



MEMORANDUM

Date: June 17, 2014

To: The Honorable Ally Miller, Member
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: **Your June 16, 2014 Letter Regarding Environmental Clearance of the Property Proposed to be Acquired by the County to be Added to the Kino Sports Complex and Developed into a Regional Soccer and Field Sports Facility**

Attached please find a copy of the Executive Summary of the Phase I Environmental Site Assessment (ESA) for the Irvington Place property dated July 23, 2012. As you can see, a Phase I ESA has already been completed.

The Phase 1 ESA indicates no environmental contamination and does not recommend a Phase 2 ESA. The site does contain wildcat dumping and municipal refuse, which is typical of large parcels surrounded by urban development.

The County, during our due diligence process, reviews existing environmental assessments, title reports and other information to ensure the property being considered for acquisition is not an environmental hazard requiring cleanup, nor is it encumbered by easements or other claims of ownership.

When an acquisition agreement for this property is presented to the Board of Supervisors, all of the County's due diligence will have been completed.

CHH/mjk

Attachments

c: The Honorable Chair and Members, Pima County Board of Supervisors



PIMA COUNTY BOARD OF SUPERVISORS
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ALLY MILLER
SUPERVISOR

June 16, 2014

Mr. Chuck Huckelberry
County Administrator, Pima County
130 W. Congress – 10th Floor
Tucson, AZ 85701

Re: Southwest Regional Soccer Complex at the Kino Sports Complex Memorandum dated June 4, 2014

Dear Mr. Huckelberry:

As you know, I have been an outspoken opponent to the purchase of these 167 acres of land due to my belief this is not an essential service the county should be providing. With that being said, in the event the board chooses to purchase this property, I want to ensure we have done our due diligence on the history and background of these parcels.

It has been brought to my attention this particular site *may possibly* be classified as a Brownfield cleanup location. Without assurances and studies conducted by the seller prior to the purchase of this property, Pima County taxpayers could face considerable exposure from any environmental issues involving and/or surrounding this land.

I have learned that acquisition of a Brownfield site requires specialized appraisal analysis. A particular site may be affected by contamination. Normal appraisal techniques aren't adequate and more advanced techniques must be used on these types of properties.

It is my understanding **Phase 1** would include an Environmental study of the property including:

- **History of ownership and property use**
- **History of ownership and use of surrounding properties**
- **Any storage of materials with potential contaminants such as petroleum or asphalt or other potential contaminants**

In the event there are any findings in **Phase I**, additional studies would be required and done in a **Phase II** analysis. Among the studies necessary in **Phase II** are analyses of:

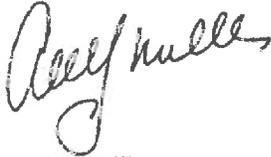
- **Soil samples**
- **Water samples**

EPA/ADEQ sign off on a closure agreement is necessary to ensure there is no liability for taxpayers. I understand the State of AZ Department of environmental quality code would contain the most important provisions on liability relief.

It is my understanding that it has now become very difficult to receive Brownfield cleanup grant monies and that no bank or financial institution would loan monies against such a property until they have received assurances of release in regards to cleanup obligations and due diligence on how the property transaction was managed.

I would like assurances, directly from the seller, to ensure that Pima county taxpayers are protected against any future liability and that all necessary measures and requirements from the seller have been obtained prior to any purchase agreement being signed.

Respectfully,

A handwritten signature in black ink that reads "Ally Miller". The signature is written in a cursive style with a large initial "A" and a long horizontal stroke at the end.

Ally Miller
Supervisor District 1
Pima County

AM/jd

c: Neil Konigsberg, Manager, Real Property Services

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
IRVINGTON PLACE – LOTS 1-755
TUCSON, PIMA COUNTY, ARIZONA**

**Project No. 63127065
July 23, 2012**

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon's proposal dated May 21, 2012, and was conducted consistent with the procedures included in ASTM International (ASTM) E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA was conducted under the supervision or responsible charge of Brent M. Borchers, P.E., environmental professional. Heather P. Shoemaker performed the site reconnaissance on June 11, 2012.

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

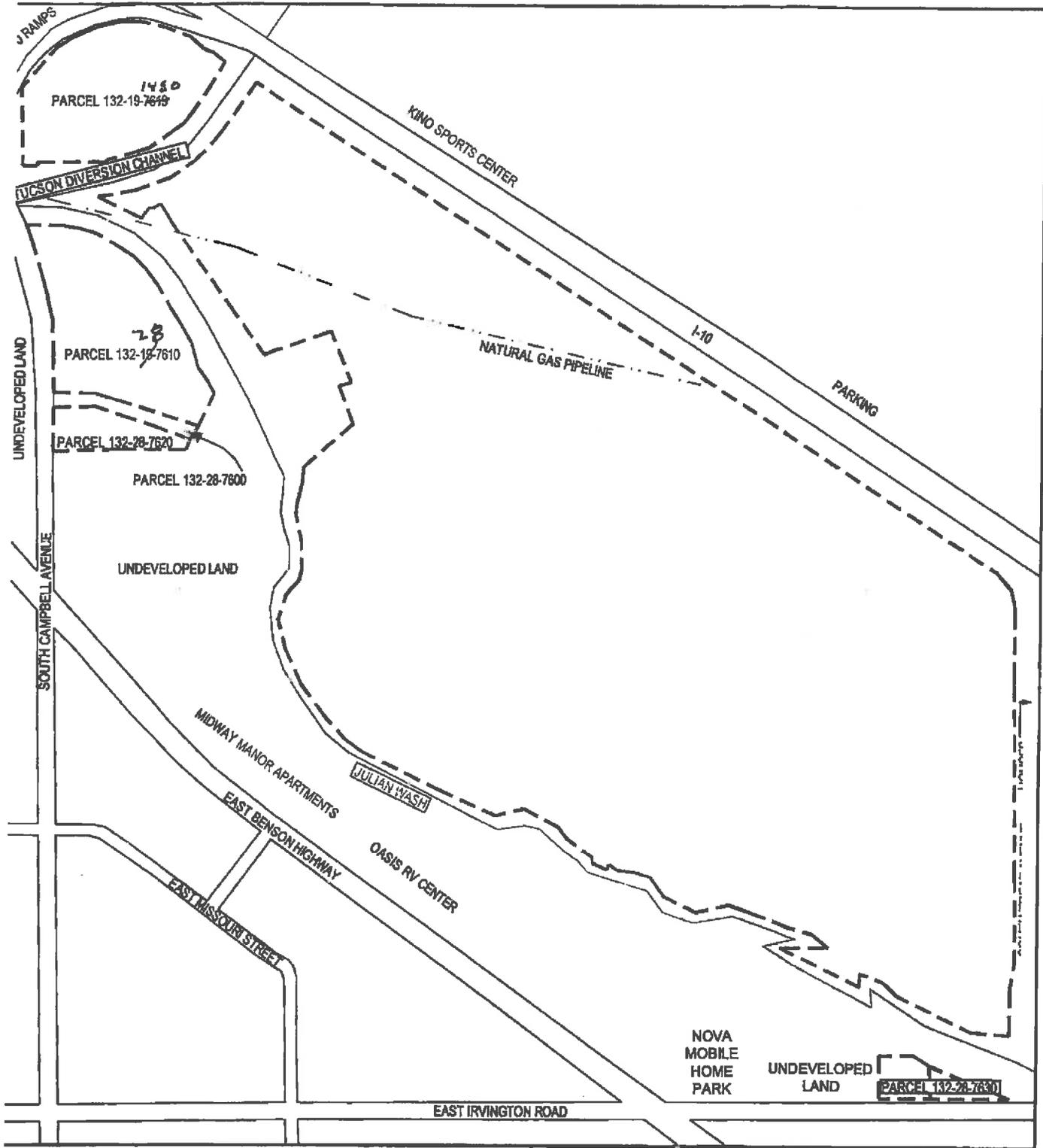
- The site consists of five Pima County parcels and one sub-divided parcel. Four parcels (132-28-7600, 132-28-7610, 132-28-7620 and 132-28-7630) and the sub-divided parcel comprise the Irvington Place sub-division (Lots 1-755) totaling approximately 160 acres. The fifth parcel, 132-19-1480, is 7.73 acres and is split from the remainder of the site by the Tucson Diversion Channel. The total site is approximately 168 acres of undeveloped land within Township 14 South, Range 14 East, Section 32. Observed during the site reconnaissance were: several washes; one pole-mounted transformer; RWRD sewer; two transient dwellings; a natural gas pipeline; a man-made stormwater channel; construction debris consisting of concrete, red brick, beverage containers, landscape waste, wood and discarded tires. One area of poly-vinyl chloride pipes was located within parcel 132-19-7610. USACE survey markers were observed throughout the sub-divided parcel. RECs were not observed during the site reconnaissance.
- Based on review of the historical information, the site appears to have remained undeveloped land. The northern portion of the site is traversed by a pipeline that was constructed between 1904 and 1953. The pipeline contains natural gas; therefore, it does not represent a REC to the site.
- Records for State and Federal databases, the appropriate fire district, and the Arizona Department of Water Resources (ADWR) were reviewed, where available, for information on the site. The site was not identified in the Environmental Data Resources (EDR) report or regulatory databases reviewed. RECs were not identified in connection with the site during the regulatory records review.
- Previous environmental reports, permits and registrations, or geotechnical reports for the site were not provided by the client to Terracon for review.

- The site consists of undeveloped land. With the exception of dumped concrete, no potential asbestos containing materials (ACM) or lead-based paint materials were observed.
- Currently, the United States Fish and Wildlife Service (USFWS) does not have consistent mapping available. Terracon reviewed the Pima County Mapguide Riparian and Springs Mapping feature. Riparian habitat is mapped along the western and southern portion of the site, within the areas of the Tucson Diversion Channel and Julian Wash. The area is classified as Important riparian area (IRA). No springs were mapped.
- Literature and agency file reviews were conducted to identify the potential occurrence of cultural resources on the site. The term cultural resources include both historic properties and archaeological artifacts. No obvious archaeological resources were observed on the site. Terracon reviewed the National Register of Historic Places website for features located on-site. The online search did not reveal features within the site's boundaries.
- Three (3) T&E species and one bat colony were found within three miles of the site in Pima County, Arizona: Athene Cunicularia Hypugaea (Western Burrowing Owl), Bat Colony, Buteo Swainsoni (Swainson's Hawk) and Coryphantha Scheeri var. Robustispina (Pima Pineapple Cactus). Based on site observations and literature and agency file searches, the property may support habitat for the listed species. Absence of documented sightings on-site or in the immediate vicinity does not confirm that T&E species are not present. The lack of documented sightings may indicate that the area has not been surveyed or did not previously contain habitat. This Phase I ESA investigation does not include a habitat suitability analysis.
- The ADWR maintains an electronic database of registered wells in Arizona. The database is not comprehensive and not all wells are recorded in the database. In addition to monitoring wells such as those used in environmental investigation, the database includes domestic and municipal supply wells. No wells were identified on the site during the site reconnaissance.
- Literature reviews and visual observation during the site reconnaissance were used to identify the potential presence of high voltage power lines on the site. High voltage power lines were not observed on site during the site reconnaissance and the results of the literature review confirmed this observation.

Recommendations

Based on the scope of services, limitations, and findings of this assessment, Terracon did not identify RECs which, in our opinion, warrant additional investigation at this time.

Although not considered a REC, solid waste and construction debris on the subject property should be removed and properly disposed of in accordance with federal and local regulations. Debris that could potentially contain asbestos should be sampled, analyzed, and properly disposed.



LEGEND

----- APPROXIMATE SITE BOUNDARY



Project Mgr	HPS	Plotted At	63127065
Drawn By	BCW	Scale	NONE
Checked By	HPS	File No	63127065
Approved By	BMB	Date	06-2012

Terracon
 Consulting Engineers and Scientists
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SITE PLAN	
IRVINGTON PLACE - LOTS 1-755 1950 & 1951 EAST JULIAN PARK DRIVE	
TUCSON	ARIZONA

FIG. No.
13.2

Site Photographs

Historical Research