

## **Mountain View Mobile Home Estates** Delisted EPA National Priorities List (NPL) Site

### **Boundaries:**

The [Mountain View Mobile Homes Estates \(MVMHE\) Site](#) (Site) is located on the east side of the Town of Globe in Gila County, Arizona. The 17-acre mobile home subdivision was developed in 1973 at the Site of the Metate Asbestos Corporation Asbestos Mill. The property is owned by the State of Arizona (State).

### **Site Status Update:**

Routine inspections were conducted by the Arizona Department of Environmental Quality ([ADEQ](#)) in 2008 as established by the State Superfund Agreement with the U.S Environmental Protection Agency ([EPA](#)) Region IX. Minor problems with fencing and storm water conveyances were noted and have been repaired. Sediment accumulation in the subsurface and surface channels has been removed and deposited on site. Quarterly maintenance of the desert landscaping is conducted to mow weeds and grass and to keep fences clear of vegetation. Shrubs are trimmed when the height exceeds five feet.

ADEQ conducted maintenance on the surface and subsurface drainage channels to remove accumulated sediments in the three channels. Repairs were performed on fencing and channel gratings.

ADEQ completed a [Declaration of Environmental Use Restriction \(DEUR\)](#) for the Site and had the State sign it. This DEUR was recorded on the property on December 20, 2007. On December 3, 2007, the City of Globe was [awarded a \\$50,000 Brownfields grant](#) from ADEQ to perform an environmental site assessment on the Site for possible future development.

### **Community Involvement Activities:**

On May 16, 1983, EPA conducted a public meeting in Globe to present the [Feasibility Study](#) (FS) Report, answer questions, and take public comment. Approximately 125-140 people were in attendance. Written comments received on the [remedial investigation](#) (RI) and FS supported permanent relocation as the only way to effectively mitigate the human threat.

### **Site History:**

**1953-1972:** Before 1973, three mills in the area processed [chrysotile asbestos](#) ore from nearby mines. Asbestos mill [tailings](#) were used as primary landfill material before the Site was partially covered with topsoil.

**1973:** Because they failed to meet new EPA standards for emissions, two of the mills were ordered closed by the Gila County Air Quality Control District. The Metate Asbestos mill was one ordered closed by the County in 1973. Before closing, however, the owner obtained a

permit to rezone the property into a residential subdivision and continued operations for several weeks while residents were moving into the mobile home community.

**1974:** Mountain View Mobile Home Estates was built in 1974 at the Site of the Defunct Metate Asbestos Company mill. The mill buildings and asbestos-laden equipment remained standing in the middle of the mobile homes. The third mill, Jaquays Mining & Equipment Corporation asbestos mill with its large pile of asbestos mill tailings, continued to operate a few hundred yards from the mobile homes.

**1979:** In October, asbestos contamination at the Site was discovered by local health officials inspecting the waste disposal system. Small piles of asbestos mill tailings were found against the abandoned mill structures and the adjacent railroad tracks.

**1980:** In January, the Governor declared an emergency at the Site, and the State provided temporary housing for the residents while the Site was being decontaminated. The old mill buildings were demolished, and topsoil was used to cover the contaminated soil. Wind, water, and public activity soon eroded the soil covering, which again exposed the asbestos tailings.

**1983:** In April, EPA and the Federal Emergency Management Agency ([FEMA](#)) agreed to temporarily relocate Mountain View residents while the four-week RI/FS was completed in May 1983, pursuant to a State Superfund contract. In June, the EPA selected a remedy to clean up the Site that included: permanently relocating the mobile home residents; cleaning the Site and demolishing and burying on site all the homes and sewage treatment plant; closing the Site by covering it with either clay or a synthetic material, and placing clean soil on top of the Site; fencing the area; and periodically inspecting and maintaining the Site. On [September 8, 1983](#), the Site was officially placed on the U.S. EPA's [National Priorities List](#) (NPL).

**1985:** Permanent relocation of all residents was completed by March, and ownership of the purchased property was transferred to the State. Following relocation of the residents, the Site was [capped](#). The homes and other structures were crushed and buried on site in two natural depressions. Drainage culverts and enclosed pipes were installed to reduce the potential for erosion of the cover soils. A filter fabric was placed over the entire site to act as a physical barrier to upward movement of asbestos fibers and to prevent erosion. A 21-inch layer of clean soil was placed over the filter fabric and compacted, and 3 inches of crushed rock was added to complete the cover. The Site was fenced to protect the integrity of the cover. The State agreed to maintain the Site for a minimum of 20 years.

**1988:** The EPA and the State determined that the [remedial action](#) is protective of public health and the environment and that no further cleanup is required as long as the cap is in place. The Site was [deleted](#) from the NPL in 1988.

**1991:** A [five-year review](#), conducted in 1991, confirmed the effectiveness of the remedy and ensured the safety of the Site.

**1999:** A second five-year review, signed in December, confirmed that the remedy continues to be effective in meeting objectives and remains protective of human health and the environment.

**2005:** Another five-year review was conducted by ADEQ and signed in September. An annual inspection was conducted and completed in February. Minor deficiencies were noted with fencing and storm water channels. No significant erosion of the protective cap was noted. The remedy continues to be effective in meeting objectives and remains protective of human health and the environment.

**2006:** An annual inspection was conducted in April.

**2007:** Several routine inspections were conducted in 2007 by ADEQ and their consultant. The entire property was re-surveyed and the various land plats were consolidated into one parcel. A DEUR was placed on the deed and was recorded in December with Gila County.

### **Contaminants:**

The air and soils on the Site were contaminated with [asbestos](#). Asbestos mill tailings were used as primary landfill material before the Site was partially covered with topsoil.

### **Public Health Impacts:**

On November 30, 1979, the [Arizona Department of Health Services](#) sent residents a letter apprising them of the health hazard and recommending they take immediate measures to minimize their personal exposure risk. Prior to site cleanup, area residents who came in direct contact with or accidentally ingested the asbestos-containing soil may have been at risk. In addition, inhaling asbestos fibers posed a potential for adverse health effects. Approximately 100 to 130 people lived in the mobile home park. Direct contact by children is the greatest concern because their life expectancy exceeds the prolonged latency periods for asbestos related disease. A memorandum titled *Community Asbestos Exposure in Globe, Arizona*, prepared by the Center for Disease Control's Chronic Exposure Division in August 1981, stated: "Both human and animal studies have shown that chrysotile asbestos, the form present in Globe, is fibrogenic and [carcinogenic](#)."

### **Site Hydrogeology:**

The Site is located in the Gila River Drainage Basin and surface water drains to the San Carlos River. Groundwater is not currently used on site but the regional Gila Conglomerate [Aquifer](#) is the primary source of water in the area. The Site is not considered a threat to groundwater resources, so no hydrogeologic investigation has been conducted.

### **Contacts:**

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\*In Arizona, but outside the Phoenix area, call toll-free at (800) 234-5677.

\*\*Call EPA's toll-free message line at (800) 231-3075.

### **Information Repository:**

Repositories that were established for public review of the reports included: The Globe City Hall, The Globe Public Library, the Arizona Department of Health Services Library in Phoenix, and the EPA Region 9 Library in San Francisco.

Site information is also available for review at the ADEQ Main Office located at 1110 W. Washington Street in Phoenix, Arizona. With 24 hour notice, an appointment to review related documentation is available Monday through Friday from 8:30 a.m. to 4:30 p.m. at the ADEQ Records Management Center, 1110 W. Washington Street in Phoenix. Please contact (602) 771-4380 or (800) 234-5677 to schedule an appointment to review these documents.

The complete official site file can be reviewed at the EPA Region 9, [Records Center](#), Mail Stop SFD-7C, 95 Hawthorne Street, Room 403, San Francisco, CA 94105, (415) 536-2000.