

**Unoccupied Commercial Building**

302 West Oak Avenue

Flagstaff, AZ 86001

Inquiry Number: 6007842.2s

March 12, 2020

# FirstSearch Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Search Summary Report

**TARGET SITE      302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	1	2	-	0	3
<i>State/Tribal Tanks</i>	Y	0	0	3	-	-	0	3
<i>State/Tribal IC / EC</i>	Y	0	0	0	1	-	0	1
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	1	-	0	1
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	1	0	0	-	-	0	1
- Totals --		1	0	4	4	0	0	9

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## Search Summary Report

**TARGET SITE: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	01/30/2020	1.000	0	0	0	0	0	0	0
	Proposed NPL	01/30/2020	1.000	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	01/30/2020	1.000	0	0	0	0	0	0	0
<b>CERCLIS</b>	SEMS	01/30/2020	0.500	0	0	0	0	-	0	0
<b>NFRAP</b>	SEMS-ARCHIVE	01/30/2020	0.500	0	0	0	0	-	0	0
<b>RCRA COR ACT</b>	CORRACTS	12/16/2019	1.000	0	0	0	0	0	0	0
<b>RCRA TSD</b>	RCRA-TSDF	12/16/2019	0.500	0	0	0	0	-	0	0
<b>RCRA GEN</b>	RCRA-LQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	12/16/2019	0.250	0	0	0	-	-	0	0
<b>Federal IC / EC</b>	US ENG CONTROLS	11/22/2019	0.500	0	0	0	0	-	0	0
	US INST CONTROL	11/22/2019	0.500	0	0	0	0	-	0	0
<b>ERNS</b>	ERNS	12/16/2019	TP	0	-	-	-	-	0	0
<b>State/Tribal NPL</b>	AZ NPL	09/30/2019	0.500	0	0	0	0	-	0	0
	AZ WQARF	09/30/2019	1.000	0	0	0	0	0	0	0
<b>State/Tribal CERCLIS</b>	SPL	08/25/2004	1.000	0	0	0	0	0	0	0
	SHWS	01/03/2000	1.000	0	0	0	0	0	0	0
<b>State/Tribal SWL</b>	SWF/LF	09/30/2019	0.500	0	0	0	0	-	0	0
<b>State/Tribal LTANKS</b>	LUST	01/16/2020	0.500	0	0	1	2	-	0	3
	INDIAN LUST	10/01/2019	0.500	0	0	0	0	-	0	0
<b>State/Tribal Tanks</b>	UST	01/16/2020	0.250	0	0	2	-	-	0	2
	AST	12/05/2019	0.250	0	0	1	-	-	0	1
	INDIAN UST	10/01/2019	0.250	0	0	0	-	-	0	0
<b>State/Tribal IC / EC</b>	AZURITE	11/19/2018	0.500	0	0	0	1	-	0	1
	AUL	10/03/2019	0.500	0	0	0	0	-	0	0
<b>State/Tribal VCP</b>	VCP	02/08/2019	0.500	0	0	0	0	-	0	0

## Search Summary Report

**TARGET SITE: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>ST/Tribal Brownfields</b>	BROWNFIELDS	02/08/2019	0.500	0	0	0	0	-	0	0
<b>US Brownfields</b>	US BROWNFIELDS	12/02/2019	0.500	0	0	0	1	-	0	1
<b>Other Haz Sites</b>	US CDL	06/11/2019	TP	0	-	-	-	-	0	0
<b>Spills</b>	HMIRS	12/05/2019	TP	0	-	-	-	-	0	0
	SPILLS	11/15/2001	TP	0	-	-	-	-	0	0
	SPILLS 90	12/11/2001	TP	0	-	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	12/16/2019	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2017	TP	0	-	-	-	-	0	0
	SSTS	05/01/2019	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	01/30/2020	TP	0	-	-	-	-	0	0
	PADS	10/09/2019	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	10/25/2019	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	11/22/2019	TP	1	-	-	-	-	0	1
	AZ DOD	09/30/2019	1.000	0	0	0	0	0	0	0
	Dry Wells	06/10/2019	TP	0	-	-	-	-	0	0
- Totals --				1	0	4	4	0	0	9

# Site Information Report

**Request Date:** MARCH 12, 2020  
**Request Name:** PATTY LUTTRELL, R.G.

**Search Type:** COORD  
**Job Number:** NA

**Target Site:** 302 WEST OAK AVENUE  
 FLAGSTAFF, AZ 86001

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	111.645895	111.6458950 - 111° 38' 45.22"	Easting: 441212.0
Latitude:	35.212527	35.2125270 - 35° 12' 45.09"	Northing: 3896604.8
Elevation:	7036 ft. above sea level		Zone: Zone 12

## Demographics

<b>Sites:</b> 9	<b>Non-Geocoded:</b> 0	<b>Population:</b> N/A		
<b>RADON</b>				
Federal EPA Radon Zone for COCONINO County: 2				
Note: Zone 1 indoor average level > 4 pCi/L.				
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.				
: Zone 3 indoor average level < 2 pCi/L.				
<hr/>				
Federal Area Radon Information for Zip Code: 86001				
Number of sites tested: 23				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	3.370 pCi/L	78%	22%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported
<hr/>				
Federal Area Radon Information for COCONINO COUNTY, AZ				
Number of sites tested: 156				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	1.190 pCi/L	95%	5%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.200 pCi/L	100%	0%	0%

# Site Information Report

## RADON

State Database: AZ Radon

Radon Test Results (pCi/L)

Zip	City	Result (pCi/L)
86001	FLAGSTAFF	< 0.50
86001	FLAGSTAFF	= 0.60
86001	FLAGSTAFF	= 0.70
86001	FLAGSTAFF	= 0.80
86001	FLAGSTAFF	= 0.90
86001	FLAGSTAFF	= 1.00
86001	FLAGSTAFF	= 1.10
86001	FLAGSTAFF	= 1.20
86001	FLAGSTAFF	= 1.30
86001	FLAGSTAFF	= 1.40
86001	FLAGSTAFF	= 1.60
86001	FLAGSTAFF	= 1.70
86001	FLAGSTAFF	= 1.80
86001	FLAGSTAFF	= 1.90
86001	FLAGSTAFF	= 2.00
86001	FLAGSTAFF	= 2.10
86001	FLAGSTAFF	= 2.20
86001	FLAGSTAFF	= 2.30
86001	FLAGSTAFF	= 2.50
86001	FLAGSTAFF	= 2.60
86001	FLAGSTAFF	= 3.00
86001	FLAGSTAFF	= 3.20
86001	FLAGSTAFF	= 3.30
86001	FLAGSTAFF	= 3.50
86001	FLAGSTAFF	= 3.60
86001	FLAGSTAFF	= 3.70
86001	FLAGSTAFF	= 3.80
86001	FLAGSTAFF	= 4.00
86001	FLAGSTAFF	= 4.10
86001	FLAGSTAFF	= 4.40
86001	FLAGSTAFF	= 4.80
86001	FLAGSTAFF	= 4.90
86001	FLAGSTAFF	= 5.40
86001	FLAGSTAFF	= 6.20
86001	FLAGSTAFF	= 6.30
86001	FLAGSTAFF	= 6.40
86001	FLAGSTAFF	= 7.10
86001	FLAGSTAFF	= 7.70
86001		

## Site Information Report

### RADON

86001	FLAGSTAFF	= 7.80
86001	FLAGSTAFF	= 8.30
86001	FLAGSTAFF	= 9.60
86001	FLAGSTAFF	= 12.20
86001	FLAGSTAFF	= 12.90
86001	FLAGSTAFF	= 17.20

# Target Site Summary Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

TOTAL: 9

GEOCODED: 9

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	FINDS --110015932570	GREENLAW MORTUARY	302 W OAK AVE FLAGSTAFF, AZ 86001	0.00	+ 0	1

## Sites Summary Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

TOTAL: 9

GEOCODED: 9

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
2	AST --Permitted	NORTHERN ARIZONA HEMATOLOGY	1215 N BEAVER ST FLAGSTAFF, AZ 86001	0.18 SSE	- 17	2
A3	UST --08/31/1990 --0-007014 --Removal	PURCELL	FLAGSTAFF, AZ	0.19 WSW	- 69	3
A4	UST --09/06/2019 --0-006661 --Removal	FORT VALLEY CHEVRON	1312 N FORT VALLEY RD FLAGSTAFF, AZ 86001	0.19 WSW	- 69	4
A4	LUST --CLOSED --0-006661 --09/25/19	FORT VALLEY CHEVRON	1312 N FORT VALLEY RD FLAGSTAFF, AZ 86001	0.19 WSW	- 69	7
5	LUST --Confirmed --0-005214	FORT VALLEY GASER	990 N FORT VALLEY RD FLAGSTAFF, AZ 86001	0.37 SSW	- 92	8
6	AZURITE	EXXON - FORT VALLEY	1800 N FORT VALLEY RD FLAGSTAFF, AZ 86001	0.39 NW	- 56	9
6	LUST --CLOSED --0-005255 --03/23/95	EXXON - FORT VALLEY	1800 N FORT VALLEY RD FLAGSTAFF, AZ 86001	0.39 NW	- 56	10
7	US BROWNFIELDS --193561 ---	ROBERTS PARCEL	814 N. LEROUX STREET FLAGSTAFF, AZ 86001	0.48 South	- 70	11

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## FINDS

**EDR ID:** 1007125128      **DIST/DIR:** 0.000      **ELEVATION:** 7036      **MAP ID:** 1

**NAME:** GREENLAW MORTUARY  
**ADDRESS:** 302 W OAK AVE  
FLAGSTAFF, AZ 86001  
COCONINO  
**SOURCE:** US EPA

**Rev:** 11/22/2019  
**ID/Status:** 110015932570

### FINDS:

Registry ID: 110015932570

Facility URL: [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110015932570](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110015932570)

### Environmental Interest/Information System:

AZURITE (Arizona Unified Repository For Informational Tracking Of The Environment) is the Arizona Department of Environmental Quality (ADEQ) database that is used for environmental enforcement and compliance reporting to the Permit and Compliance (PCS) system and to the Air Facility System Universal Interface (AFS-UI).

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

AST

**EDR ID:** S117605503      **DIST/DIR:** 0.180 SSE      **ELEVATION:** 7019      **MAP ID:** 2

**NAME:** NORTHERN ARIZONA HEMATOLOGY

**Rev:** 12/05/2019

**ADDRESS:** 1215 N BEAVER ST  
FLAGSTAFF, AZ 86001  
COCONINO

**ID/Status:** Permitted

**SOURCE:** AZ Department of Building & Fire Safety

**AST:**

Name: FLAGSTAFF MEDICAL HOSPITAL

Address: 1215 NORTH BEAVER STREET

City,State,Zip: FLAGSTAFF, AZ

Facility Status: Permitted

Permit #: 204

Permit Year: 2019

Submitter: IMEG Corporation

Submitter Phone: 928-255-0412

Memo: Includes day tanks inside building. This permit is for tanks only;  
does not include any building requirements for indoor storage of fuel.

Approval Date: 10/04/2018

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

UST

**EDR ID:** U004119791      **DIST/DIR:** 0.185 WSW      **ELEVATION:** 6967      **MAP ID:** A3

**NAME:** PURCELL

**Rev:** 01/16/2020

**ADDRESS:**

ID/Status: 08/31/1990

FLAGSTAFF, AZ  
COCONINO

ID/Status: 0-007014

ID/Status: Removal

**SOURCE:** AZ Department of Environmental Quality

UST:

Name: PURCELL

Address: Not reported

City,State,Zip: FLAGSTAFF

Facility ID: 0-007014

Owner: None

Latitude: 35.210910

Longitude: 111.649063

Tank ID: 1

Date Closed: 08/31/1990

Tank Status: Perm Closure

Closure Type: Removal

Tank Inst Date: Not reported

Capacity: Not reported

Substance: Unidentified

Compartment: COMPARTMENT A

Tank Const Type: Unknown

Tank Mtrl Type: Unknown

Pipe Type: Not reported

Pipe Mtrl Type: Not reported

Pipe const Type: Not reported

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

UST

**EDR ID:** U001154844      **DIST/DIR:** 0.187 WSW      **ELEVATION:** 6967      **MAP ID:** A4

**NAME:** FORT VALLEY CHEVRON      **Rev:** 01/16/2020  
**ADDRESS:** 1312 N FORT VALLEY RD      ID/Status: 09/06/2019  
FLAGSTAFF, AZ 86001      ID/Status: 0-006661  
COCONINO      ID/Status: Removal  
**SOURCE:** AZ Department of Environmental Quality

UST:  
Name: FORT VALLEY CHEVRON  
Address: 1312 N FORT VALLEY RD  
City,State,Zip: FLAGSTAFF, AZ 86001  
Facility ID: 0-006661  
Owner: KRISHA INC  
Latitude: 35.211085  
Longitude: 111.649262

Tank ID: 1  
Date Closed: 09/06/2019  
Tank Status: Perm Closure  
Closure Type: Removal  
Tank Inst Date: 11/01/1989  
Capacity: 10000  
Substance: Gasoline  
Compartment: COMPARTMENT A  
Tank Const Type: Double Walled  
Tank Mtrl Type: Composite (Steel/Fiberglass)  
Pipe Type: Pressure  
Pipe Mtrl Type: Fiberglass Reinforced Plastic  
Pipe const Type: Not reported

Tank ID: 2  
Date Closed: 09/06/2019  
Tank Status: Perm Closure  
Closure Type: Removal  
Tank Inst Date: 11/01/1989  
Capacity: 10000  
Substance: Gasoline  
Compartment: COMPARTMENT A  
Tank Const Type: Double Walled  
Tank Mtrl Type: Composite (Steel/Fiberglass)  
Pipe Type: Pressure  
Pipe Mtrl Type: Fiberglass Reinforced Plastic  
Pipe const Type: Not reported

Tank ID: 3  
Date Closed: 09/06/2019  
Tank Status: Perm Closure  
Closure Type: Removal  
Tank Inst Date: 11/01/1989  
Capacity: 10000  
Substance: Diesel

- Continued on next page -

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## UST

**EDR ID:** U001154844      **DIST/DIR:** 0.187 WSW      **ELEVATION:** 6967      **MAP ID:** A4

**NAME:** FORT VALLEY CHEVRON      **Rev:** 01/16/2020  
**ADDRESS:** 1312 N FORT VALLEY RD      ID/Status: 09/06/2019  
FLAGSTAFF, AZ 86001      ID/Status: 0-006661  
COCONINO      ID/Status: Removal  
**SOURCE:** AZ Department of Environmental Quality

Compartment: COMPARTMENT A  
Tank Const Type: Double Walled  
Tank Mtrl Type: Composite (Steel/Fiberglass)  
Pipe Type: Pressure  
Pipe Mtrl Type: Fiberglass Reinforced Plastic  
Pipe const Type: Not reported

Tank ID: 4  
Date Closed: Not reported  
Tank Status: Open  
Closure Type: Not reported  
Tank Inst Date: 11/07/2019  
Capacity: 12000  
Substance: Gasoline (UL)

Compartment: COMPARTMENT A  
Tank Const Type: Double Walled  
Tank Mtrl Type: Fiberglass Reinforced Plastic  
Pipe Type: Pressure  
Pipe Mtrl Type: Fiberglass Reinforced Plastic  
Pipe const Type: Double Walled

Tank ID: 5  
Date Closed: Not reported  
Tank Status: Open  
Closure Type: Not reported  
Tank Inst Date: 11/07/2019  
Capacity: 6000  
Substance: Gasoline (PUL)

Compartment: COMPARTMENT A  
Tank Const Type: Double Walled  
Tank Mtrl Type: Fiberglass Reinforced Plastic  
Pipe Type: Pressure  
Pipe Mtrl Type: Fiberglass Reinforced Plastic  
Pipe const Type: Double Walled

Tank ID: 5  
Date Closed: Not reported  
Tank Status: Open  
Closure Type: Not reported  
Tank Inst Date: 11/07/2019  
Capacity: 6000  
Substance: Diesel #2

Compartment: COMPARTMENT B  
Tank Const Type: Double Walled  
Tank Mtrl Type: Fiberglass Reinforced Plastic

- Continued on next page -

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

UST

**EDR ID:** U001154844      **DIST/DIR:** 0.187 WSW      **ELEVATION:** 6967      **MAP ID:** A4

**NAME:** FORT VALLEY CHEVRON  
**ADDRESS:** 1312 N FORT VALLEY RD  
FLAGSTAFF, AZ 86001  
COCONINO

**Rev:** 01/16/2020  
ID/Status: 09/06/2019  
ID/Status: 0-006661  
ID/Status: Removal

**SOURCE:** AZ Department of Environmental Quality

Pipe Type: Pressure  
Pipe Mtrl Type: Fiberglass Reinforced Plastic  
Pipe const Type: Double Walled

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## LUST

**EDR ID:** U001154844      **DIST/DIR:** 0.187 WSW      **ELEVATION:** 6967      **MAP ID:** A4

**NAME:** FORT VALLEY CHEVRON

**Rev:** 01/16/2020

**ADDRESS:** 1312 N FORT VALLEY RD  
FLAGSTAFF, AZ 86001  
COCONINO

ID/Status: CLOSED  
ID/Status: 0-006661  
ID/Status: 09/25/19

**SOURCE:** AZ Department of Environmental Quality

### LUST:

Name: FORT VALLEY CHEVRON  
Address: 1312 N FORT VALLEY RD  
City,State,Zip: FLAGSTAFF, AZ 86001  
Facility ID: 0-006661  
Lust Number: 5807.01  
Facility Status: CLOSED  
Leak Priority: 5R1  
Priority Description: Closed soil levels meet RBCA Tier 1  
Notification: 09/23/19  
Date Closed: 09/25/19

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

LUST

**EDR ID:** U003050259      **DIST/DIR:** 0.375 SSW      **ELEVATION:** 6944      **MAP ID:** 5

**NAME:** FORT VALLEY GASER      **Rev:** 01/16/2020  
**ADDRESS:** 990 N FORT VALLEY RD      ID/Status: Confirmed  
FLAGSTAFF, AZ 86001      ID/Status: 0-005214  
COCONINO  
**SOURCE:** AZ Department of Environmental Quality

LUST:  
Name: FORT VALLEY GASER  
Address: 990 N FORT VALLEY RD  
City,State,Zip: FLAGSTAFF, AZ 86001  
Facility ID: 0-005214  
Lust Number: 1028.01  
Facility Status: Confirmed  
Leak Priority: 1D  
Priority Description: Defined soil & GW requires remediation (levels exceed standards for one or more media)  
Notification: 12/28/89  
Date Closed: Not reported

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## AZURITE

**EDR ID:** U003547423      **DIST/DIR:** 0.390 NW      **ELEVATION:** 6980      **MAP ID:** 6

**NAME:** EXXON - FORT VALLEY      **Rev:** 11/19/2018  
**ADDRESS:** 1800 N FORT VALLEY RD  
FLAGSTAFF, AZ 86001  
COCONINO  
**SOURCE:** AZ Department of Environmental Quality

AZURITE:  
Remediation Level Achieved: HBGL Residential  
Remediation ID: 1798  
Program: LEAKING UNDERGROUND STORAGE TANK PROGRAM  
Program File Number: UST3564.01  
Type: OTHER  
Remediation Start Date: 03/23/1995  
Remediation End Date: 03/23/1995  
DEUR Record Date: Not reported  
WPD Dirctrs Approval: Not reported  
VEMUR Record Date: Not reported  
DEUR Release Date: Not reported

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## LUST

**EDR ID:** U003547423      **DIST/DIR:** 0.390 NW      **ELEVATION:** 6980      **MAP ID:** 6

**NAME:** EXXON - FORT VALLEY      **Rev:** 01/16/2020  
**ADDRESS:** 1800 N FORT VALLEY RD      ID/Status: CLOSED  
FLAGSTAFF, AZ 86001      ID/Status: 0-005255  
COCONINO      ID/Status: 03/23/95  
**SOURCE:** AZ Department of Environmental Quality

LUST:  
Name: EXXON - FORT VALLEY  
Address: 1800 N FORT VALLEY RD  
City,State,Zip: FLAGSTAFF, AZ 86001  
Facility ID: 0-005255  
Lust Number: 3564.01  
Facility Status: CLOSED  
Leak Priority: 5R1  
Priority Description: Closed soil levels meet RBCA Tier 1  
Notification: 05/30/91  
Date Closed: 03/23/95

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## US BROWNFIELDS

**EDR ID:** 1022830897      **DIST/DIR:** 0.475 South      **ELEVATION:** 6966      **MAP ID:** 7

**NAME:** ROBERTS PARCEL      **Rev:** 12/02/2019  
**ADDRESS:** 814 N. LEROUX STREET      ID/Status: 193561  
FLAGSTAFF, AZ 86001      ID/Status: -

**SOURCE:** US Environmental Protection Agency

### US BROWNFIELDS:

Name: ROBERTS PARCEL  
Address: 814 N. LEROUX STREET  
City,State,Zip: FLAGSTAFF, AZ 86001  
Recipient Name: Flagstaff, City of  
Grant Type: Assessment  
Property Number: 101-04-007  
Parcel size: 0.16  
Latitude: 35.205248  
Longitude: -111.645212  
HCM Label: -  
Map Scale: -  
Point of Reference: -  
Highlights: -  
Datum: North American Datum of 1983  
Acres Property ID: 193561  
IC Data Access: -  
Start Date: -  
Redev Completion Date: -  
Completed Date: -  
Acres Cleaned Up: -  
Cleanup Funding: -  
Cleanup Funding Source: -  
Assessment Funding: 500  
Assessment Funding Source: EPA  
Redevelopment Funding: -  
Redev. Funding Source: -  
Redev. Funding Entity Name: -  
Redevelopment Start Date: -  
Assessment Funding Entity: US EPA - Brownfields Assessment Cooperative Agreement  
Cleanup Funding Entity: -  
Grant Type: Hazardous  
Accomplishment Type: Phase I Environmental Assessment  
Accomplishment Count: Y  
Cooperative Agreement Number: 00T97401  
Start Date: 15-Dec-14  
Ownership Entity: Private  
Completion Date: 4-May-15  
Current Owner: Brian and Patricia Roberts  
Did Owner Change: N  
Cleanup Required: N  
Video Available: N  
Photo Available: Y  
Institutional Controls Required: N

- Continued on next page -

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## US BROWNFIELDS

**EDR ID:** 1022830897      **DIST/DIR:** 0.475 South      **ELEVATION:** 6966      **MAP ID:** 7

**NAME:** ROBERTS PARCEL

**Rev:** 12/02/2019

**ADDRESS:** 814 N. LEROUX STREET  
FLAGSTAFF, AZ 86001

ID/Status: 193561  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

IC Category Proprietary Controls: -  
IC Cat. Info. Devices: -  
IC Cat. Gov. Controls: -  
IC Cat. Enforcement Permit Tools: -  
IC in place date: -  
IC in place: -  
State/tribal program date: -  
State/tribal program ID: -  
State/tribal NFA date: -  
Air cleaned: -  
Asbestos found: -  
Asbestos cleaned: -  
Controlled substance found: -  
Controlled substance cleaned: -  
Drinking water affected: -  
Drinking water cleaned: -  
Groundwater affected: -  
Groundwater cleaned: -  
Lead contaminant found: -  
Lead cleaned up: -  
No media affected: -  
Unknown media affected: -  
Other cleaned up: -  
Other metals found: -  
Other metals cleaned: -  
Other contaminants found: -  
Other contams found description: -  
PAHs found: -  
PAHs cleaned up: -  
PCBs found: -  
PCBs cleaned up: -  
Petro products found: -  
Petro products cleaned: -  
Sediments found: -  
Sediments cleaned: -  
Soil affected: -  
Soil cleaned up: -  
Surface water cleaned: -  
VOCs found: -  
VOCs cleaned: -  
Cleanup other description: -  
Num. of cleanup and re-dev. jobs: -  
Past use greenspace acreage: 0.16  
Past use residential acreage: -  
Surface Water: -

- Continued on next page -

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## US BROWNFIELDS

**EDR ID:** 1022830897      **DIST/DIR:** 0.475 South      **ELEVATION:** 6966      **MAP ID:** 7

**NAME:** ROBERTS PARCEL

**Rev:** 12/02/2019

**ADDRESS:** 814 N. LEROUX STREET  
FLAGSTAFF, AZ 86001

ID/Status: 193561  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Past use commercial acreage: -  
Past use industrial acreage: -  
Future use greenspace acreage: -  
Future use residential acreage: -  
Future use commercial acreage: -  
Future use industrial acreage: -  
Superfund Fed. landowner flag: -  
Arsenic cleaned up: -  
Cadmium cleaned up: -  
Chromium cleaned up: -  
Copper cleaned up: -  
Iron cleaned up: -  
mercury cleaned up: -  
Nickel Cleaned Up: -  
No clean up: -  
Pesticides cleaned up: -  
Selenium cleaned up: -  
SVOCs cleaned up: -  
Unknown clean up: -  
Arsenic contaminant found: -  
Cadmium contaminant found: -  
Chromium contaminant found: -  
Copper contaminant found: -  
Iron contaminant found: -  
Mercury contaminant found: -  
Nickel contaminant found: -  
No contaminant found: -  
Pesticides contaminant found: -  
Selenium contaminant found: -  
SVOCs contaminant found: -  
Unknown contaminant found: -  
Future Use: Multistory -  
Media affected Bluiding Material: -  
Media affected indoor air: -  
Building material media cleaned up: -  
Indoor air media cleaned up: -  
Unknown media cleaned up: -  
Past Use: Multistory -

Property Description: The site is mostly undeveloped and in a natural condition, although the City has constructed some drainage facilities on the site over the years. The City is pursuing acquisition of an easement across the south edge of the parcel for development of a Flagstaff Urban Trails System (FUTS) trail

Below Poverty Number: 346  
Below Poverty Percent: 19.85

- Continued on next page -

# Site Detail Report

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

## US BROWNFIELDS

**EDR ID:** 1022830897      **DIST/DIR:** 0.475 South      **ELEVATION:** 6966      **MAP ID:** 7

**NAME:** ROBERTS PARCEL

**Rev:** 12/02/2019

**ADDRESS:** 814 N. LEROUX STREET  
FLAGSTAFF, AZ 86001

ID/Status: 193561  
ID/Status: -

**SOURCE:** US Environmental Protection Agency

Meidan Income: 2286  
Meidan Income Number: 722  
Meidan Income Percent: 41.42  
Vacant Housing Number: 88  
Vacant Housing Percent: 9.56  
Unemployed Number: 67  
Unemployed Percent: 3.84

## Database Descriptions

**NPL:** NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

**NPL Delisted:** Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

**CERCLIS:** SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

**NFRAP:** SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

## Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: AZ NPL Detailed site information for NPL sites from the Arizona Department of Environmental Quality. AZ NPL - NPL Detail Listing WQARF - Water Quality Assurance Revolving Fund Sites.

State/Tribal CERCLIS: SPL The list is representative of the sites and potential sites within the jurisdiction of the Superfund Program Section. It is comprised of the following elements: 1) Water Quality Assurance Revolving Fund Registry Sites; 2) Potential WQARF Registry sites; 3) NPL sites; and 4) Department of Defense sites requiring SPS oversight. SPL - Superfund Program List SHWS - ZipAcids List.

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Directory of Solid Waste Facilities

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank Listing INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank Listing AST - List of Aboveground Storage Tanks. AST 2 - Aboveground Storage Tank Listing. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: AZURITE ADEQ maintains a repository listing sites remediated under programs administered by the department. AZURITE - Remediation and DEUR/VEMUR Tracking System AUL - DEUR Database.

State/Tribal VCP: VCP Sites involved in the Voluntary Remediation Program. VCP - Voluntary Remediation Program Sites

ST/Tribal Brownfields: BROWNFIELDS Information relating to Brownfields sites in Arizona. BROWNFIELDS - Brownfields Tracking System

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

## Database Descriptions

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Hazardous Material Logbook. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. DOD - Department of Defense Sites. DRY WELLS - Drywell Registration. MINES MRDS - Mineral Resources Data System.

## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal NPL: Department of Environmental Quality

Varies

State/Tribal CERCLIS: Department of Environmental Quality

No Update Planned

State/Tribal SWL: Department of Environmental Quality

Varies

State/Tribal LTANKS: Department of Environmental Quality

Updated Semi-Annually

## Database Sources

State/Tribal Tanks: Department of Environmental Quality  
Updated Annually

State/Tribal IC / EC: Department of Environmental Quality  
Varies

State/Tribal VCP: Department of Environmental Quality  
Varies

ST/Tribal Brownfields: Department of Environmental Quality  
Varies

US Brownfields: Environmental Protection Agency  
Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration  
Updated Quarterly

Spills: U.S. Department of Transportation  
Updated Quarterly

Other: Environmental Protection Agency  
Updated Quarterly

## Street Name Report for Streets near the Target Property

Target Property: 302 WEST OAK AVENUE  
FLAGSTAFF, AZ 86001

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
E Cedar Ave	0.21 ENE		
E Forest Ave	0.23 ESE		
E Juniper Ave	0.24 ENE		
E Oak Ave	0.21 East		
Flagstaff Medical Ctr	0.14 SSW		
N Beaver St	0.07 East		
N Blue Spruce Cir	0.17 NE		
N Evergreen Dr	0.17 West		
N Kachina Rd	0.23 NNW		
N Lomalai Ln	0.14 ESE		
N Mesa Dr	0.16 WNW		
N Rim Dr	0.10 WSW		
N San Francisco St	0.21 East		
N Sunset Dr	0.05 West		
US-180 E	0.22 WSW		
W Beal Rd	0.22 WSW		
W Cedar Ave	0.05 North		
W Deanna Dr	0.23 West		
W Forest Ave	0.13 South		
W Havasupai Rd	0.23 SW		
W Juniper Ave	0.13 North		
W Oak Ave	0.03 South		
W Pine Ave	0.20 North		
W Whipple Rd	0.24 West		

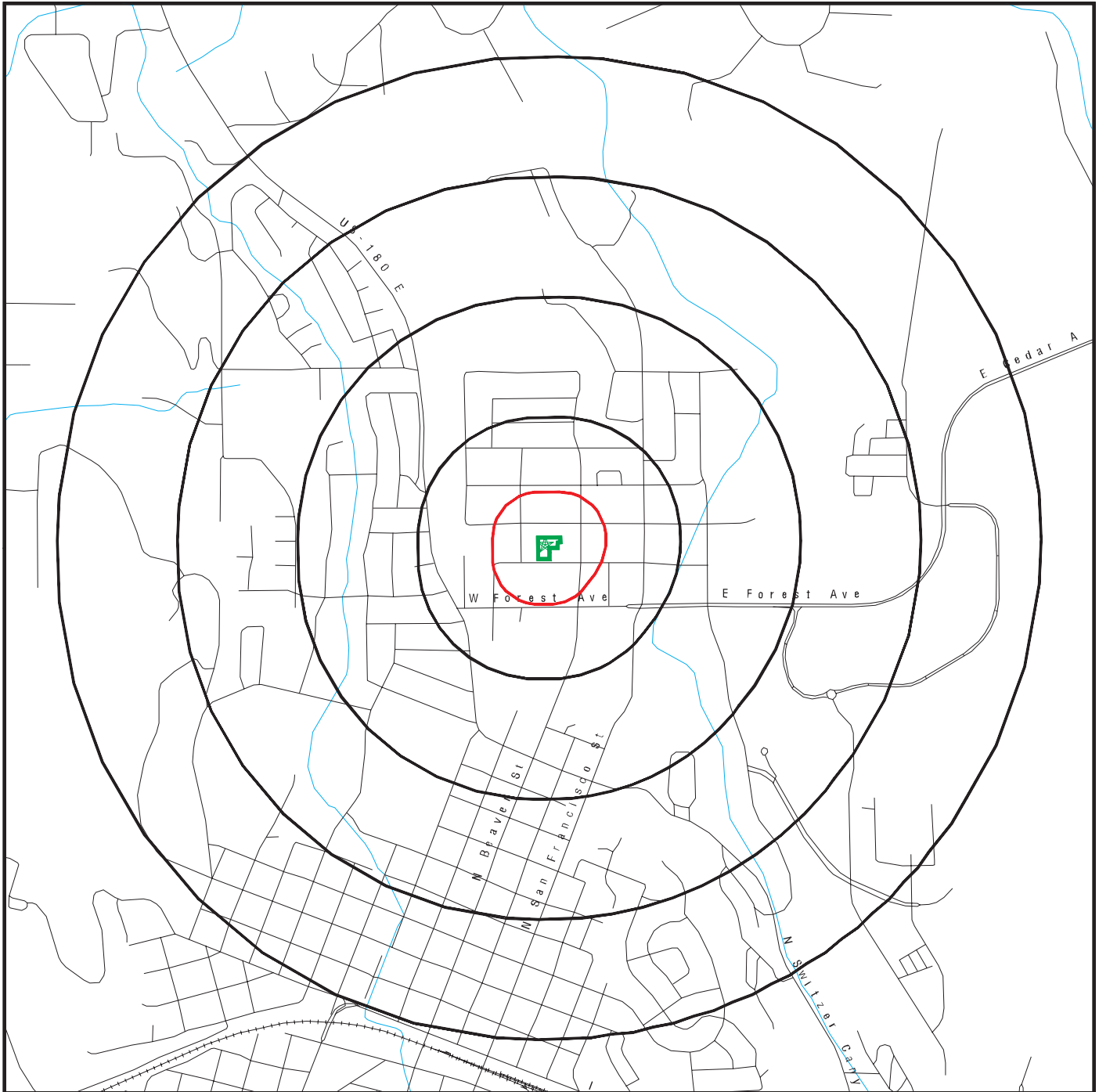
# Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



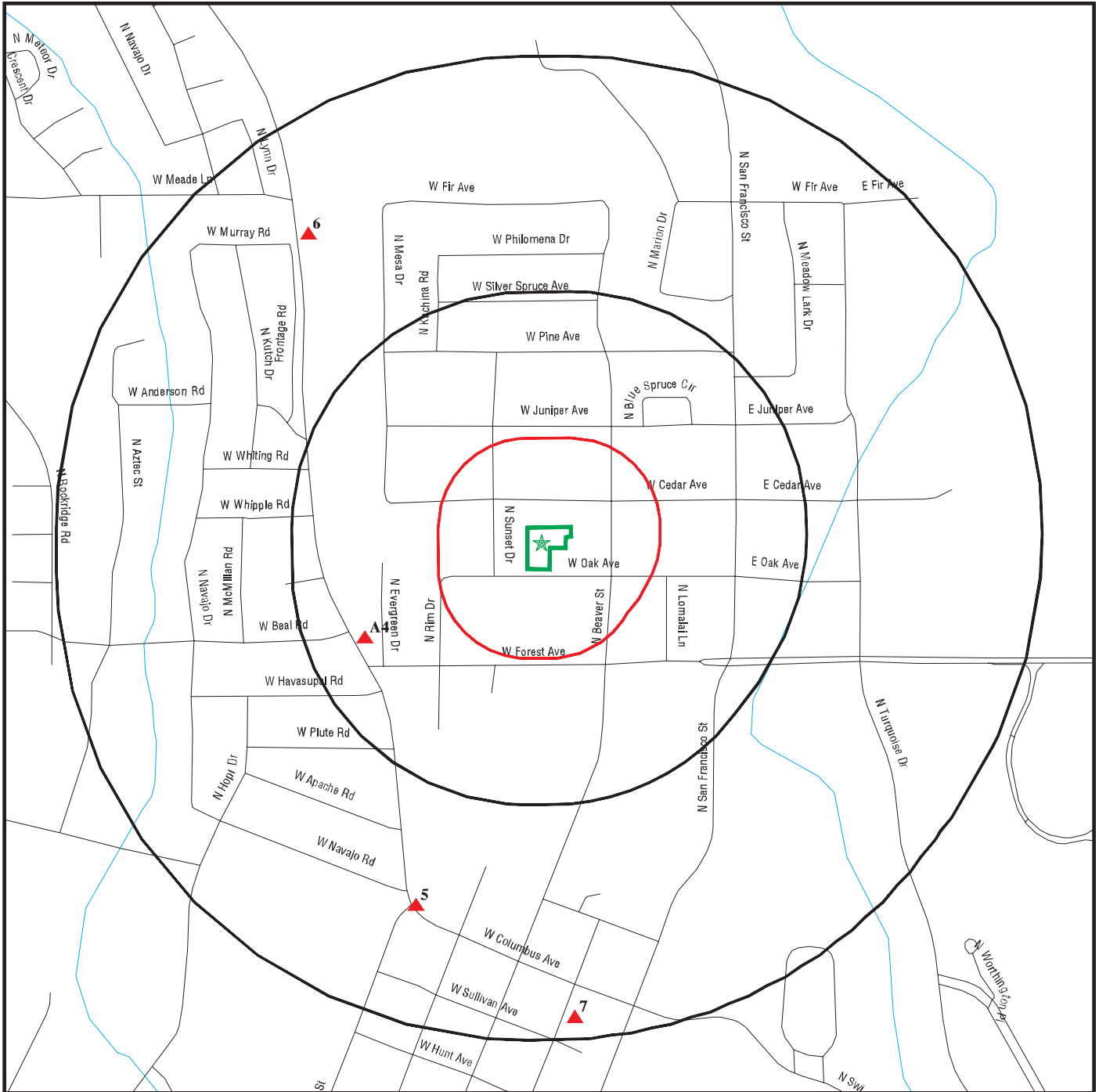
302 WEST OAK AVENUE FLAGSTAFF, AZ 86001



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 35.212527 Longitude: 111.645895)
- ▲ Identified Sites
- National Priority List Sites
- ▨ Indian Reservations BIA
- ▨ DOD Sites: AZ DEQ
- ▨ Water Quality Assurance Revolving Fund Areas
- ▨ Areas of Concern

302 WEST OAK AVENUE FLAGSTAFF, AZ 86001



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 35.212527 Longitude: 111.645895)
- ▲ Identified Sites
- ▨ National Priority List Sites
- ▨ Indian Reservations BIA
- ▨ DOD Sites: AZ DEQ
- ▨ Water Quality Assurance Revolving Fund Areas
- ▨ Areas of Concern

# Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



302 WEST OAK AVENUE FLAGSTAFF, AZ 86001



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

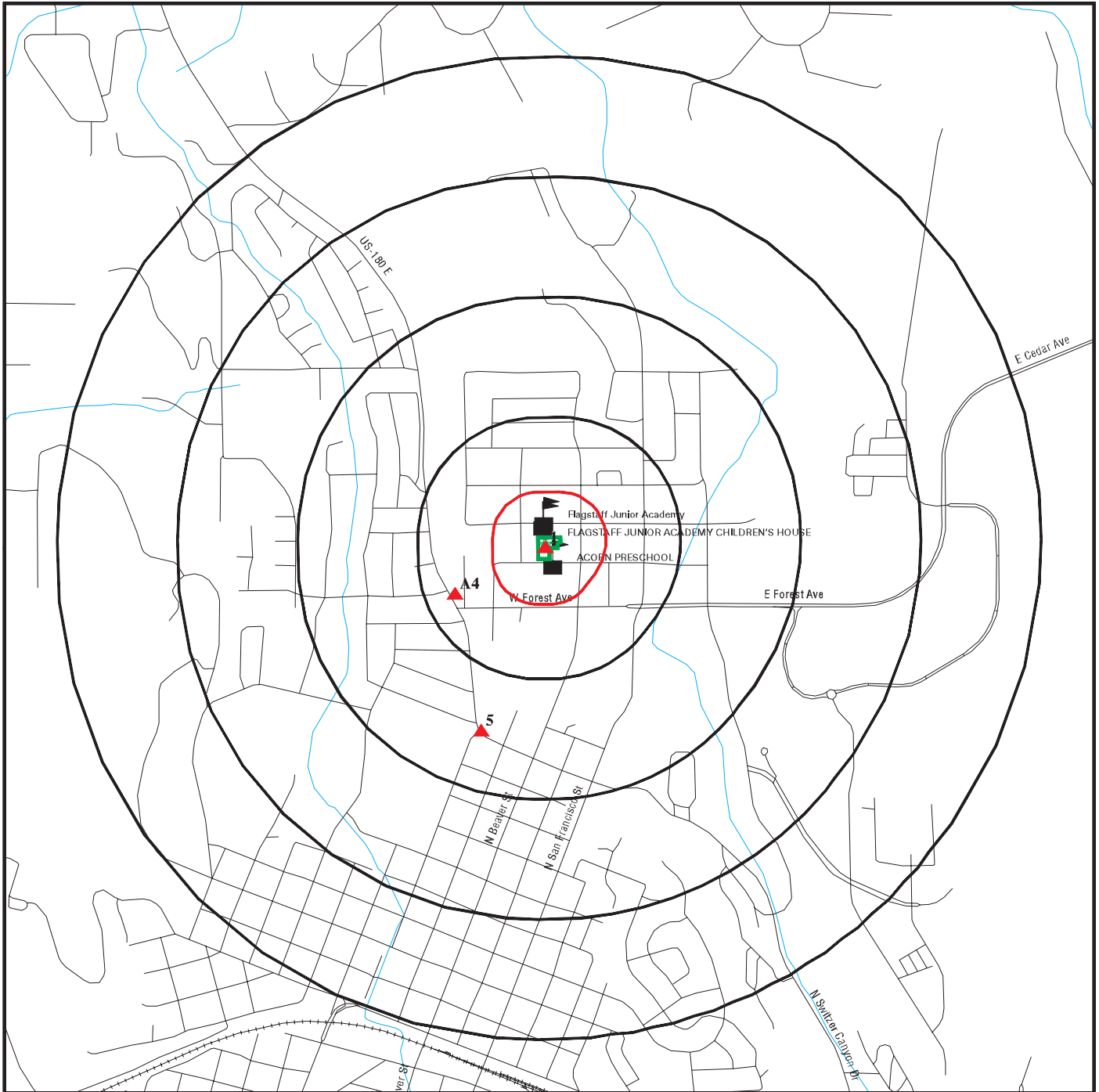
- ★ Target Property (Latitude: 35.212527 Longitude: 111.645895)
- ▲ Identified Sites
- ▨ National Priority List Sites
- ▨ Indian Reservations BIA
- ▨ DOD Sites: AZ DEQ
- ▨ Water Quality Assurance Revolving Fund Areas
- ▨ Areas of Concern

# Environmental FirstSearch

1,000 Mile Radius  
Non ASTM Map, Spills, FINDS



302 WEST OAK AVENUE FLAGSTAFF, AZ 86001



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

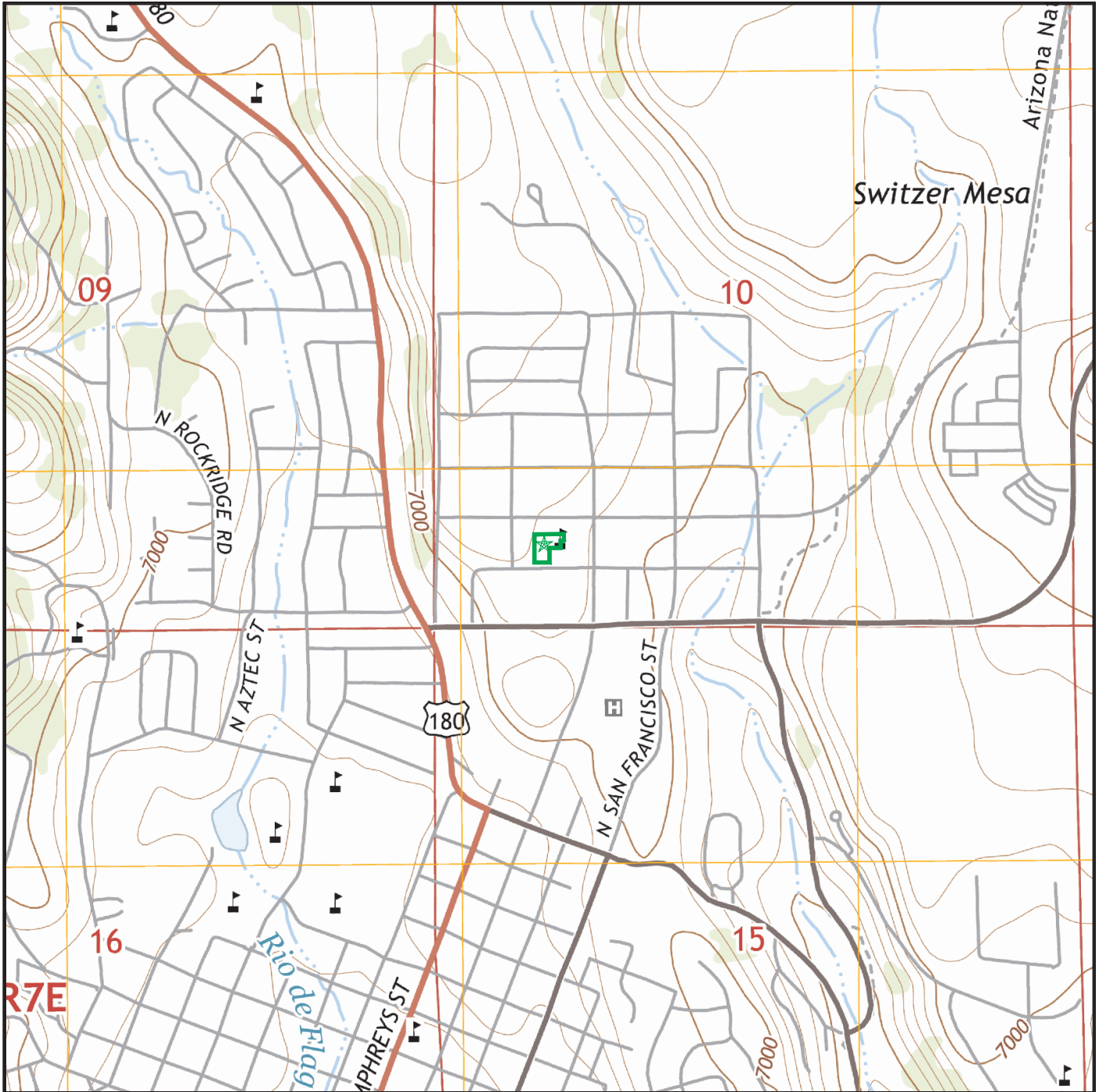
- ★ Target Property (Latitude: 35.212527 Longitude: 111.645895)
- ▲ Identified Sites
- 🏠 Sensitive Receptors
- 🚧 National Priority List Sites
- 🏠 Indian Reservations BIA
- 🏠 DOD Sites: AZ DEQ
- 🌊 Water Quality Assurance Revolving Fund Areas
- 🏠 Areas of Concern

# Site location Map

Topo: 0.75 Mile Radius



302 WEST OAK AVENUE FLAGSTAFF, AZ 86001



Map Image Position: TP  
Map Reference Code & Name: 6716680 Flagstaff West  
Map State(s): AZ  
Version Date: 2014