste disposal, POTW <input type="checkbox"/> Other permits _____ Remarks	<input type="checkbox"/> Readily available <input type="checkbox"/> Readily available <input type="checkbox"/> Readily available <input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input type="checkbox"/> Up to date <input type="checkbox"/> Up to date <input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5.	Gas Generation Records Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
6.	Settlement Monument Records Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
7.	Groundwater Monitoring Records Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
8.	Leachate Extraction Records Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
9.	Discharge Compliance Records <input type="checkbox"/> Air <input type="checkbox"/> Water (effluent) Remarks	<input type="checkbox"/> Readily available <input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
10.	Daily Access/Security Logs Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A

IV. O&M COSTS																																											
1.	O&M Organization <input checked="" type="checkbox"/> State in-house <input checked="" type="checkbox"/> Contractor for State <input type="checkbox"/> PRP in-house <input type="checkbox"/> Contractor for PRP <input type="checkbox"/> Federal Facility in-house <input type="checkbox"/> Contractor for Federal Facility <input type="checkbox"/> Other																																										
2.	O&M Cost Records <input checked="" type="checkbox"/> Readily available <input type="checkbox"/> Up to date <input type="checkbox"/> Funding mechanism/agreement in place Original O&M cost estimate _____ <input type="checkbox"/> Breakdown attached <div style="text-align: center;">Total annual cost by year for review period if available</div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">From <u>July 1, 2018</u></td> <td style="width: 20%;">To <u>June 30, 2019</u></td> <td style="width: 20%; text-align: right;">\$47,000.00</td> <td style="width: 40%;"><input type="checkbox"/> Breakdown attached</td> </tr> <tr> <td style="text-align: center;">Date</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Total cost</td> <td></td> </tr> <tr> <td>From _____</td> <td>To _____</td> <td style="text-align: right;">Total cost</td> <td><input type="checkbox"/> Breakdown attached</td> </tr> <tr> <td style="text-align: center;">Date</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Total cost</td> <td></td> </tr> <tr> <td>From _____</td> <td>To _____</td> <td style="text-align: right;">Total cost</td> <td><input type="checkbox"/> Breakdown attached</td> </tr> <tr> <td style="text-align: center;">Date</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Total cost</td> <td></td> </tr> <tr> <td>From _____</td> <td>To _____</td> <td style="text-align: right;">Total cost</td> <td><input type="checkbox"/> Breakdown attached</td> </tr> <tr> <td style="text-align: center;">Date</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Total cost</td> <td></td> </tr> <tr> <td>From _____</td> <td>To _____</td> <td style="text-align: right;">Total cost</td> <td><input type="checkbox"/> Breakdown attached</td> </tr> <tr> <td style="text-align: center;">Date</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Total cost</td> <td></td> </tr> </table>			From <u>July 1, 2018</u>	To <u>June 30, 2019</u>	\$47,000.00	<input type="checkbox"/> Breakdown attached	Date	Date	Total cost		From _____	To _____	Total cost	<input type="checkbox"/> Breakdown attached	Date	Date	Total cost		From _____	To _____	Total cost	<input type="checkbox"/> Breakdown attached	Date	Date	Total cost		From _____	To _____	Total cost	<input type="checkbox"/> Breakdown attached	Date	Date	Total cost		From _____	To _____	Total cost	<input type="checkbox"/> Breakdown attached	Date	Date	Total cost	
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From _____	To _____	Total cost	<input type="checkbox"/> Breakdown attached																																								
Date	Date	Total cost																																									
3.	Unanticipated or Unusually High O&M Costs During Review Period Describe costs and reasons: O&M costs are approximately \$45,000 per year. FY 2019 was approximately \$47,000.00																																										
V. ACCESS AND INSTITUTIONAL CONTROLS <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A																																											
A. Fencing																																											
1.	Fencing damaged <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Gates secured <input type="checkbox"/> N/A Remarks Fence was in good shape, all gates were secured.																																										
B. Other Access Restrictions																																											
1.	Signs and other security measures <input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A Remarks Signage in place, new site sign at main gate.																																										

C. Institutional Controls (ICs)			
1.	Implementation and enforcement Site conditions imply ICs not properly implemented Site conditions imply ICs not being fully enforced Type of monitoring (e.g., self-reporting, drive by) <u>drive by</u> Frequency <u>2-3x month</u> Responsible party/agency <u>ADEQ</u> Contact <u>ADEQ & landscaping contractor</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Other problems or suggestions: <input type="checkbox"/> Report attached	
Name _____ Title _____ Date _____ Phone no. <u>602-771-4162</u>		Reporting is up-to-date <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Reports are verified by the lead agency <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
2. Adequacy <input checked="" type="checkbox"/> ICs are adequate <input type="checkbox"/> ICs are inadequate <input type="checkbox"/> N/A Remarks _____			
D. General			
1. Vandalism/trespassing <input type="checkbox"/> Location shown on site map <input type="checkbox"/> No vandalism evident Remarks No evidence of recent trespassing or vandalism.			
2. Land use changes on site <input checked="" type="checkbox"/> N/A Remarks _____			
3. Land use changes off site <input checked="" type="checkbox"/> N/A Remarks _____			
VI. GENERAL SITE CONDITIONS			
A. Roads <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A			
1. Roads damaged <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Roads adequate <input type="checkbox"/> N/A Remarks _____			

8.	Wet Areas/Water Damage <input type="checkbox"/> Wet areas <input type="checkbox"/> Ponding <input type="checkbox"/> Seeps <input type="checkbox"/> Soft subgrade Remarks _____	<input checked="" type="checkbox"/> Wet areas/water damage not evident <input type="checkbox"/> Location shown on site map Areal extent _____ <input type="checkbox"/> Location shown on site map Areal extent _____ <input type="checkbox"/> Location shown on site map Areal extent _____ <input type="checkbox"/> Location shown on site map Areal extent _____
9.	Slope Instability <input type="checkbox"/> Slides <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of slope instability Areal extent _____ Remarks _____	
B. Benches <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Applicable (Horizontally constructed mounds of earth placed across a steep landfill side slope to interrupt the slope in order to slow down the velocity of surface runoff and intercept and convey the runoff to a lined channel.)		
1.	Flows Bypass Bench Remarks _____	<input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A or okay
2.	Bench Breached Remarks _____	<input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A or okay
3.	Bench Overtopped Remarks _____	<input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A or okay
C. Letdown Channels <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A (Channel lined with erosion control mats, riprap, grout bags, or gabions that descend down the steep side slope of the cover and will allow the runoff water collected by the benches to move off of the landfill cover without creating erosion gullies.)		
1.	Settlement Areal extent _____ <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of settlement Depth _____ Remarks _____	
2.	Material Degradation <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of degradation Material type _____ Areal extent _____ Remarks _____	
3.	Erosion Areal extent _____ <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of erosion Depth _____ Remarks _____	

4.	Undercutting Areal extent _____ Remarks _____	<input type="checkbox"/> Location shown on site map Depth _____	<input checked="" type="checkbox"/> No evidence of undercutting
5.	Obstructions Type _____ Areal extent _____ Remarks _____	<input checked="" type="checkbox"/> No obstructions Size _____	<input type="checkbox"/> Location shown on site map
6.	Excessive Vegetative Growth Type _____ <input checked="" type="checkbox"/> No evidence of excessive growth <input type="checkbox"/> Vegetation in channels does not obstruct flow <input type="checkbox"/> Location shown on site map Remarks _____	Areal extent _____	
D. Cover Penetrations <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A			
1.	Gas Vents <input type="checkbox"/> N/A <input type="checkbox"/> Active <input type="checkbox"/> Passive <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> Evidence of leakage at penetration Remarks _____		
2.	Gas Monitoring Probes <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> Evidence of leakage at penetration <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks _____		
3.	Monitoring Wells (within surface area of landfill) <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> Evidence of leakage at penetration <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks _____		
4.	Leachate Extraction Wells <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> Evidence of leakage at penetration <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks _____		
5.	Settlement Monuments Remarks _____	<input type="checkbox"/> Located	<input type="checkbox"/> Routinely surveyed <input type="checkbox"/> N/A

E. Gas Collection and Treatment			<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Gas Treatment Facilities <input type="checkbox"/> Flaring <input type="checkbox"/> Thermal destruction <input type="checkbox"/> Collection for reuse <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks			
2.	Gas Collection Wells, Manifolds and Piping <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks			
3.	Gas Monitoring Facilities (e.g., gas monitoring of adjacent homes or buildings) <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks			
F. Cover Drainage Layer			<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Outlet Pipes Inspected Remarks <input type="checkbox"/> Functioning <input type="checkbox"/> N/A			
2.	Outlet Rock Inspected Remarks <input type="checkbox"/> Functioning <input type="checkbox"/> N/A			
G. Detention/Sedimentation Ponds			<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Siltation <input type="checkbox"/> N/A <input type="checkbox"/> Siltation not evident Areal extent _____ Depth _____ Remarks			
2.	Erosion Areal extent _____ Depth _____ <input type="checkbox"/> Erosion not evident Remarks			
3.	Outlet Works Remarks <input type="checkbox"/> Functioning <input type="checkbox"/> N/A			
4.	Dam Remarks <input type="checkbox"/> Functioning <input type="checkbox"/> N/A			

H. Retaining Walls		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Deformations Horizontal displacement _____ Rotational displacement _____ Remarks _____	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Deformation not evident
2.	Degradation Remarks _____	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Degradation not evident
I. Perimeter Ditches/Off-Site Discharge		<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> N/A
1.	Siltation Areal extent _____ Depth _____ Remarks _____ Discharge outlets are clear.	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Siltation not evident
2.	Vegetative Growth Areal extent _____ Remarks _____	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Vegetation does not impede flow Type _____	<input type="checkbox"/> N/A
3.	Erosion Areal extent _____ Depth _____ Remarks _____	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Erosion not evident
4.	Discharge Structure Remarks _____ Discharge structures are maintained and clear. Culvert off site under Hwy 70 has approx. 2 feet of sediment.	<input checked="" type="checkbox"/> Functioning	<input type="checkbox"/> N/A
VIII. VERTICAL BARRIER WALLS		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Settlement Areal extent _____ Depth _____ Remarks _____	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Settlement not evident
2.	Performance Monitoring Type of monitoring _____ <input type="checkbox"/> Performance not monitored <input type="checkbox"/> Evidence of breaching Frequency _____ Head differential _____ Remarks _____		
IX. GROUNDWATER/SURFACE WATER REMEDIES		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
A. Groundwater Extraction Wells, Pumps, and Pipelines		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Pumps, Wellhead Plumbing, and Electrical <input type="checkbox"/> Good condition <input type="checkbox"/> All required wells properly operating <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks _____		

2.	Extraction System Pipelines, Valves, Valve Boxes, and Other Appurtenances <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____
3.	Spare Parts and Equipment <input type="checkbox"/> Readily available <input type="checkbox"/> Good condition <input type="checkbox"/> Requires upgrade <input type="checkbox"/> Needs to be provided Remarks _____
B. Surface Water Collection Structures, Pumps, and Pipelines <input type="checkbox"/> Applicable <input type="checkbox"/> N/A	
1.	Collection Structures, Pumps, and Electrical <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____
2.	Surface Water Collection System Pipelines, Valves, Valve Boxes, and Other Appurtenances <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____
3.	Spare Parts and Equipment <input type="checkbox"/> Readily available <input type="checkbox"/> Good condition <input type="checkbox"/> Requires upgrade <input type="checkbox"/> Needs to be provided Remarks _____
C. Treatment System <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
1.	Treatment Train (Check components that apply) <input type="checkbox"/> Metals removal <input type="checkbox"/> Oil/water separation <input type="checkbox"/> Bioremediation <input type="checkbox"/> Air stripping <input type="checkbox"/> Carbon adsorbers <input type="checkbox"/> Filters _____ <input type="checkbox"/> Additive (e.g., chelation agent, flocculent) _____ <input type="checkbox"/> Others _____ <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> Sampling ports properly marked and functional <input type="checkbox"/> Sampling/maintenance log displayed and up to date <input type="checkbox"/> Equipment properly identified <input type="checkbox"/> Quantity of groundwater treated annually _____ <input type="checkbox"/> Quantity of surface water treated annually _____ Remarks _____
2.	Electrical Enclosures and Panels (properly rated and functional) <input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____

3.	Tanks, Vaults, Storage Vessels <input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Proper secondary containment <input type="checkbox"/> Needs Maintenance Remarks
4.	Discharge Structure and Appurtenances <input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks
5.	Treatment Building(s) <input type="checkbox"/> N/A <input type="checkbox"/> Good condition (esp. roof and doorways) <input type="checkbox"/> Needs repair <input type="checkbox"/> Chemicals and equipment properly stored Remarks
6.	Monitoring Wells (pump and treatment remedy) <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> All required wells located <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks
D. Monitoring Data	
1.	Monitoring Data <input type="checkbox"/> Is routinely submitted on time <input type="checkbox"/> Is of acceptable quality
2.	Monitoring data suggests: <input type="checkbox"/> Groundwater plume is effectively contained <input type="checkbox"/> Contaminant concentrations are declining
D. Monitored Natural Attenuation	
1.	Monitoring Wells (natural attenuation remedy) <input type="checkbox"/> Properly secured/locked <input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition <input type="checkbox"/> All required wells located <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks
X. OTHER REMEDIES	
If there are remedies applied at the site which are not covered above, attach an inspection sheet describing the physical nature and condition of any facility associated with the remedy. An example would be soil vapor extraction.	

XI. OVERALL OBSERVATIONS	
A.	Implementation of the Remedy
	<p>Describe issues and observations relating to whether the remedy is effective and functioning as designed. Begin with a brief statement of what the remedy is to accomplish (i.e., to contain contaminant plume, minimize infiltration and gas emission, etc.).</p> <p>Per information from interviews and site observations, the implemented remedy appears to be functioning as designed. The remedy is accomplishing its objectives of keeping the asbestos waste in place, and preventing the landfill from eroding during flood seasons. This is accomplished with a geotextile barrier and a soil and rock cap. Surface water drainage is in place and functioning to prevent erosion of the cap.</p>
B.	Adequacy of O&M
	<p>Describe issues and observations related to the implementation and scope of O&M procedures. In particular, discuss their relationship to the current and long-term protectiveness of the remedy.</p> <p>The site is being maintained, O&M is adequate. Sediment buildup under Hwy 70 may need to be addressed if ADOT does not properly maintain in the future.</p>
C.	Early Indicators of Potential Remedy Problems
N/A	<p>Describe issues and observations such as unexpected changes in the cost or scope of O&M or a high frequency of unscheduled repairs, that suggest that the protectiveness of the remedy may be compromised in the future.</p>
D.	Opportunities for Optimization
N/A	<p>Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy.</p>