

AHERA 3-YEAR ASBESTOS RE-INSPECTION AND MANAGEMENT PLAN UPDATE

SANTA ROSA ELEMENTARY SCHOOL

21400 North Santa Rosa Drive
Maricopa, Arizona
WT Reference No. 21-823635-0

PREPARED FOR:

Maricopa Unified School District No. 20
44150 West Maricopa-Casa Grande Highway
Maricopa, Arizona
Attn: Gordon Ponticello

October 30, 2024



Kenna Karjala
Environmental Project Manager



Reviewed By: David Regonini, REPA
Technical Director, Environmental Services

GEOTECHNICAL

ENVIRONMENTAL

INSPECTIONS

NDT

MATERIALS

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1
2.0 SUMMARY OF BUILDINGS AT THIS CAMPUS	
2.1 Main Building.....	1
3.0 CONCLUSION	2

APPENDICES

APPENDIX A	FIGURE A – AERIAL PHOTOGRAPH 2023 ANNUAL NOTIFICATION LEA DESIGNATED PERSON SIGNATURE SHEET
APPENDIX B	INSPECTOR CERTIFICATION, MANAGEMENT PLANNER CERTIFICATION, ARCHITECTURAL SIGN-OFF DOCUMENT AND PHOTOGRAPHIC LOG

**AHERA MANAGEMENT PLAN UPDATE
SANTA ROSA ELEMENTARY SCHOOL
21400 North Santa Rosa Drive
MARICOPA, ARIZONA**

WT JOB NO. 21-823635-0

1.0 INTRODUCTION

Western Technologies, Inc. (WT) representative Kenna Karjala, EPA-Accredited Inspector, conducted the update site visit for Santa Rosa Elementary School of the Maricopa Unified School District (the District) on October 8, 2024. WT conducted the initial site visit for this school in November 2012, and previous re-inspections in August 2015, March 2018, and August 2021. This re-inspection consisted of driving to the site to determine that no new structures have been installed since the 2021 re-inspection. This document is to be utilized in conjunction with the initial Management Plan as required by the Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, for this campus.

The District provided a signed acknowledgement from the architect stating that no asbestos containing building materials (ACBMs) were used in the construction of this campus. Aerial photographs from the previous inspection were reviewed by the inspector prior to this re-inspection to confirm that no new structures have been installed on the campus since the 2021 inspection.

2.0 SUMMARY OF BUILDINGS AT THIS CAMPUS

WT observed one building installed at this campus identified as the Main Building. No other structures were observed at this campus, and no changes were observed to the existing structure at this campus during the re-inspection. The Main Building is summarized as follows:

2.1 Main Building

The Main Building of the Santa Rosa Elementary School was constructed in 2008. As indicated by Hufcor Arizona's affidavit of non-use of ACBMs dated June 5, 2003, no building materials containing asbestos were used or incorporated during the construction of the building. In these documents, the campus was referenced as the Santa Rosa Elementary School @ Rancho El Dorado.

3.0 CONCLUSION

This Management Plan is to be maintained by the District and used in conjunction with any other future reports that address asbestos for this campus. The District is required to release a notification of the existence and location of this Management Plan to parents, teacher groups, vendors, and others that may access this campus. A copy of the notification and a written description of the method of distribution shall be included with this Management Plan. Distribution of the notification shall be completed annually hereafter.

The Management Plan must be revised if new structures are installed on this campus or structures are demolished or removed from this campus. As a public document, a copy of this Management Plan must be available at the school's main office for review by anyone upon request and a copy should be maintained by the designated person. It should be noted that other EPA and Occupational Safety and Health Administration (OSHA) regulations covering asbestos, asbestos exposure, and staff training also applies to this campus.

Exterior building materials are not a part of an AHERA inspection. Suspect ACM's must be tested and verified prior to renovation or demolition of a building in compliance with the OSHA and the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations as mandated by Pinal County Air Quality. This regulation applies to all public and commercial structures regardless of the age of construction.

The District is also required by AHERA to have a person designated to oversee this Management Plan and all other AHERA duties on behalf of the local education authority (LEA) known as the Maricopa Unified School District No. 20. Acceptance, by indication of signature and date, must be made by the Designated Person and that document must be a part of this Management Plan to complete the requirements of the AHERA regulations (40 CFR Part 763.93 (v) (4)).

EPA Management Planner:
David Regonini
Date: October 30, 2024



Management Planner's Signature
AHERA Management Planner ON-4651-16626-022924
Date of Expiration: March 1, 2025

APPENDIX A



10/24/20

10/24/20

FIGURE A – 2023 AERIAL PHOTOGRAPH

**Santa Rosa Elementary School
 21400 North Santa Rosa Drive
 Maricopa, Arizona**



DIAGRAM NOT TO SCALE

<p>N</p> 	Reviewed: D. Regonini	Date: 10-09-2024
	Client: Maricopa USD #20	Prepared By: K. Karjala
	Western Technologies Inc.	
	Job No. 21-823635-0	Figure No. A

ANNUAL NOTIFICATION

DATE: October xx, 2024

TO: Workers, Building Occupants, Tradesmen, and Outside Service Providers

FROM: Maricopa Unified School District No. 20

REFERENCE: **Santa Rosa Elementary School:** Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763 – Asbestos-Containing Materials in Schools; Final Rule and Notice, October 30, 1987, 763.84 General locate education agency responsibilities.

The above referenced regulation mandated by the Environmental Protection Agency (EPA) is for schools K-12. Under this program, notification is required to inform at least once each year to notify building occupants about inspections, response actions, and post-response action activities, including periodic reinspection and surveillance activities that are planned or in progress.

Statement: The AHERA Management Plan (MP) for Santa Rosa Elementary School, 21400 North Santa Rosa Drive, Maricopa, Arizona, was completed in November 2012 and updated in August 2015, March 2018, August 2021, and October 2024. The MP is available for review at the District Office and at the main office of Santa Rosa Elementary School.

If you have any questions, please contact the person responsible for this program (Designated Person).

Name: Gordon Ponticello

Telephone Number: 520-568-5100 ext. 1183

**LEA DESIGNATED PERSON
TRUE AND CORRECT STATEMENT
DESIGNATED PERSON ACKNOWLEDGEMENT**

The general local education agency, responsibilities as stipulated by 40 CFR §763.84 have been met or will be met in accordance with AHERA.

Acknowledgement of designated person: The person identified below accepts the position of the Designated Person as stipulated in AHERA and the responsibilities that this position requires.

NAME: Gordon Ponticello, Maintenance Coordinator

TITLE: AHERA Designated Person

ADDRESS: 19595 North Taft Avenue, Maricopa, Arizona 85139

TELEPHONE NUMBER: 520-568-5100 ext. 1183

SIGNATURE: _____

DATE: _____

APPENDIX B



10/24/20

10/24/20

THE ASBESTOS INSTITUTE

Certifies that

Kenna Karjala

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

Approval Code: CA-089-06

on


February 28, 2024

and successfully completed and passed the competency exam.

Certificate:
4608-17486-022824

Date of Examination:
28-Feb-2024

Date of Expiration:
28-Feb-2025


William T. Cavness
Director


Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

THE ASBESTOS INSTITUTE

Certifies that

David Regonini

has attended and received instruction in the EPA approved course

AHERA Management Planner Refresher

on

February 29, 2024

and successfully completed and passed the competency exam.

Certificate:
ON-4651-16626-022924

Date of Examination:
29-Feb-2024

Date of Expiration:
01-Mar-2025



William T. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027

602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

Maricopa Unified School District
Santa Rosa Elementary School
21400 North Santa Rosa Drive
Maricopa, Arizona
Photographic Log
WESTERN TECHNOLOGIES INC.

WT Job No.: 21-823635-0

Date: October 8, 2024



Picture 1 – The front entrance of Santa Rosa Elementary School.