

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



Prepared by

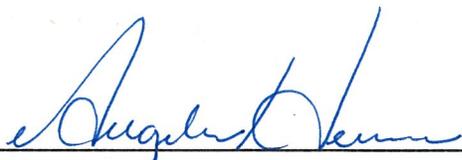
United States Corps of Engineers, Seattle District

for

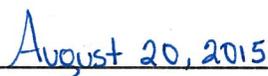
U.S. Environmental Protection Agency

Region IX

San Francisco, California

  
\_\_\_\_\_

Angeles Herrera  
Assistant Director  
Superfund Division  
U.S. EPA, Region 9

  
\_\_\_\_\_

Date

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]: N/A</i>		
Author name (Federal or State Project Manager): Andria Benner		
Author affiliation: USEPA		
Review period: 12/11/2014 - 9/15/2015		
Date of site inspection: 3/18/2015		
Type of review: Statutory		
Review number: 5		
Triggering action date: 9/29/2010		
Due date ( <i>five years after triggering action date</i> ): 9/29/2015		

# 1 Introduction

The purpose of a Five-Year Review (FYR) 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 FYR is required 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 methods, findings, and conclusions of reviews are documented in five-year review reports. In addition, FYR reports identify issues found during the review, if any, and document recommendations to address them.

In January 2014, the U.S Environmental Protection Agency's (EPA) Office of Superfund Remediation and Technology Innovation and EPA Region 9 Superfund Division agreed to conduct a limited FYR with support from the Arizona Department of Environmental Quality (ADEQ) and the United States Army Corps of Engineers (USACE) for Mountain View Mobile Home Estates Superfund Site in Globe, Arizona (Figure 1) where the remedy currently consists of completed cap and institutional controls. This limited Five-Year Review provides a snapshot of the current status, a site inspection, and an assessment of the effectiveness of the institutional controls.

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 are specified in a Declaration of Environmental Use Restriction (DEUR), a State of Arizona land use covenant recorded in the chain of title with the deed which was recorded in December 2007. EPA's Explanation of Significant Differences (ESD) signed in May 2015, incorporated the DEUR into the remedy and ensures that the Site remedy remains protective.

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 is designed to:

- Eliminate exposures to chrysotile asbestos fibers found within the Site soil and on Site buildings and structures.

The remedy consisted of:

- 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.
- A fence and signage were placed around the site to prevent and dissuade trespassing on site.

The construction of the remedy was completed in 1986, and EPA made a determination of Construction Complete in 1988.

Further information on the Site background and remedial actions can be found in the last full FYR (2010) which is available at the information repositories (the Globe City Hall, The Globe Public Library, the

Arizona Department of Health Services Library in Phoenix, and EPA Region 9 Library in San Francisco) and at the following website:

<http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/3dec8ba3252368428825742600743733/50c81076ac2b70dc88257007005e9414!OpenDocument#documents>

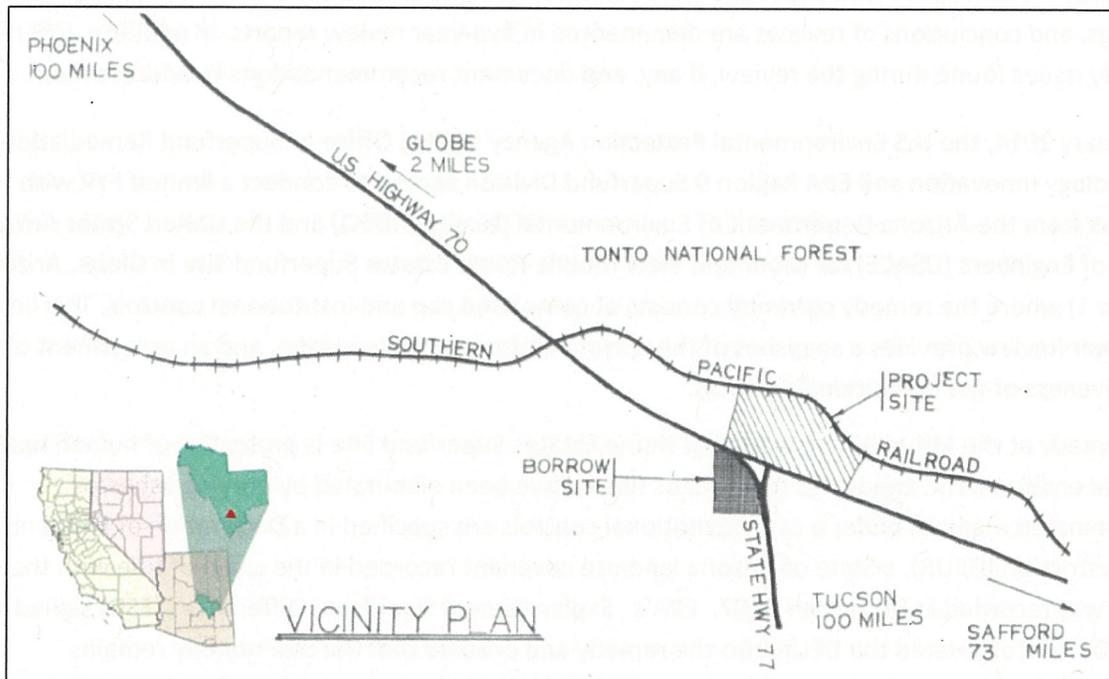


Figure 1. Vicinity Map of Mountain View Mobile Home Estates.

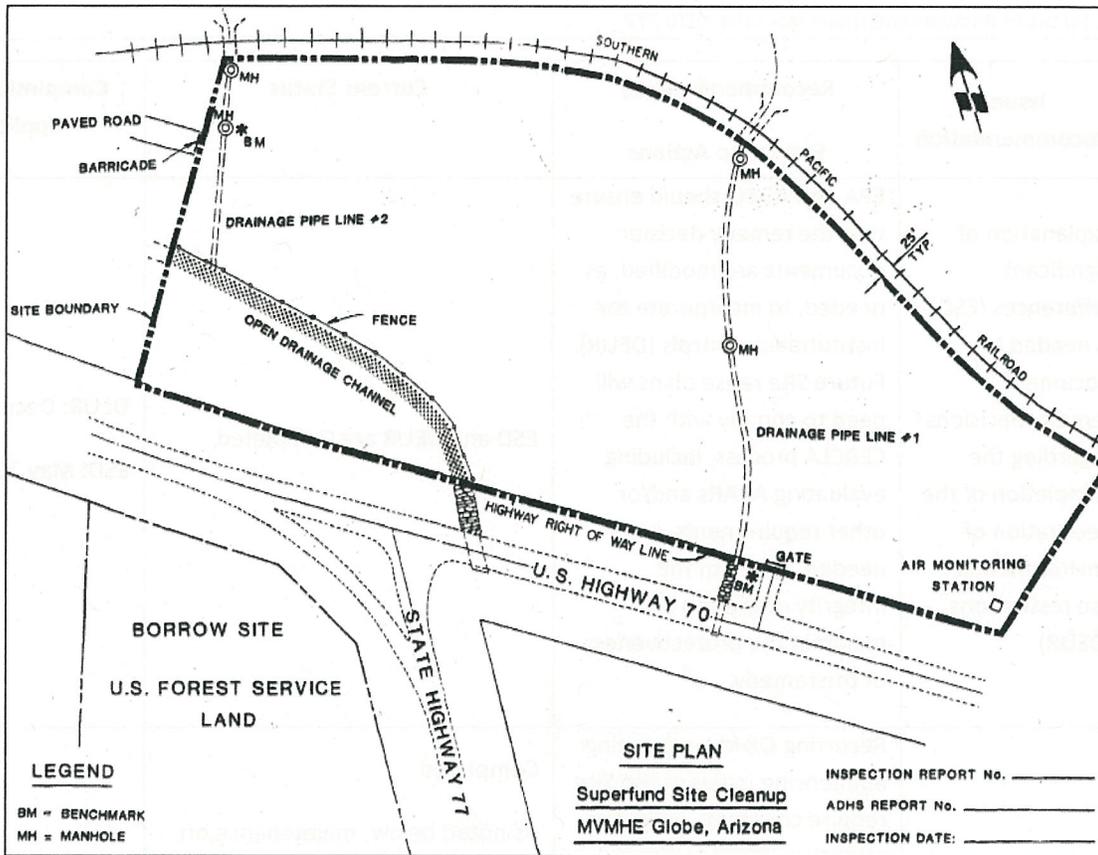


Figure 2. Site Plan of Mountain View Mobile Home Estates. The site is located within the dashed area.

## 2 Progress Since the Previous Five-Year Review

The Fourth Five-Year Review report for the Mountain View Mobile Home Estate was signed on September 29, 2010, and included the following protectiveness statement:

*“The remedy at the Mountain View Mobile Home Estates Superfund Site currently protects human health and the environment because there is no current exposure to the contamination that remains at the Site. In November 2007, a Declaration of Environmental Use Restriction (DEUR) was recorded for the entire 17-acre Site for the single Operable Unit. A subsequent title search confirmed that this IC is in place and effective to ensure long-term protectiveness.”*

The fourth FYR identified one issue that affected future protectiveness (which has since been addressed through the documentation provided in the ESD) and one that did not impact protectiveness (an operation and maintenance observation). For these two items recommendations and expected follow-up actions, are displayed below in Table 1.

Table 1. Status of Recommendations from the 2010 FYR

OU #	Issue/ Recommendation	Recommendations/ Follow-up Actions	Current Status	Completion Date (if applicable)
01	Explanation of significant differences (ESD) is needed to document remedy decisions regarding the completion of the declaration of environmental use restrictions (DEUR)	EPA and ADEQ should ensure that the remedy decision documents are modified, as needed, to incorporate the institutional controls (DEUR). Future Site reuse plans will need to comply with the CERCLA process, including evaluating ARARs and/or other requirements, as needed, to retain the integrity of the cap and maintain the protectiveness of the remedy.	ESD and DEUR are Completed	DEUR: December 2007 ESD: May 2015
01	Correction of O&M landscape deficiencies.	Recurring O&M landscaping and fencing issues at the Site require continual, on-going attention. ADEQ currently plans to address these O&M deficiencies during 2010. These O&M actions do not affect the short-term or long-term protectiveness of the existing Site remedy.	Completed  As noted below, maintenance on the Site includes removal of sediments from the stormwater pipes and channels as well as repair to the fence and grates. Maintenance is ongoing as required.	5/19/2011

**Activities completed during the Past Five Years**

Per recommendations in the 2010 FYR, ADEQ contracted with various entities to perform maintenance tasks such as:

- Removal of sediment buildup in subsurface drainage pipelines, channel outfalls, and rip rap
- Removal of vegetation from the pipeline and channel outfalls
- Repair of the channel outfall grate and perimeter fencing

Site inspections were performed prior to maintenance activities. Photographs in Appendix A Maintenance Photos illustrate ADEQ's efforts in addressing the 2010 recommendations.

On May 18, 2015, EPA and ADEQ signed an ESD to update the 1983 ROD. The ESD documented that enforceable ICs had been placed on the Site to ensure that the existing remedy would continue to be protective of human health and the environment in the long-term. Without enforceable ICs, the original remedy was not protective for all uses; the use and access to the landfill property needed to be controlled and the remedy needed to be maintained. The specific IC mechanism selected and implemented was a DEUR, which was recorded in December 2007, as formally documented in the remedial decision documents through the ESD in 2015. More details regarding the ESD are discussed in the section discussing Institutional Controls.

### 3 Five-Year Review Process

#### **Administrative Components**

The Mountain View Mobile Home Estates Superfund Site Five-Year Review was led by Andria Benner of the U.S. EPA, Remedial Project Manager for the Site, and Heather Parker, the EPA Community Involvement Coordinator (CIC). Blair C. Kinser, of USACE wrote the initial draft FYR and Donald E. Atkinson, of the ADEQ, assisted in the review as the representative for the support agency. The results of the review and the report will be made available at the Site information repositories and on EPA's website: [www.epa.gov/region9/MountainViewMobileHome](http://www.epa.gov/region9/MountainViewMobileHome).

#### **Community Involvement and Interviews**

On March 11, 2015 a public notice was published in the *Copper Country News* which serves Globe, Arizona. The public notice informed community members that the FYR for Mountain View Mobile Home Estates was to begin and provided a brief synopsis on the review process and Site history. A point of contact (POC) was provided to community members who had questions regarding the FYR via either the phone number or email address provided.

On the March 18, 2015 Don Atkinson of ADEQ was interviewed by Matthew Masten of USACE. During the interview Mr. Atkinson noted that he has a long history with the Site. His concerns were erosion and the grates within the drainage channel. He would like to improve the O&M effort by removing the grates from the drainage channels since they become clogged with sediment and debris. Mr. Atkinson noted that the Site is inspected 2 to 3 times a month and that the site is mowed quarterly with brush being cut from the fence line and culverts getting cleaned upon request. He approximated the annual cost of operations and maintenance to be \$15,000 to \$37,000 per year.

#### **Site Inspection**

The inspection of the Site was conducted on March 18, 2015. In attendance were Andria Benner, U.S. EPA; Don Atkinson, ADEQ, and Matthew Masten, USACE.

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 conducted in the past 5 years. There were a few areas of disturbance, most

likely due to burrowing animals digging under the fence line. The Site vegetation was well-maintained and had been mowed recently. A limited number of mesquite shrubs/bushes have grown to 4-5 feet in height in certain locations on the Site. However, no indication of major erosion or cap damage due to vegetation growth, including the mesquite bushes, was observed.

The culvert under U.S. Highway 70, which transports drainage from the Site, contained approximately two feet of sand and sediment. Removal of this was noted to be the responsibility of the Arizona highway department. The increased sediment in this drainage channel, which cuts across the Site, may have been a result from a December 2014 storm. The grate appeared to be functional and in good condition.

Minor erosion under the fence line was observed on the west side of the Site, near the storage units. This was not affecting the protectiveness of the fencing.

The cap covering the entire Site did not appear to be damaged or show signs of erosion. It appears to be adequately protecting the Site. On the small parcel across the concrete channel large mesquite bushes were seen growing behind the channel wall on Site, but as the Site inspection indicated no damage has occurred from the bushes. The cap covering the small parcel had no damage and showed no signs of erosion during the Site inspection for this FYR.

The Site inspection form and trip report are included in Appendix D Mountain View Mobile Home Estates Trip Report/ Site Visit.

### Institutional Controls

Table 2. Summary of Implemented ICs

Media, engineered controls, and areas that do not support Unlimited Use and Unrestricted Exposure (UU/UE) based on current conditions	ICs Needed	ICs Called for in the Decision Documents	Impacted Parcel(s)	IC Objective	Title of IC Instrument Implemented and Date (or planned)
Soils and materials contaminated with asbestos fibers buried on site.	Yes	Yes	Gila County Assessor parcel # 102-28-014-A and 102-28-014-B	Land use restriction. See bulleted items below.	Declaration of Environmental Use Restriction (DEUR)  December 2007

The ESD includes the following restrictions:

- Grantee covenants for itself, its successors and assigns that it will not take any actions that interfere or compromise in any way the selected remedy for the Site, and specifically the

integrity of the cap so that it continues to protect public health and welfare, and the environment.

- Grantee covenants for itself, its successors and assigns that it will not disturb, destroy, tamper with or alter the cap containing the asbestos-contaminated soils without the written approval of EPA and ADEQ.
- Grantee covenants for itself, its successors and assigns that it will not cause alteration of the cap containing the asbestos contaminated soils through activities such as construction or creation of any new structures, including but not limited to buildings, utility trenches, drainage channels, roadways and septic systems, unless specifically approved by the EPA and ADEQ.
- Grantee covenants for itself, its successors and assigns that it will prohibit any activities that would limit access to, or interfere with the operations and maintenance of the cap, without the written approval of the EPA and ADEQ.

#### 4 Technical Assessment Summary

The remedy continues to operate and function as designed. O&M continues to occur and no major issues were noted during the Site inspection. The O&M costs are minimal as the Site is composed of a cap, fencing and a stormwater management system. No large variances of the O&M costs were noted. No new information regarding the Site, the contaminant characteristics, or exposure pathways has been found that would affect the protectiveness of the remedy. Remedial Action Objectives (RAOs) are being met and are valid. Land use change may occur in the future but ICs are in place that will maintain protectiveness of the remedy should any changes occur. No changes in ARARs were noted that impact the protectiveness of the remedy. No unacceptable ecological risks were identified. The Site’s remedy will remain protective as long as O&M continues and ICs are in place and effective.

#### 5 Issues/Recommendations and follow-up actions

No issues and recommendations affecting protectiveness were noted during this FYR.

#### 6 Protectiveness statement

Sitewide Protectiveness Statement	
<i>Protectiveness Determination:</i>	<i>Addendum Due Date (if applicable):</i>
Protective	N/A
<i>Protectiveness Statement:</i>	
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.

## 7 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 Maintenance Photos

Maintenance photos from 2011



Figure A-1 - Fencing that was missing on site



Figure A-2 - Fencing added where damaged or removed



Figure A-3 - Sediment located within drainage channel on site



Figure A-4 - Channel conditions after sediment was removed from drainage channels



Figure A-5 - Dirt being removed from outfall culvert on site

Inspection photos from 2012



Figure A-6 - Pipe #1 outfall. Approximately one-third blocked with accumulated sediment



Figure A-7 - Sediment deposited by Pipe #1 outfall and blocked box culvert



Figure A-8 - Burrow underneath perimeter fence



Figure A-9 - Minor damage and debris accumulation on channel inlet grate



Figure A-10 - Channel outlet and vegetation accumulation



Figure A-11 - Cracks and degradation of concrete near pipe #2 outlet

## Appendix B Site Inspection Checklist

### Five-Year Review Site Inspection Checklist

I. SITE INFORMATION															
Site name: Mountain View Mobile Home Estates	Date of inspection: 18 March, 2015														
Location: Globe AZ/Region 9	EPA ID: AZD980735724														
Agency, office, or company leading the five-year review: Arizona Department of Env Quality	Weather/temperature: Cloudy, calm, ~70° F														
<b>Remedy Includes:</b> (Check all that apply) <table style="width: 100%; border: none;"> <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 style="padding-left: 20px;">Surface water collection and diversion</td> <td></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"/> 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>Don Atkinson</u> <span style="float: right;">Project Manager</span> <span style="float: right;">18 March 2015</span>															
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%; text-align: center;">Name</td> <td style="width: 30%; text-align: center;">Title</td> <td style="width: 10%; text-align: center;">Date</td> </tr> </table>			Name	Title	Date										
	Name	Title	Date												
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 _____ <span style="float: right;">2</span>															
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%; text-align: center;">Name</td> <td style="width: 30%; text-align: center;">Title</td> <td style="width: 10%; text-align: center;">Date</td> </tr> </table>			Name	Title	Date										
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Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone Phone no. _____															
Problems, suggestions; <input type="checkbox"/> Report attached _____															
2. O&M staff _____															
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%; text-align: center;">Name</td> <td style="width: 30%; text-align: center;">Title</td> <td style="width: 10%; text-align: center;">Date</td> </tr> </table>			Name	Title	Date										
	Name	Title	Date												
Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone Phone no. _____															
Problems, suggestions; <input type="checkbox"/> Report attached _____															

3. **Local regulatory authorities and response agencies** (i.e., State and Tribal offices, emergency response office, police department, office of public health or environmental health, zoning office, recorder of deeds, or other city and county offices, etc.) Fill in all that apply.

Agency EPA  
 Contact Andria Benner Remedial Project Manager 18 March 15 415-972-3189  
 Name Title Date Phone no.  
 Problems; suggestions:  Report attached

Agency ADEQ  
 Contact Don Atkinson Federal Projects Unit 18 March 15 602-771-4182  
 Name Title Date Phone no.  
 Problems; suggestions:  Report attached

Agency \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Name Title Date Phone no.  
 Problems; suggestions:  Report attached

Agency \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Name Title Date Phone no.  
 Problems; suggestions:  Report attached

4. **Other interviews** (optional)  Report attached.

**III. ON-SITE DOCUMENTS & RECORDS VERIFIED** (Check all that apply)

1. **O&M Documents**
- |   |   |                                     |                              |
|---|---|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> O&M manual        | <input checked="" type="checkbox"/> Readily available | <input type="checkbox"/> Up to date | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> As-built drawings | <input checked="" type="checkbox"/> Readily available | <input type="checkbox"/> Up to date | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Maintenance logs             | <input type="checkbox"/> Readily available            | <input type="checkbox"/> Up to date | <input type="checkbox"/> N/A |
- Remarks
2. **Site-Specific Health and Safety Plan**  Readily available  Up to date  N/A  
 Contingency plan/emergency response plan  Readily available  Up to date  N/A  
 Remarks Not provided

3.	<b>O&amp;M and OSHA Training Records</b> Remarks Not provided	<input checked="" type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input type="checkbox"/> N/A
4.	<b>Permits and Service Agreements</b> <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.	<b>Gas Generation Records</b> Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
6.	<b>Settlement Monument Records</b> Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
7.	<b>Groundwater Monitoring Records</b> Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
8.	<b>Leachate Extraction Records</b> Remarks	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
9.	<b>Discharge Compliance Records</b> <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.	<b>Daily Access/Security Logs</b> 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**

- Readily available       Up to date       Funding mechanism/agreement in place  
 Original O&M cost estimate \_\_\_\_\_  Breakdown attached

Total annual cost by year for review period if available

From _____	To _____	_____	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	
From _____	To _____	_____	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	
From _____	To _____	_____	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	
From _____	To _____	_____	<input type="checkbox"/> Breakdown attached
Date	Date	Total cost	
From _____	To _____	_____	<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 Cost was requested from ADEQ, not provided as of this time.

**V. ACCESS AND INSTITUTIONAL CONTROLS**     Applicable     N/A

**A. Fencing**

- 1. Fencing damaged**       Location shown on site map       Gates secured       N/A  
 Remarks Fence was in good shape, one gate had it's chain cut. This was remedied at time of site visit. The other gates were secured.

**B. Other Access Restrictions**

- 1. Signs and other security measures**       Location shown on site map       N/A  
 Remarks Signage in place

<b>C. Institutional Controls (ICs)</b>			
1.	<b>Implementation and enforcement</b>		
	Site conditions imply ICs not properly implemented	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	Site conditions imply ICs not being fully enforced	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
	Type of monitoring (e.g., self-reporting, drive by) <u>drive by</u>		
	Frequency <u>2-3x month</u>		
	Responsible party/agency <u>ADEC</u>		
	Contact <u>Don Atkinson &amp; landscaping contractor</u>	<u>18 March 15</u>	<u>602-771-4182</u>
	Name	Title	Date Phone no.
	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
	Specific requirements in deed or decision documents have been met	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Violations have been reported	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Other problems or suggestions: <input type="checkbox"/> Report attached		
2.	<b>Adequacy</b>	<input checked="" type="checkbox"/> ICs are adequate	<input type="checkbox"/> ICs are inadequate <input type="checkbox"/> N/A
	Remarks		
<b>D. General</b>			
1.	<b>Vandalism/trespassing</b>	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No vandalism evident
	Remarks	Some older graffiti on drainage channel and chain on north gate was cut.	
2.	<b>Land use changes on site</b>	<input checked="" type="checkbox"/> N/A	
	Remarks		
3.	<b>Land use changes off site</b>	<input checked="" type="checkbox"/> N/A	
	Remarks		
<b>VI. GENERAL SITE CONDITIONS</b>			
A. Roads	<input checked="" type="checkbox"/> Applicable	<input type="checkbox"/> N/A	
1.	<b>Roads damaged</b>	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> Roads adequate <input type="checkbox"/> N/A
	Remarks		

<b>B. Other Site Conditions</b>		
Remarks Site is in good condition, functioning properly		
<b>VII. LANDFILL COVERS</b> <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		
<b>A. Landfill Surface</b>		
1.	<b>Settlement</b> (Low spots) Areal extent _____ Depth _____ Remarks _____	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Settlement not evident
2.	<b>Cracks</b> Lengths _____ Widths _____ Depths _____ Remarks _____	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Cracking not evident
3.	<b>Erosion</b> Areal extent _____ Depth _____ Remarks _____	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Erosion not evident
4.	<b>Holes</b> Areal extent _____ Depth _____ Remarks _____	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Holes not evident
5.	<b>Vegetative Cover</b> <input type="checkbox"/> Grass <input checked="" type="checkbox"/> Cover properly established <input type="checkbox"/> No signs of stress <input checked="" type="checkbox"/> Trees/Shrubs (indicate size and locations on a diagram) Remarks Mature bushes may need to be removed.	
6.	<b>Alternative Cover (armored rock, concrete, etc.)</b> Remarks Wire-wrapped rip rap is in place	<input type="checkbox"/> N/A
7.	<b>Bulges</b> Areal extent _____ Height _____ Remarks _____	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> Bulges not evident

8.	<b>Wet Areas/Water Damage</b> <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.	<b>Slope Instability</b> <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>B. Benches</b> <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.	<b>Flows Bypass Bench</b> Remarks	<input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A or okay
2.	<b>Bench Breached</b> Remarks	<input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A or okay
3.	<b>Bench Overtopped</b> Remarks	<input type="checkbox"/> Location shown on site map <input type="checkbox"/> N/A or okay
<b>C. Letdown Channels</b> <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.	<b>Settlement</b> Areal extent _____                    Depth _____ Remarks	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of settlement
2.	<b>Material Degradation</b> <input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of degradation Material type _____                    Areal extent _____ Remarks	
3.	<b>Erosion</b> Areal extent _____                    Depth _____ Remarks	<input type="checkbox"/> Location shown on site map <input checked="" type="checkbox"/> No evidence of erosion

4.	<b>Undercutting</b>	<input type="checkbox"/> Location shown on site map	<input checked="" type="checkbox"/> No evidence of undercutting
	Areal extent _____	Depth _____	
	Remarks		
5.	<b>Obstructions</b>	Type _____	<input checked="" type="checkbox"/> No obstructions <input type="checkbox"/> Location shown on site map
	Areal extent _____	Size _____	
	Remarks		
6.	<b>Excessive Vegetative Growth</b>	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	Areal extent _____	
	Remarks		
<b>D. Cover Penetrations</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A			
1.	<b>Gas Vents</b>	<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.	<b>Gas Monitoring Probes</b>	<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.	<b>Monitoring Wells</b> (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.	<b>Leachate Extraction Wells</b>	<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.	<b>Settlement Monuments</b>	<input type="checkbox"/> Located <input type="checkbox"/> Routinely surveyed <input type="checkbox"/> N/A	
	Remarks		

<b>E. Gas Collection and Treatment</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	<b>Gas Treatment Facilities</b> <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.	<b>Gas Collection Wells, Manifolds and Piping</b> <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks	
3.	<b>Gas Monitoring Facilities</b> (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	
<b>F. Cover Drainage Layer</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	<b>Outlet Pipes Inspected</b> <input type="checkbox"/> Functioning <input type="checkbox"/> N/A Remarks	
2.	<b>Outlet Rock Inspected</b> <input type="checkbox"/> Functioning <input type="checkbox"/> N/A Remarks	
<b>G. Detention/Sedimentation Ponds</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	<b>Siltation</b> <input type="checkbox"/> N/A <input type="checkbox"/> Siltation not evident Areal extent _____ Depth _____ Remarks	
2.	<b>Erosion</b> Areal extent _____ Depth _____ <input type="checkbox"/> Erosion not evident Remarks	
3.	<b>Outlet Works</b> <input type="checkbox"/> Functioning <input type="checkbox"/> N/A Remarks	
4.	<b>Dam</b> <input type="checkbox"/> Functioning <input type="checkbox"/> N/A Remarks	

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

2.	<b>Extraction System Pipelines, Valves, Valve Boxes, and Other Appurtenances</b> <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks
3.	<b>Spare Parts and Equipment</b> <input type="checkbox"/> Readily available <input type="checkbox"/> Good condition <input type="checkbox"/> Requires upgrade <input type="checkbox"/> Needs to be provided Remarks
<b>B. Surface Water Collection Structures, Pumps, and Pipelines</b> <input type="checkbox"/> Applicable <input type="checkbox"/> N/A	
1.	<b>Collection Structures, Pumps, and Electrical</b> <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks
2.	<b>Surface Water Collection System Pipelines, Valves, Valve Boxes, and Other Appurtenances</b> <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks
3.	<b>Spare Parts and Equipment</b> <input type="checkbox"/> Readily available <input type="checkbox"/> Good condition <input type="checkbox"/> Requires upgrade <input type="checkbox"/> Needs to be provided Remarks
<b>C. Treatment System</b> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
1.	<b>Treatment Train (Check components that apply)</b> <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.	<b>Electrical Enclosures and Panels (properly rated and functional)</b> <input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks

3.	<b>Tanks, Vaults, Storage Vessels</b> <input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Proper secondary containment <input type="checkbox"/> Needs Maintenance Remarks
4.	<b>Discharge Structure and Appurtenances</b> <input type="checkbox"/> N/A <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks
5.	<b>Treatment Building(s)</b> <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.	<b>Monitoring Wells (pump and treatment remedy)</b> <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
<b>D. Monitoring Data</b>	
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
<b>D. Monitored Natural Attenuation</b>	
1.	<b>Monitoring Wells (natural attenuation remedy)</b> <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
<b>X. OTHER REMEDIES</b>	
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**

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.).

Per information from interviews and site observations, the implemented remedy appears to be functioning as designed. The remedy is accomplishing it's 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.

**B. Adequacy of O&M**

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.

The site is being maintained, O&M is adequate. The growth of bushes across the site should be considered in any update to the O&M procedures. It was reported by ADEQ that cutting back the bushes may promote increased re-growth. Removing the bushes may damage the cap, while letting them grow may also damage the geotextile layer. ADEQ also explained that the roots of the mature shrubs/trees had already penetrated the geo-textile layer of the cap.

**C. Early Indicators of Potential Remedy Problems**

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.

N/A

**D. Opportunities for Optimization**

Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy.

N/A

## Appendix C Five-Year Review Interview Record

Five-Year Review Interview Record				
<b>Site:</b>	Mountain View Mobile Home Estates, Globe, Arizona			<b>EPA ID No:</b> AZ D980735724
Interview Type: Ride to Site Visit				
Location of Visit: Mountain View Mobile Home Estates				
Date: 18 March, 2015				
Time: 0900 hrs				
Interviewers				
<b>Name</b>	<b>Title</b>			<b>Organization</b>
Matthew Masten	Environmental Engineer			USACE
Interviewees				
<b>Name</b>	<b>Organization</b>	<b>Title</b>	<b>Telephone</b>	<b>Email</b>
Don Atkinson	ADEQ	Project Manager, Remedial Projects Unit	602-771-4182	Atkinson.Don@azdeq.gov
Summary of Conversation				
<p><b>1) What is your overall impression of the project?</b></p> <p>I have a long history with the site. I've witnessed the remediation and maintenance. The site is now moving on to the next phase, hopefully some sort of beneficial use.</p> <p><b>2) Is the remedy functioning as expected? How well is the remedy performing?</b></p> <p>Yes, the only worry is erosion. I have not seen evidence of damaging erosion.</p> <p><b>3) What does the monitoring data show? Are there any trends that show contaminant levels are decreasing?</b></p> <p>N/A</p> <p><b>4) Is there a continuous O&amp;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.</b></p> <p>I inspect the site 2-3 times monthly. A local grounds keeping contractor mows the site quarterly. Brush is cut from the fence and the culvert is cleaned on request.</p> <p><b>5) Have there been any significant changes in the O&amp;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.</b></p> <p>The previous maintenance contractor was lost due to contracting requirements issues. A local small grounds keeping contractor was hired. We are looking at a new environmental contractor next fiscal year.</p> <p><b>6) What are the annual operating costs for your organization's involvement with the site?</b></p> <p>I am requesting this information from our records, but I estimate approximately \$15k-\$37k per year, based on previous year's costs.</p> <p><b>7) Have there been unexpected O&amp;M difficulties or costs at the site in the last five years? If so, please give details.</b></p> <p>There are some established trees/bushes on the site. There has been discussion with EPA over whether to poison them, cut them back or leave them. Previous efforts at cutting them back seem to increase re-growth of the mesquite. There has been some fence repair.</p> <p><b>8) Have there been opportunities to optimize O&amp;M or sampling efforts? Please describe changes and resultant or desired cost savings or improved efficiency.</b></p>				

I'd like to remove the grates from the drainage channels and let the water flow. These grates have been damaged by previous storm debris and have been reinforced. They become clogged with sediment and debris.

**9) Are you aware of any changes in Federal/State/County/Local laws and regulations that may impact the protectiveness of the remedy?**

N/A

**10) Do you have any comments, suggestions, or recommendations regarding the project?**

There are some ideas about future usage of the site. We've been talking about turning the site over to Arizona Dept. of Transportation for equipment storage; they would have the equipment to maintain the site. The City of Globe has also expressed interest in the site.

**Additional Site-Specific Questions**

## Appendix D Mountain View Mobile Home Estates Trip Report/ Site Visit Trip Report

### Mountain View Mobile Home Estates

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#### 1. INTRODUCTION

a. Date of Visit: 18 March 2015

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, Environmental Engineer	602-230-6873
Andria Benner	Remedial Project Manager, EPA	415-972-3189
Don Atkinson	Remedial Projects Unit, ADEQ	602-771-4182

#### 2. SUMMARY

A Site visit to the Mountain View Mobile Home Estates Superfund Site was conducted on 18 March, 2015. 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 18 March, Mr. Masten, Ms. Benner and Mr. Atkinson left Phoenix, AZ and drove to Globe, AZ. During the drive, Mr. Atkinson gave an overview and history of the project and Site.

The team arrived at the Mountain View Mobile Home Estates Site in Globe, AZ at approximately 1020 hrs. The weather was mostly cloudy, calm, and approximately 70 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 perimeter of Site was traversed on foot. The fence surrounding the Site was in 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, most likely due to

burrowing animals were observed under the fence. The Site vegetation was generally well-maintained and had been mowed fairly recently. There are existing mesquite shrubs/bushes growing throughout the Site. Some of these have been cut back or mowed down; some are up to approximately 4-5 feet tall. EPA and ADEQ have been in discussions about how to deal with the bushes, and whether or not to remove or poison them. An update to the O&M plan is potentially forthcoming. Mr. Atkinson noted that cutting back the mesquite in the past seemed to lead to an increase in re-growth. No indication of major erosion or cap damage due to vegetation growth was observed.

The culvert under U.S. Highway 70, which transports drainage from the Site and the above terrain, had approximately two feet of sand and sediment. Mr. Atkinson stated that maintenance of this culvert was the responsibility of the Highway Department. The concrete lined drainage channel that cuts across the Site had been cleaned out a few months ago, after December 2014 storms left a large amount of sediment and boulders in the channel. The grate across the channel at the fence line was reinforced 1 ½ years ago, and appeared to be functional and in good shape. More recent storms left 6-12" of sediment at the grate. There was some evidence of graffiti on the channel walls, but did not appear to be recent.

Minor erosion under the fence line was observed on the west side of the Site, near the storage units. This was not affecting the protectiveness of the fencing. A man-hole for the storm drain sewer line under the Site was opened. The drain was clear; Mr. Atkinson stated that the storm drain had been "jetted out" in the past two years.

The north boundary of the Site was observed, the fence line here runs parallel to the railroad tracks. Numerous railroad ties have been replaced by the railroad company here in the past few years. Many waste ties were disposed of, on railroad property, between the rail line and the fence line. A number are on the slope just outside the north fence.

It was discovered that the gate on the north side of the Site had its chain cut, this occurred sometime within the last month according to Mr. Atkinson. The gate was closed, but unsecured. Mr. Atkinson obtained a replacement lock during the Site visit to adequately secure 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 discarded oil can was noticed under a mesquite bush in the center of the Site. It is thought that this was left behind by a grounds keeping contractor. No other 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 1200 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 channel was in good condition, and had been cleaned out since December storms. The channel did have some large mesquite bushes growing behind the channel wall. This was not noted to be causing immediate damage, but may be a future issue. These bushes may need to be removed. The cap covering this parcel was not noted to be damaged or showing signs of erosion.

The team departed the Site at approximately 1500 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. With the exception of the north gate, all other systems were found to be well secured and free from recent vandalism. The only indication of trespassing was the graffiti on the drainage channel; however, this was not thought to be recent. No other indication of trespassing or vandalism was noted.

#### 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



Figure D-1 - Southern gate to site



Figure D-2 - View of site facing northwest from gate



Figure D-3 – State of Arizona Highway Department culvert under Hwy 70



Figure D-4 - View down south fence line, facing west



Figure D-5 - Grate at south end of drainage channel

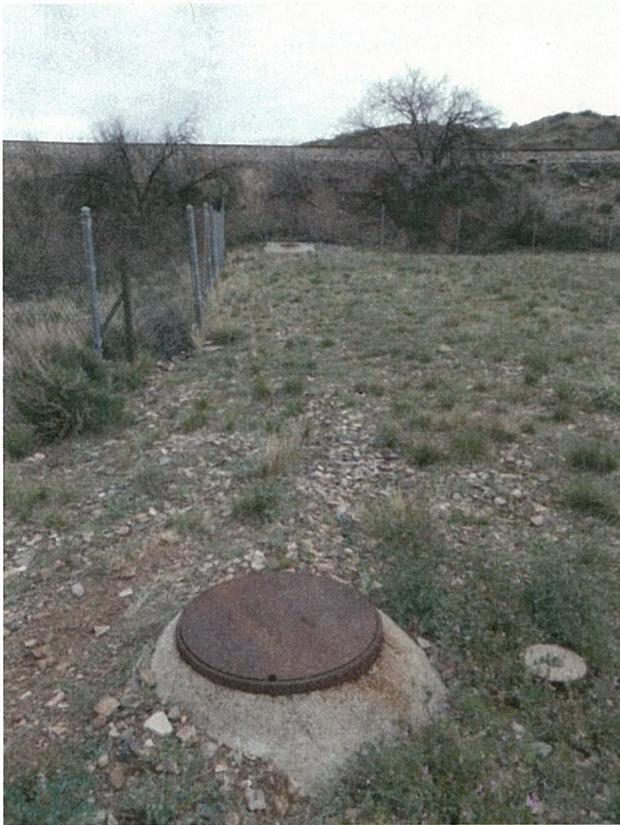


Figure D-6 - Storm sewer manholes



Figure D-7 - Interior of manhole, showing clean sewer line



Figure D-8 - North fence line, facing east



Figure D-9 - Unsecured north gate, cut chain



Figure D-10 - Example of mowed down mesquite bush



Figure D-11 - Concrete lined drainage channel



Figure D-12 - Mesquite bushes growing behind channel wall



Figure D-13 - Wire wrapped rip-rap protecting site from off-site flows



Figure D-14 - North gate secured with new lock

