

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
RIO SALADO, PARCELS NO. 1, 2 AND 3  
INTERSECTION OF THE NORTH BANK OF THE  
SALT RIVER AND SCOTTSDALE ROAD  
MARICOPA COUNTY, TEMPE, ARIZONA**



**GROWTH**

Growth Environmental Services, Inc.

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RIO SALADO, PARCELS NO. 1, 2 AND 3  
INTERSECTION OF THE NORTH BANK OF THE  
SALT RIVER AND SCOTTSDALE ROAD  
MARICOPA COUNTY, TEMPE, ARIZONA**

Prepared For:

**FLOOD CONTROL DISTRICT OF MARICOPA COUNTY**  
2801 West Durango Street  
Phoenix, Arizona 85009

Prepared By:

**GROWTH ENVIRONMENTAL SERVICES, INC.**  
4041 North Central Avenue, Suite 1050  
Phoenix, Arizona 85012  
(602) 248-8808

September 22, 1995  
Growth File AZ099502





**GROWTH**

Growth Environmental Services, Inc.

Phoenix District  
4041 N. Central Avenue, Suite 1050  
Phoenix, AZ 85012-3393  
602-248-8808  
602-248-7722 Fax

September 22, 1995

Mr. William H. Knight  
Flood Control District of Maricopa County  
2801 West Durango  
Phoenix, Arizona 85009

FLOOD CONTROL DISTRICT	
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ADMIN.	CLERK
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GENERAL	
RECORDS	
REMARKS	

**SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT OF RIO SALADO, PARCELS 1, 2 AND 3 INTERSECTION OF THE NORTH BANK OF THE SALT RIVER AND SCOTTSDALE ROAD, TEMPE, ARIZONA PC96B02000981**

Dear Mr. Knight:

Growth Environmental Services, Inc. is pleased to submit this Phase I Environmental Site Assessment for the subject Site. This report is provided in completion of our proposal dated August 25, 1995.

If you have any questions concerning this document, please call either of us at (602) 248-8808. We appreciate the opportunity to complete this work for you.

Respectfully submitted,

**GROWTH ENVIRONMENTAL SERVICES, INC.**

Ken Lawson  
Staff Geologist

Dennis C. Knudsen, P.E.  
Manager, Technical Services

Enclosure: Phase I ESA Report

cc: Growth File AZ099502

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## LIST OF ACRONYMS

### SPECIFIC TO THE ASTM STANDARD

*ASTM*- American Society for Testing and Materials.

*CERCLA* - Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC § 9601 *et seq.*).

*CERCLIS* - Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA).

*CFR*- Code of Federal Regulations.

*EPA* - United States Environmental Protection Agency.

*EPCRA* - Emergency Planning and Community Right to Know Act (also know as SARA Title III), 42 USC § 11001 *et seq.*).

*ERNS* - Emergency Response Notification System.

*ESA* - Environmental Site Assessment (different than an *environmental audit*).

*FOIA* - U.S. Freedom of Information Act ( 5 USC 552 *et seq.*).

*FR* - Federal Register.

*LUST*- Leaking Underground Storage Tank.

*MSDS* - Material Safety Data Sheet.

*NCP* - National Contingency Plan.

*NPDES* - National Pollution Discharge Elimination System.

*NPL* - National Priorities List.

*PCBs* - Polychlorinated biphenyls.

*PRP* - Potentially responsible party (pursuant to CERCLA 42 USC § 9607(a)).

*RCRA*- Resource Conservation and Recovery Act (as amended, 42 USC § 6901 *et. seq.*).

*SARA* - Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).

*USC* - United States Code.

*USGS* - United States Geological Survey.

*UST* - Underground Storage Tank.

## 1 SUMMARY

Growth Environmental Services, Inc. (Growth) has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-94 of the three parcels of land located north of the intersection of the north bank of the Salt River and Scottsdale Road, Tempe, Arizona, ( the "Site"). Any exceptions to or deletions from this practice are described in Section 2.4 of this report. This assessment revealed no evidence of recognized environmental conditions in connection with the Site.

The Site is located approximately along the northern bank of the Salt River. The Site was developed as a flood control basin in 1991 and is bound to the south by a levee and to the north by properties sloping towards the Site. The Site however, has no downward slope. Stormwater runoff from the adjacent properties to the north flow onto the Site and is retained there until it drains into the Salt River via a stormwater drain located in the central portion of the Site.

Prior use of the Site was native land located within the Salt River channel and/or its flood plain.

No stains, stressed vegetation or evidence of hazardous material dumping was noted during the Site inspection. Sewage odors were present on the Site under the Scottsdale-Rural Road bridge. The source of this odor is suspected to be the result of homeless people activities.

The adjacent properties to the east, west and south were the Salt River. The adjacent properties to the north of the western one-half of the Site were developed with restaurants, retail spaces, a U-haul storage, the Papago Stables and the associated parking and landscaping areas. The adjacent property to the north of the eastern one-half of the Site was vacant graded land.

Based on the search of government records, there were no facilities identified within the specified search radii of the Site for the following databases: Resource Conservation and Recovery Act for facilities that treat, store and/or dispose of hazardous waste (RCRA-TSD), Emergency Response Notification System (ERNS), RCRA-Small Quantity Generator (SmGen), or RCRA-Large Quantity Generator (LgGen).

Based on the search of government records, there were facilities identified within the specified search radii of the site for the following databases: one National Priority List (NPL) facility, two State Priority List (SPL) facilities, one Comprehensive Environmental Response Compensation and Liability Information Service (CERCLIS) facility, one Solid Waste Landfill (SWLF), four facilities under investigation by the State (SCL), three Leaking USTs (LUSTs), and two Underground Storage Tank (UST) facilities. The NPL, SPL, CERCLIS, and SCL facilities were or were associated with the Indian Bend Wash Superfund Facility. The Site was not identified as or has ever been occupied by a potentially responsible party (PRP). Therefore, this adjacent Superfund facility does not present a environmental concern to the Site at this time. The closest LUST facility was the Hartman (located < 0.1 miles northeast). The Hartman facility was acquired by the Arizona Department of Transportation (ADOT) for a right-of-way construction project in 1990. BTEX was present in soil samples below the ADEQ soil clean up levels (SCLs). ADEQ advised ADOT the full extent of the contamination has not been defined. No further action was found in the file review. It is unknown if this facility has impacted the Site environmentally.

Based upon the results of the assessment, it is the opinion of Growth that there is no reason to suspect environmental conditions of concern at the Site at this time.

## 2 INTRODUCTION

### 2.1 PURPOSE

The Flood Control District of Maricopa County (FCDMC) has retained Growth to perform a Phase I ESA at the Site located north of the intersection of the north bank of the Salt River and Scottsdale Road, Tempe, Arizona. The Site consists of 13.35 acres of land. The Site is a narrow property that trends east-west and is bisected by Scottsdale Road (also known as Rural Road). This Phase I ESA is intended to serve as an appropriate, commercially prudent and reasonable inquiry regarding the potential for recognized environmental conditions in connection with the Site.

### 2.2 SPECIAL TERMS AND CONDITIONS

This Phase I ESA has been completed and the report prepared in accordance with the American Society for the Testing of Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E-1527-94)*. The scope of Growth's services for this project is included as Appendix A.

### 2.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The Phase I ESA process is not intended to provide a guarantee regarding the presence or absence of petroleum products or hazardous substances on the Site. The findings and conclusions of this assessment are limited by the following factors:

1. The scope of work agreed to between Growth and FCDMC is not an exhaustive inquiry, but represents an appropriate, commercially prudent, and reasonable level of effort. In accordance with the ASTM Standard, this assessment serves to reduce, but not eliminate, the level of uncertainty regarding the potential for recognized environmental conditions on the Site.
2. The availability of data may be limited, particularly in regards to historical Site uses. Where such limitations are material to the conclusions of the assessment, they are identified in the report.
3. Growth cannot verify the accuracy of data obtained from government agencies, commercial sources, interview subjects, and other third-party sources.

This Phase I ESA represents conditions which existed at the time the work was performed, and should not be considered indicative of conditions which may exist at a substantially later date. The assessment has been completed in accordance with a reasonable understanding of the recognized environmental conditions and regulatory standards which existed at the time the work was performed.

### 2.4 LIMITING CONDITIONS AND METHODOLOGY USED

This Phase I ESA has been prepared specifically for FCDMC, for their use and reliance in the environmental assessment of the Site. Reliance on this report by any other party must be at that party's sole risk, unless such reliance has been authorized in writing by Growth and FCDMC.

## 3 SITE DESCRIPTION

### 3.1 LOCATION AND LEGAL DESCRIPTION

The Site consists of 13.35 acres of land located north of the intersection of the north bank of the Salt River and Scottsdale Road, Tempe, Arizona. The Site is generally described as the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 15, and the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 1 North, Range 4 East of the Gila and Salt River Baseline and Meridian. The approximate Site boundaries are shown in Figures 2 and 3.

### 3.2 SITE AND VICINITY CHARACTERISTICS

#### Topography and Drainage

The Site is located near the northern bank of the Salt River. The Site is a flood control basin that is bound to the south with a levee and to the north by properties sloping towards the Site. The topography of the area as indicated by the USGS Quadrangle for Tempe, Arizona, dated 1982, reflects the Site is located within the Salt River channel and has no downward slope. Stormwater runoff from the adjacent properties to the north flow onto the Site and is retained there until it drains into the Salt River via the stormwater drain located in the central portion of the Site.

#### Regional Geology and Hydro geology

The Site is located within the Salt River Valley, a broad alluvial basin within the Basin and Range Physiographic Province, which includes Southern Arizona. The Basin and Range Province is characterized by a series of northwest trending fault-bounded mountain ranges separated by alluvial valleys.

The Salt River Valley is surrounded by mountains composed primarily of granite, metamorphic and volcanic rocks and minor amounts of sedimentary rocks. The valley floor is underlain by thick semi-consolidated basin-fill sediments of varying thickness. The area of the Site is underlain by irregular fluvial and lacustrine deposits of sand, gravel, silt, and clay extending to approximately 1,200 feet below ground surface (bgs) (Laney and Hahn, 1986).

According to the United States Department of Agriculture Soil Conservation Service, Soil Survey of Maricopa County, Central Part, Arizona, dated September 1977, the Site is located on Alluvial land. Alluvial land is a nearly level land type that generally has a hummocky appearance. It consists of stratified, recently deposited stream sediment in the channels of the Salt River. This alluvial material was derived from a mixture of acidic and basic rocks. Areas that are in the channel of the Salt River and that include adjacent areas of alluvial material deposited by the river are as much as a mile wide. Texture of the surface layer ranges from gravelly sand or very gravelly sand to fine sandy loam. The material beneath the surface layer is very gravelly sand to very fine sandy loam and loam. Permeability ranges from very rapid to moderate, and the available water capacity ranges from low to high. Runoff is slow. Soil blowing is generally a hazard.

Most of the groundwater in the Phoenix Basin is derived from the deep alluvial soils between the mountain blocks. The depth to groundwater at the Site vicinity is approximately 110 feet bgs based on 1982 groundwater data provided by Arizona Department of Water Resources (ADWR). According to ADWR information, groundwater flow in the vicinity is to the north.

It should be noted that regional hydrogeologic data may not predict Site-specific conditions, such as isolated perched-water systems, or local variations in groundwater flow due to recent precipitation or high-volume pumping in the area. Local groundwater flow near the river fluctuates based on rainfall. During periods of rain fall, groundwater flows towards to the river, south of the Site.

### **3.3 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SITE**

There are no direct routes of access to the Site. A dirt road was present along the crest of the flood control levee along the southern boundary of the Site. The adjacent property to the north provided foot access from the associated parking lot.

The Site is a stormwater flood control basin. Three City of Tempe sewer drain culverts with steel plates were noted in the central portion of the Site. A stormwater drain was located in the south central portion of the Site and drains directly into the Salt River to the south. There were two sets of two pipe protruding from the surface approximately four feet, in the northwest and northeast portions of the Site.

There was a strong sewage odor noted on the portion of the Site directly under the Scottsdale-Rural Road bridge. The source of the odor is suspected to be from homeless persons activities in this area.

There were no drywells, water wells, oil or gas wells observed on the Site. There were two suspected groundwater monitoring wells located on the northwestern portion of the Site. No information was available regarding these wells.

There was no evidence of spills, hazardous material dumping, soil staining or stressed vegetation noted during the Site inspection.

Utilities are not available to the Site. No potable water is provided to the Site. Electricity is not provided to the Site.

Maricopa County Environmental Services Department reported there were no known septic systems on the Site.

### **3.4 INFORMATION REPORTED BY USER REGARDING ENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE OR EXPERIENCE**

No information was reported by the FCDMC regarding environmental liens for the Site.

### **3.5 CURRENT USES OF THE PROPERTY**

The Site is a stormwater retention basin.

No soil stains or stressed vegetation were noted during the Site inspection. Additionally, no drywells were discovered.

### 3.6 PAST USES OF THE SITE

Based on aerial photographs and historical directory research, the Site was part of the Salt River prior to development with the current improvements.

The historical directory research and interviews indicated the Site has never been occupied.

### 3.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

Adjoining properties were visually examined from public-access rights-of-way to make a cursory assessment of the current land use and its potential for recognized environmental conditions which may have impact on the Site. Reconnaissance of adjoining properties was performed by viewing land use from legal boundaries or by walking upon the adjoining properties that were legally accessible. Adjoining development to the Site is as follows:

**North:** Papago Stables, Club Rio, Rio Salado Restaurant, Audio Express

**South:** Salt River.

**East:** Salt River.

**West:** Salt River.

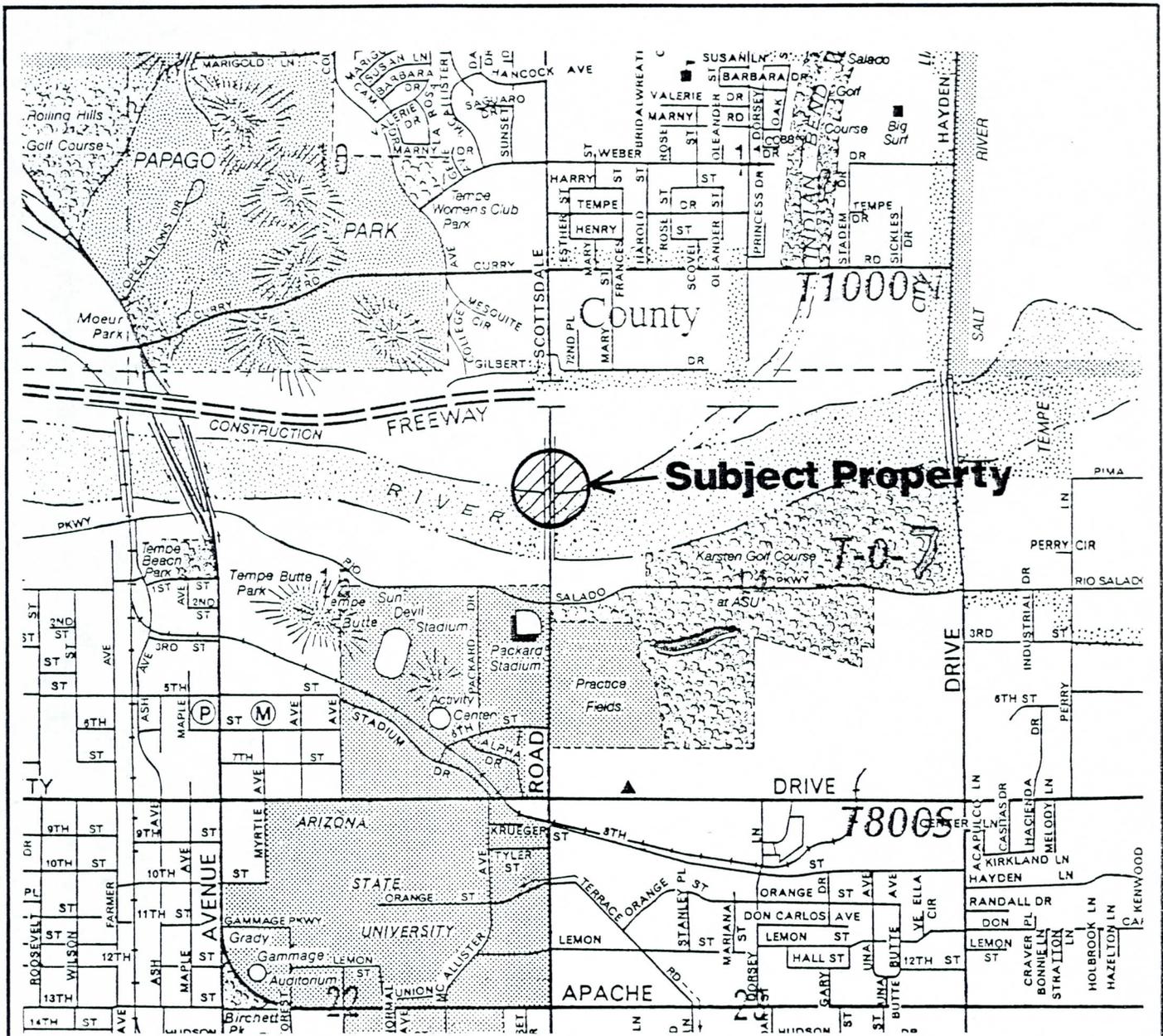
Prior uses of the adjoining property were determined through review of historical information , such as, aerial photographs, and historical directories. The prior uses of the adjoining property were as follows:

**North:** Bel-Aire Pools, Papago Riding Stables, U-Haul Storage, Cactus Radiators, Desert Sailboats, Devil House Bar, Tinfifund Turquoise, La breeze Salon, Audio Express, FS Inc., Sweet Dreams, Club Rio, Rio Salado Restaurant and Funsports.

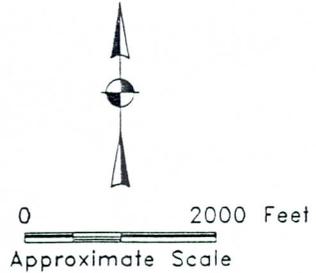
**South:** Salt River.

**East:** Salt River.

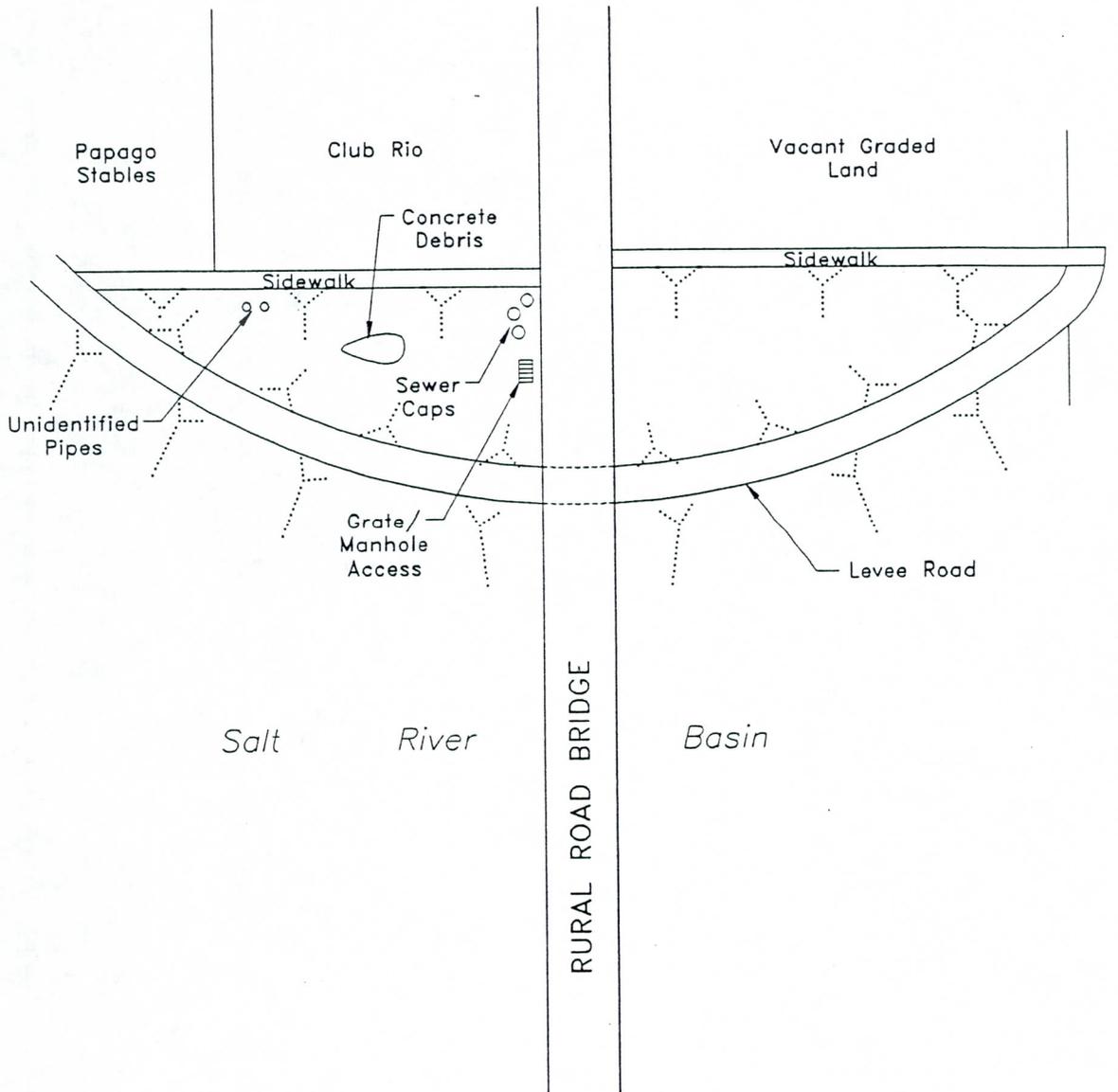
**West:** Salt River.



MODIFIED FROM: Metropolitan Phoenix Street Atlas, 1993



 <b>Growth</b> Growth Environmental Services, Inc.	DESCRIPTION <b>VICINITY MAP</b>	FIGURE <b>FIGURE 1</b>	PROJECT NUMBER <b>AZ099502</b>
	PROJECT LOCATION <b>ENVIRONMENTAL SITE ASSESSMENT          NORTH BANK OF THE SALT RIVER          TEMPE, ARIZONA</b>	PROJECT MANAGER <b>K. LAWSON</b>	FILE NAME <b>ACAD\09950201.DWG</b>
		DRAWING DATE <b>SEPT. 11, 1995</b>	DRAWN BY <b>K. ANDREWS</b>



NOT TO SCALE



**Growth**

Growth Environmental Services, Inc.

DESCRIPTION

SITE  
MAP

FIGURE

FIGURE 2

PROJECT NUMBER

AZ099502

PROJECT LOCATION

ENVIRONMENTAL SITE ASSESSMENT  
SOUTH BANK OF THE SALT RIVER  
TEMPE, ARIZONA

PROJECT MANAGER

K. LAWSON

FILE NAME

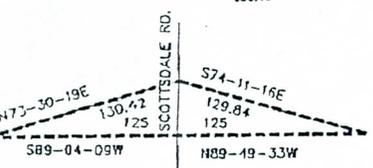
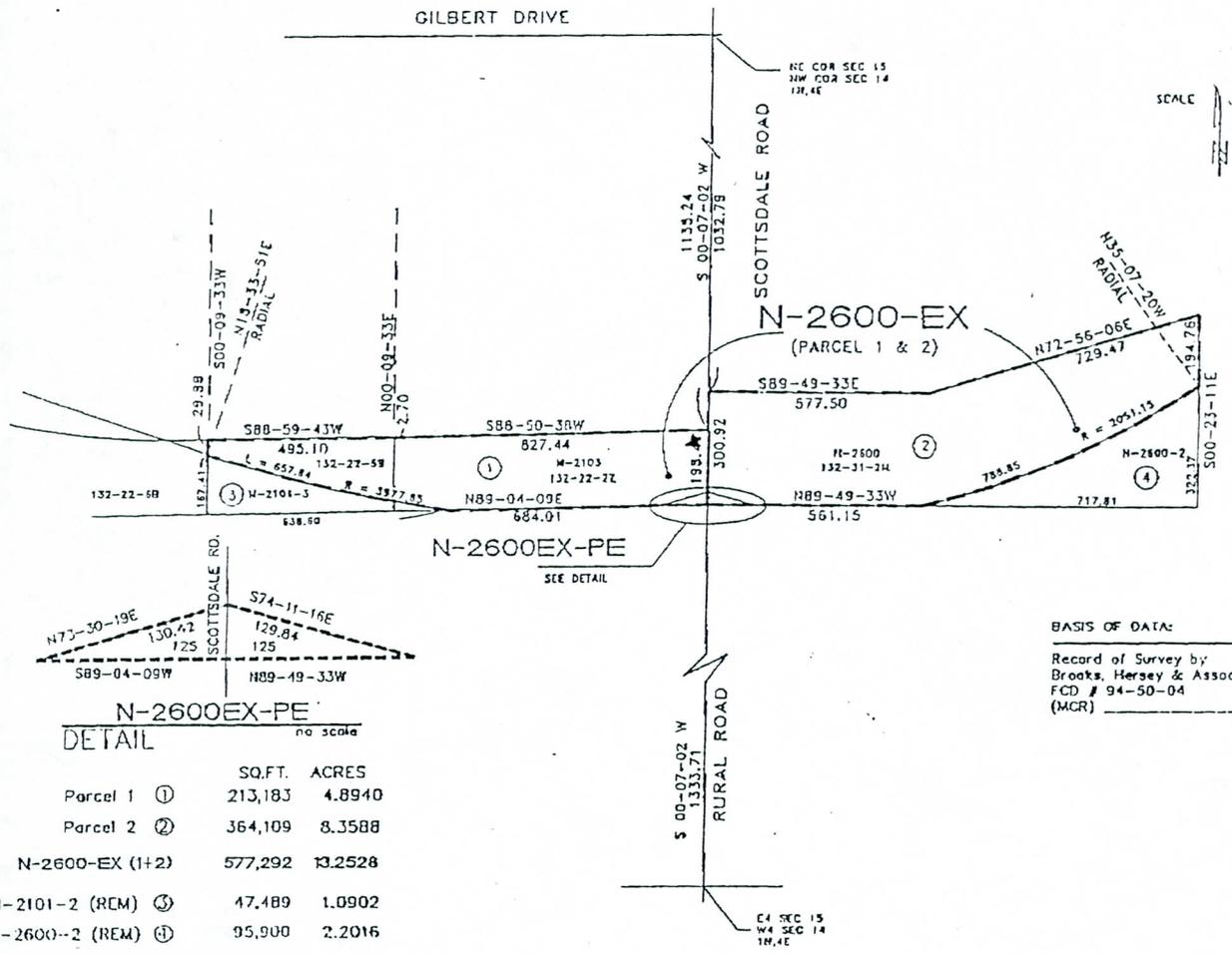
ACAD\09950202.DWG

DRAWING DATE

SEPT. 11, 1995

DRAWN BY

K. ANDREWS



N-2600EX-PE  
DETAIL  
no scale

	SQ.FT.	ACRES
Parcel 1 ①	213,183	4.8940
Parcel 2 ②	364,109	8.3588
N-2600-EX (1+2)	577,292	13.2528
M-2101-2 (REM) ③	47,489	1.0902
N-2600-2 (REM) ④	95,900	2.2016
TOTAL (1+2+3+4)	720,681	16.5446
N-2600EX-PE	4,374	0.1004

BASIS OF DATA:  
Record of Survey by  
Brooks, Hersey & Assoc  
FCD # 94-50-04  
(MCR)



<p><b>Growth</b> Growth Environmental Services, Inc.</p>	<p>DESCRIPTION <b>PLAT MAP</b></p>	<p>FIGURE <b>FIGURE 3</b></p>	<p>PROJECT NUMBER <b>AZ099502</b></p>
	<p>PROJECT LOCATION <b>ENVIRONMENTAL SITE ASSESSMENT NORTH BANK OF THE SALT RIVER TEMPE, ARIZONA</b></p>	<p>PROJECT MANAGER <b>K. LAWSON</b></p>	<p>FILE NAME <b>ACAD\09950203.DWG</b></p>
	<p>DRAWING DATE <b>SEPT. 11, 1995</b></p>	<p>DRAWN BY <b>K. ANDREWS</b></p>	

## 4 RECORDS REVIEW

### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

The purpose of the records review is to obtain and review reasonably-ascertainable records that will help identify recognized environmental conditions in connection with the Site. For this review, records were obtained from VISTA Environmental Information Services Inc. (VISTA). As noted under ASTM, information requested and not received within 20 days after the report date will not be incorporated into this report. The approximate minimum search distance (MSD) for the Site vicinity review is noted under each database listed below. Regulatory data for facilities with recognized environmental conditions is found in Appendix D.

List	Approximate Minimum Search Distance (miles)
Federal NPL Site List	1.0
Federal CERCLIS List	0.5
Federal RCRA TSD Facility List	1.0
Federal RCRA Generator List	0.125
Federal ERNS List	0.125
ADEQ WQARF (State Superfund) List	1.0
Arizona CERCLA Information and Data System (ACIDS) List	1.0
ADEQ Open Landfills List	0.5
ADEQ Closed Landfills and Dumps List	0.5
ADEQ Registered UST List	0.25
ADEQ Reported Leaking UST List	0.5

The Site was not identified on any of the data bases reviewed by VISTA.

**Federal NPL Facility List** - The National Priorities List (NPL) was reviewed to identify EPA Superfund facilities within a one-mile radius of the site. One NPL facility was identified within a one-mile radius of the site. The NPL facility is the Indian Bend Wash (IBW) located adjacent to the east of the Site. This facility is defined as the area bound by Chaparral Road to the north, Scottsdale/Rural Road to the west, Pima Road to the east and Apache Boulevard to the south. Within this facility there exist two distinct operating units; North Indian Bend Wash (NIBW) and South Indian Bend Wash (SIBW). The boundary between the northern and southern units is the approximate location of the north bank of the Salt River. These units are CERCLA-superfund facilities.

Within the subsurface of the IBW are three aquifer units; upper (surface to a depth of up to 150 feet below ground surface), middle (50 to 170 feet bgs), and the lower (450 to 550 feet bgs). Depth to groundwater in the IBW varies from twenty-five feet bgs in the areas near the river bed to 100 feet or more bgs in other areas. Groundwater contamination was detected in the early 1980's in the Cities of Scottsdale and Tempe groundwater wells. Primary contaminants are VOC's that include trichloroethylene (TCE), perchloroethylene (PCE), trichloroethane (TCA) and dichloroethylene (DCE). Water wells with contamination above the EPA and state drinking water standards were removed from use. The IBW facility was named a superfund facility in 1983 and was split into NIBW and SIBW units in 1989. Facilities within the SIBW are primarily in the remedial investigation and feasibility study phases. Sampling for contamination was performed via soil-gas analysis, water and soil samples throughout the SIBW during the period from 1988-1990. Thirty-five sites were identified for EPA inspections as of May 1991. The EPA has ordered some of these facilities to perform remedial investigation

on their properties. Additionally, the EPA has constructed a number of groundwater monitoring wells within the study area which are monitored on a regular basis.

The Site was not identified as or has ever been occupied by a PRP. Therefore, this adjacent NPL facility does not present an environmental concern to the Site at this time. Additional information regarding the NIBW and SIBW is included in this report as Appendix C.

**Federal CERCLIS List** - The EPA CERCLIS database identifies facilities that have potential releases of hazardous substances as reported under CERCLIS, Section 103 or private citizens. RCRA-permitted facilities do not appear on this database, but NPL facilities are typically listed. One CERCLIS facility, the IBW (located adjacent east) was identified within a one-half mile radius of the site. See Appendix C for additional information. The Site was not identified as or has ever been occupied by a PRP. Therefore, this adjacent NPL facility does not present an environmental concern to the Site at this time.

**State Superfund/Hazardous Waste Listings (SPL)** - Two State Superfund/Hazardous Waste facilities, NIBW and SIBW (located adjacent east) were identified within the search radius. The Site was not identified as or has ever been occupied by a PRP. Therefore, this adjacent NPL facility does not present an environmental concern to the Site at this time. See Appendix C for additional information.

**State CERCLIS Equivalent Listings (SCL)** - Four facilities under investigation by the state (SCL) were identified within the search radius. These facilities are the NIBW/SIBW (located adjacent east), Interlocking Paving Stones (located 0.99 miles east), and Indian Head MFG. Co. (located 0.54 miles east). Interlocking Paving Stones and Indian Head MFG. Co. have been identified as PRPs for the NIBW/SIBW superfund facilities. Investigation is pending on both facilities. Based on the distance from the Site and the direction of groundwater flow, these facilities do not present an environmental concern to the Site at this time.

**State Solid Waste Disposal Facility Listings (SWLF)** - One State Solid Waste Disposal facility was identified within the search radius. The Arizona State University No. 2 SWLF is located 0.31 miles southeast of the Site. The landfill's reported to accept waste in the forms of agricultural, construction, demolition, green substances, mixed municipal, and wood. The facility and permit status is reported to be closed. No other information was found.

Based on the distance from the Site and the direction of groundwater flow, this facility does not present an environmental concern to the Site at this time.

**Leaking Underground Storage Tanks (LUSTs)** - Review of the ADEQ list of LUSTs indicates four reported LUST incidents have occurred within a 0.5-mile minimum search distance of the Site.

Identified facilities with potential recognized environmental conditions are listed below.

LUST Facilities within Search Radius with Potential Recognized Environmental Conditions			
Facility Name/Location Identification Number	Distance & Direction from the Site	Apparent Topographic gradient from the Site	Tank Capacity, Type, Contents, Age and Status
John Hartman 929 E. Gilbert Drive Id. No. 4715.1334	<0.1 Miles NE	Up-gradient	1 4,000-gal., bare steel, gas, NA, removed

LUST Facilities within Search Radius with Potential Recognized Environmental Conditions			
Facility Name/Location Identification Number	Distance & Direction from the Site	Apparent Topographic gradient from the Site	Tank Capacity, Type, Contents, Age and Status
KW Shanán Trucking 1050 E. Gilbert Drive Id. No. 4715.1285	0.19 Miles NE	Up-gradient	1 Na gal, bare steel, diesel, 10 years, out of service
Pueblo Lumber 1150 E. Gilbert Id. No. 4715.2270	0.28 Miles E	Cross-gradient	Not available
Landscape Maintenance of AZ 1229 E. Curry Road Id. No. 4715.2314	.47 Miles North	Up-gradient	Not available

The Hartman facility was acquired by the Arizona Department of Transportation for a right-of-way construction project in 1990. During the removal of the UST on June 27, 1990 soil contamination was noted under the pump dispenser island. Samples were collected from beneath the USTs and the pump island. BTEX was identified in the sample collected (at a depth of 3 feet bgs) beneath the pump island in the following amounts; 1.2, 5.1, 0.68 and 3.3 ppb respectively. Although these are below the ADEQ soil clean up levels, ADEQ advised ADOT the full extent of the contamination has not been defined in a letter dated May 4, 1994. No further action was found in the file review. It is unknown if this facility has impacted the Site environmentally. It should be noted that ADOT would be responsible for any cleanup associated with contamination from this facility.

KW Shanán Trucking Co. was reported as a LUST facility on May 17, 1990. This facility was reported to have been vandalized where the pump was turned on and approximately 1000-2000 gallons of diesel fuel was pumped directly on to the soil surface. The LUST was actually a AST per the ADEQ file. No investigation or remedial action has been requested by the ADEQ as of the date of this report. Based on the distance from the site this facility does not present an environmental concern to the Site at this time.

Pueblo Lumber Co. was reported as a LUST during the removal of 3 USTs on April 16, 1992. Soil samples from beneath a 4,000 gallon gasoline tank and from beneath a 1,000 gallon "form" oil tank revealed TPH below ADEQ suggested soil clean up levels. It appears from the file review, the horizontal and vertical limits of the contamination have not been fully defined. No other information was available for review and the file remains open as of the date of this report. Based on the distance from the site this facility does not present an environmental concern to the Site at this time.

**Underground Storage Tanks** - Review of the ADEQ list of USTs indicates two registered UST facilities within a 0.25-mile minimum search radius from the Site.

UST Facilities Within Search Radius with Potential Recognized Environmental Conditions			
Facility Name/Location Identification Number	Distance & Direction from the Site	Apparent Topographic gradient from the Site	Tank Capacity, Type, Contents and Year Installed
John Hartman 929 E. Gilbert Drive Id. No. 0-006872	<0.1 Miles NE	Up-gradient	1 4,000-gal., bare steel, gas, NA, removed
KW Shanen Trucking 1050 E. Gilbert Drive Id. No. 0-007168	0.19 Miles NE	Up-gradient	1 Na gal, bare steel, diesel, 10 years, out of service

Based on the distance from the site, the current status these facilities does not present an environmental concern to the Site at this time.

#### 4.2 PHYSICAL SETTING SOURCES

Growth reviewed available USGS 7.5 minute topographic map for Tempe, Arizona Quadrangle, dated 1952 and photo-revised 1982, to evaluate the physical setting of the Site. The map indicated the Site was undeveloped. No specific man-made features on the Site were depicted on the map.

#### 4.3 HISTORICAL USE INFORMATION

Growth reviewed reasonably ascertainable standard historical sources in an attempt to develop a history of the previous uses or occupancies of the Site and surrounding area. The objective was to identify those uses or occupancies that were likely to have led to recognized environmental conditions in connection with the Site. Growth attempted to identify uses or occupancies of the Site dating from the present, back to 1940. These sources and findings are summarized in the sections to follow.

**Historical Aerial Photographs** - Growth reviewed reasonable available aerial photographs depicting development of the Site and vicinity at periodic intervals, as summarized below. Quality of evaluation of aerials is controlled by aerial photograph scale and quality.

Aerial Photograph Summary		
Date	Source of Aerial	Photo ID No., If Available
1949, 1954, 1958	Rupp	N/A
The Site and the adjacent properties to the north, south, east and west were native land with flood scour patterns associated with river flow from at least 1940.		

Aerial Photograph Summary		
Date	Source of Aerial	Photo ID No., If Available
1962-1979	Landiscor	N/A
The Site was native land associated with the river bottom and flood plain. A dirt road appears periodically during this period along the northern boundary of the western half of the Site. The adjacent property to the north of the eastern half of the Site was noted to have a small residential structure. The adjacent property to the west, east and south were part of the Salt River and/or flood plain.		
1980-1990	Landiscor	N/A
The Site appears unchanged from 1979 except for a bridge that was developed in 1980 that bisects the Site. The adjacent property to the north was developed with four buildings and a possible feed lot during this period. The adjacent properties to the east, west and to the south were unchanged.		
1990-present	Landiscor	N/A
The site was developed with a earthen dam and a road on the dam's crest along the southern boundary in 1991. The remaining portion of the Site appears to be graded. The adjacent property to the north of the western half of the site was unchanged from the 1990 aerial photograph. The adjacent property to the north of the eastern one-half of the Site was developed with a 15 building complex. This complex was not present in the 1993 aerial photograph. The adjacent properties to the south, west and east were unchanged.		

No environmental concerns were noted.

**City Directories** - Growth personnel reviewed Coles Criss Cross directories for the Site for the years 1963, 1968, 1972, 1977, 1982, 1987, 1991, and 1994. No listings for the Site address interval (300-398 N. Scottsdale or Rural Roads) were found. All other listings for the adjacent facilities to the north were Bel-Aire pools, Papago Riding Stables, U-Haul Storage, Cactus Radiators, Desert Sailboats, The Devil House Bar, Tinfifund Turquoise, La breeze Salon, Audio Express, FS Inc., Sweet Dreams, Club Rio, Rio Salado Restaurant and Funspots.

**Sanborn Fire Insurance Maps** - The Sanborn Fire Insurance Map series illustrates detailed historical development in some older areas of the Phoenix Metropolitan area from the years 1890 to 1968. Growth conducted a review of the Sanborn Maps to evaluate evidence of historical development on the Site. There were no maps available for the Site.

**Interviews** - Interviews can be valuable sources of information pertaining to the history of the Site. Growth personnel provided a questionnaire to Mr. William H. Knight of the FCDMC, the site representative, that is included in Appendix B of this report. No environmental concerns were noted in the interview questionnaire.

#### 4.4 ADDITIONAL RECORD SOURCES

**Registered Drywells** - Arizona rules require owners to register all drywells on their property with ADEQ. The Water Permits Unit of ADEQ maintains a list of all drywells that have been registered with the State to date. According to ADEQ records, there are no registered drywells for the Site or facilities within a one-half mile radius.

**Illicit Dumping Sites** - Growth contacted the Maricopa County Illegal Dumping Department, Mr. Marion Sams, to obtain information regarding any records of illicit dumping on the Site. Mr. Sams stated that the property was not found to have been a facility with records of illegal dumping activity.

**City of Tempe Fire Department** - Growth contacted the City of Tempe Fire Department regarding the Site. A request was made for a file search regarding USTs, hazardous spills/dumping responses or any other environmental response action. No information was found in the file search.

## **5 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**

### **5.1 HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES**

There were no hazardous substances identified on the Site. No stains or stressed vegetation were noted during the Site inspection.

### **5.2 HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS**

There were no hazardous substances containers identified on the Site. No stains or stressed vegetation were noted during the Site inspection.

### **5.3 STORAGE TANKS**

No ASTs or USTs were noted on the Site.

### **5.4 INDICATIONS OF PCBS**

Electrical service was not provided to the Site. No transformers were noted in the Site inspection.

### **5.5 INDICATIONS OF SOLID WASTE DISPOSAL**

No solid waste disposal was provided to the Site. Some minor dumping of beverage bottles and construction debris was noted on the Site.

### **5.6 PHYSICAL SETTING ANALYSIS**

The Site is located near the northern bank of the Salt River. The Site is a flood control basin that is bound on the south with a levee and on the north by properties sloping towards the Site. The Site is located within the Salt River channel and has no downward slope. Stormwater runoff from the adjacent properties to the north flow onto the Site and is retained therein until it drains into the Salt River via the stormwater drain located in the central portion of the Site.

## 6 SUMMARY AND CONCLUSIONS

Growth has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-94 of the Site. Any exceptions to or deletions from this practice are described in Section 2.4 of this report.

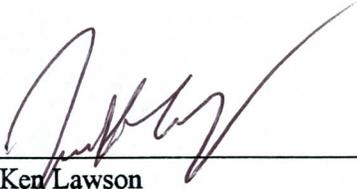
### 6.1 SUMMARY OF FINDINGS

Based on the results of this Phase I ESA, the Site appears to have been developed in approximately 1991 with the current improvements. Prior use of the Site was part of the Salt River and the associated flood plain. No evidence of soil staining, stressed vegetation, or hazardous material dumping was noted during the Site visit.

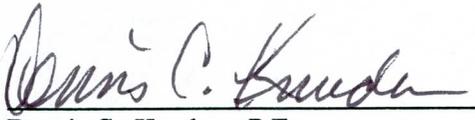
### 6.2 CONCLUSIONS

This assessment revealed no evidence adverse environmental conditions in connection with the Site.

7 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

  
\_\_\_\_\_  
Ken Lawson  
Staff Geologist

9/22/95  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Dennis C. Knudsen, P.E.  
Manager, Technical Services

9/22/95  
\_\_\_\_\_  
Date

**APPENDICES**

**APPENDIX A**  
**SCOPE OF WORK**

**EXHIBIT A - SCOPE OF SERVICES**  
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**Arizona Sites**

Growth Environmental Services, Inc., (Growth) will perform a Phase I Environmental Site Assessment (ESA) of the *property* in accordance with American Society for the Testing of Materials (ASTM) Standard E 1527 - 94. The scope of these services will include the following tasks. All italicized terms refer to the definitions set forth in Section 3.2 of the ASTM Standard. All work will be performed under the supervision of a qualified *environmental professional*.

**TASK 1.0 - RECORDS REVIEW**

Growth will obtain and review *reasonably ascertainable* and *practically reviewable* records in an attempt to identify *recognized environmental conditions* in connection with the *property*. Growth may utilize commercial sources for some aspects of the records review. The records will include the following *standard environmental record sources*

List	Approximate Minimum Search Distance (miles)
Federal NPL Site List	1.0
Federal CERCLIS List	0.5
Federal RCRA TSD Facility List	1.0
Federal RCRA Generator List	<i>property</i> and adjoining properties
Federal ERNS List	<i>property</i> only
ADEQ WQARF (State Superfund) List	1.0
Arizona CERCLA Information and Data System (ACIDS) List	1.0
ADEQ Open Landfills List	0.5
ADEQ Closed Landfills and Dumps List	0.5
ADEQ Registered UST List	<i>property</i> and adjoining properties
ADEQ Reported Leaking UST List	0.5

**Task 1.1 - Additional Environmental Record Sources**

The records may include one or more of the following *additional environmental record sources*, at the discretion of the *environmental professional*, to enhance and supplement the federal and state sources identified above.

List	Approximate Search Distance (miles)
Local or County Lists of Landfill/Solid Waste Disposal Sites	0.5
Records of Emergency Release Reports (SARA 304)	<i>property</i> only
Records of Contaminated Public Wells	0.5
Fire Department	<i>property</i> only
Local Water Quality Agency	0.5
Local Electric Utility Companies (for information relating to PCBs)	<i>property</i> only
Arizona Department of Water Resources Well Registry	0.5

**Task 1.2 - Standard Physical Setting Source**

Growth will review a current USGS 7.5 Minute Topographic Map showing the area on which the *property* is located.

**Task 1.3 - Standard Historical Sources**

Growth will review *reasonably ascertainable standard historical sources* in an attempt to develop a history of the previous uses or occupancies of the *property* and surrounding area. The objective will be to identify those uses or occupancies that are likely to have led to *recognized environmental conditions* in connection with the *property*. Growth will attempt to identify uses or occupancies of the property from the present dating back to 1940, or until the property was first developed. At least one of the standard historical sources will be researched to 1940, or a combination of historical sources will be used to determine the use or occupancies of the property dating back to 1940, or until the property was first developed. Search intervals will be such to adequately establish the site history within the extent records are *reasonably ascertainable*.

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1. Aerial Photographs           | 5. USGS 7.5 Minute Topographic Maps |
| 2. Fire Insurance Maps          | 6. Local Street Directories         |
| 3. Property Tax Files           | 7. Building Department Records      |
| 4. Recorded Land Title Records* | 8. Zoning/Land Use Records          |

\* If authorized by client. The chain of title search is not included in the scope of services unless specifically added. The *user* should check or engage a title company to check for *reasonably ascertainable recorded land title records* for *environmental liens* currently recorded against the *property*. Any environmental liens currently recorded against the property should be reported to the environmental professional.

## EXHIBIT A - SCOPE OF SERVICES (cont.)

After checking all *reasonably ascertainable standard historical sources*, whatever history of previous site uses is available shall be deemed sufficient to comply with the ASTM Practice.

### TASK 2.0 -SITE RECONNAISSANCE

Growth will conduct a *site visit* to the *property* during which the periphery of the *property* shall be *physically and visually observed*, as well as any structure(s) located on the *property*, to the extent the property or structures are not obstructed by bodies of water, adjacent buildings or other obstacles. The methodology used to observe the property will be documented in the report, as well as limitations imposed by physical obstacles and limiting conditions. The *site visit* will include:

**General Site Setting:** Current use of the property, adjoining properties, and surrounding area; past uses of the property, adjoining properties, and surrounding area, if indicated by the site reconnaissance; geologic, hydrogeologic, hydrologic, and topographic conditions, as indicated by visual observations; roads and structures on the property; the source of potable water and the sewage disposal system for the property.

**Interior Observations:** The means of heating and cooling the buildings on the property, including the fuel source. Stains/corrosion, floor drains, and sumps, to the extent they are visually or physically observed or identified from interviews, shall be described in the report.

**Exterior Observations:** The presence of hazardous materials including, but not limited to, polychlorinated biphenyls (PCBs), pesticides, above or below ground fuel/chemical storage tanks and pipelines, drums, transformers, drains, sumps, drywells, unidentified substance containers, unusual land colorations, and odors and physical irregularities. The presence of wells, stressed vegetation from other than insufficient water, pits, ponds or lagoons, and stained soil or pavement. The presence of waste water discharges to surface waters, septic systems, drains, drywells, holding ponds and public sewer systems. The presence of systems to dispose of solid wastes and other liquid waste. The presence of fill material other than landscaping material.

**Adjoining Properties:** This will include a visual examination, to the degree possible without trespass, of land use conditions that may adversely affect the *property* including: underground or above ground storage tanks; pits, ponds, and lagoons; landfills; stains, odors, distressed vegetation, or other obvious indications of *recognized environmental conditions*.

### TASK 3.0 - INTERVIEWS WITH OWNERS AND OCCUPANTS

Growth will make reasonable attempts to interview *owners* or *occupants* of the property to obtain information regarding *recognized environmental conditions* in connection with the *property*. Prior to the *site visit*, the *user* (client) should identify a person with good knowledge of the *property*. If a *key site person* is not identified prior to the site visit, Growth will inquire during the site visit, whether a person with good knowledge of the property is available to be interviewed at that time.

Prior to the site visit, the *user* should provide, or cause to be provided to Growth any applicable environmental permits, site assessment reports, environmental audits, registration information for underground storage tanks, hazardous waste generator reports, manifests, material safety data sheets, environmental violation notices or environmental liens, or other documents applicable to an evaluation of *recognized environmental conditions* on the site, of which the *user* or *key site person* is aware.

### TASK 4.0 -INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Growth will make reasonable attempts to interview *local government officials* to obtain information regarding *recognized environmental conditions* in connection with the *property*. A reasonable attempt will be made to interview a staff member from the local fire department, and the county health agency for information regarding hazardous waste disposal and septic tank information. It should be noted that responses from local government officials may not be received within the time allotted for this assessment.

### TASK 5.0 - EVALUATION AND REPORT PREPARATION

The report will generally follow the format outlined in ASTM E1527-94 unless otherwise specifically requested. The report will include documentation of all sources, including those that revealed no findings. Credentials of the environmental professional(s) involved in conducting the Phase I ESA will be provided including a qualifications statement of relevant experience of the individual(s) and corporate experience. The environmental professional(s) responsible for the Phase I ESA shall sign the report.

The report shall state whether the *user* (client) reported to the *environmental professional* any information pursuant to the *user's* responsibilities.

The report shall include the *environmental professional's* opinion of the impact of *recognized environmental conditions* in connection with the *property*.

## EXHIBIT A - SCOPE OF SERVICES (cont.)

The report shall have a findings and conclusions section that states one of the following:

"Growth has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of, the *property*. Any exceptions to, or deletions from, this practice are described in Section [ ] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property," or

"Growth has performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of, the *property*. Any exceptions to, or deletions from, this practice are described in Section [ ] of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the *property* except for the following: (list)."

All deletions and deviations from this practice shall be listed individually and in detail, and all additions shall be listed.

Any additional services including a broader scope of assessment, more detailed conclusions, liability/risk evaluations, work plans for Phase II investigations, remediation techniques, etc., are beyond the scope of this practice.

### LIMITATIONS OF THIS SCOPE OF SERVICES

Not every *property* will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment for expertise and risk tolerance of the user, and the information developed in the course of inquiry.

The Phase I ESA process is not intended to provide a guarantee regarding the presence or absence of *petroleum products* or *hazardous substances* on the *property*. The findings and conclusions of this assessment will be limited by the following factors:

1. The proposed scope of work is not an exhaustive inquiry, but represents an appropriate, commercially prudent, and reasonable level of effort. In accordance with the ASTM Standard, this assessment is intended to reduce, but not eliminate, the level of uncertainty regarding the potential for recognized environmental conditions on the Site.
2. The availability of data may be limited, particularly in regards to historical Site uses. Where such limitations are material to the conclusions of the assessment, they will be identified in the report.
3. Growth cannot verify the accuracy of data obtained from government agencies, commercial sources, interview subjects, and other third-party sources.

This Phase I ESA represents conditions which exist at the time the work is performed, and should not be considered indicative of conditions which may exist at a substantially later date. The assessment will be completed in accordance with a reasonable understanding of the *recognized environmental conditions* and regulatory standards which exist at the time the work is performed.

### ASSUMPTIONS

Growth's proposal to complete these services within the quoted cost and time are based upon certain assumptions. These include the cooperation of the site owners and occupants, and full access to the entire site without delay or re-work. Growth also assumes that if the *user* is aware of any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the *property*, the *user* will communicate any information based on such specialized knowledge or experience to the *environmental professional* prior to the site visit.

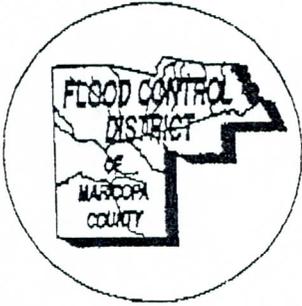
### EXCLUSIONS

This Scope of Services does not include an evaluation of issues which are not addressed in the ASTM standard. Non-scope considerations a client may wish to address in connection with a Phase I ESA are listed below:

Archeological or other Cultural Resources	Asbestos-Containing Materials
Flood Zone Information (FEMA)	Lead-Based Paint
Lead in Drinking Water	Occupational Safety and Health Hazards
Radon	Threatened or Endangered Plants and Animals
Wetlands	

This list of non-scope considerations is not intended to be all-inclusive.

**APPENDIX B**  
**INTERVIEW DOCUMENTATION**



# FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

2801 West Durango Street · Phoenix, Arizona 85009  
Telephone: (602) 506-1501  
Fax: (602) 506-4601  
TT: (602) 506-5897

## COVER SHEET

TO: Ken Lawson

Company or Department: Growth Environmental Services Inc. Fax # 248-7722

FROM: Bill Knight

Number of pages being sent including Cover Sheet: 4

Comments: \_\_\_\_\_  
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## PHASE I ENVIRONMENTAL ASSESSMENT INTERVIEW QUESTIONS

## CONTACT NAME, ADDRESS, AND PHONE NUMBER:

Bill Knight  
2801 W Durango Phoenix AZ 85009  
506-4073

## CONTACTS RELATIONSHIP TO THE SUBJECT PROPERTY:

Flood Control District Employee

## INFORMATION CONCERNING OTHER POSSIBLE INTERVIEW SUBJECTS:

NA

1. Time Frame that contact has information about the subject property?

2 years

2. Current and former use of the subject property?

Vacant/Open space

3. Is the subject property on city sewer or a septic system? Have there ever historically been any septic systems located on the subject property?

No, No

4. Who provides water to the subject property? Are there any wells located on the subject property?

No Water Service or Wells

5. Who provides electricity to the subject property? Are there any transformers or fluorescent lighting ballasts on the subject property that may contain PCBs? Have any of the transformers or ballasts exploded or leaked?

No electric Services

6. Who provides sanitation to the subject property? Is there now or has there historically been any illicit disposal activities on the subject property or in the immediate area surrounding the subject property?

No sanitation service.

Not to my knowledge

7. Who provides gas to the subject property?

No gas service

8. What is the total size of the subject property? Can contact physically or verbally define the boundaries of the subject property?

13.35 Acres - legal description provided

9. Can contact describe the number and type of structures present on the subject property? What are the current and historical uses of the structures present on the property?

No structures

10. Was the property ever utilized as agricultural land? What types of crops were grown? Were pesticides or herbicides utilized on the subject property to any degree? How much and what kind?

Not to my knowledge

11. Are there currently or have there historically been underground or aboveground storage tanks on the subject property? How many, Fuel type, Capacity, Fuel use, installation date, tank construction, piping type, tank tightness testing?

Not to my knowledge

12. Has there been any significant storage, usage or disposal of chemicals or other hazardous substances on the subject property? Have there been any spills, leaks or other hazardous materials incidents on the subject property or in the immediate area surrounding the subject property?

Not to my knowledge

13. What types of properties or facilities have been located in the immediate area surrounding the subject property?

14. What is the general drainage pattern on the subject property? Is there any improved drainage installed? Are there any drywells or sumps located on the subject property?

North to South  
No improvements, No Drywells

15. Does the contact have any maps or drawings of the subject property? Does the contact have any permits or waivers for activities that may take place on the subject property?

Maps & drawing provided  
No permits or waivers

16. Does contact know of any unusual features about the property, i.e. unidentified pipes, depressions, stains etc?

No

17. Is the contact aware of any asbestos containing materials or prior asbestos abatement activities that may have taken place on the subject property?

No

18. Has there been any Radon testing accomplished on the subject property? Have Radon mitigation units ever been installed on the subject property?

No

19. Is the contact aware of any landfills or areas of heavy dumping close to the subject property?

No

20. Have there been any liens placed against the property for environmental or health and safety concerns?

No

**APPENDIX C**  
**INDIAN BEND WASH UPDATE**

ADEQ, with the support of the EPA, requested additional investigation of this site in order to adequately characterize the extent of contamination for this area. This additional investigation requires shallow soil gas sampling work. Once the information from this sampling work is received, it will be evaluated to determine if additional work will be required.

#### OU II-Area 12

Motorola submitted a Soil Vapor Extraction Design Analysis report for agency review during March, 1995. Pilot testing for the soil vapor extraction system was conducted during April, 1995.

### SITE LOCATION AND STUDY AREA

Indian Bend Wash-North is the northern part of the area designated by EPA as the Indian Bend Wash (IBW) Superfund Site. A majority of the IBW-North is located in the City of Scottsdale, Maricopa County, Arizona. The boundaries of the site are Chaparral Road to the north, Pima Road to the east, Scottsdale Road to the West and just south of Curry Road to the south. However, groundwater contamination in the lower alluvial unit has been detected north from Chaparral Road. The area is fully developed, consisting primarily of residential and commercial properties and developed open areas such as parks.

### HYDROGEOLOGICAL CONDITIONS

IBW-North lies within the Paradise Valley basin, which generally consists of upper, middle and lower alluvial units overlaying an older formation known as the Red Unit. The alluvial units are groupings or layers of similar geologic materials (such as cobbles, gravel, sand, silt and clay) below the land surface. The spaces between the soil particles in the units allow for storage and movement of groundwater, although the amount of storage and flow within the units varies considerably with area and depth. The middle and lower alluvial units are considered the principal sources of ground water for many large-capacity wells in the southern part of the Paradise Valley basin, including most of the wells that supply drinking water to Scottsdale. Few supply wells in IBW-North rely upon the upper alluvial unit for groundwater.

### SITE HISTORY

In 1981, TCE was discovered in area wells in concentrations exceeding Arizona Department of Health Services action levels. The Indian Bend Wash project was proposed for the EPA's National Priorities List (NPL) on 12/30/82. The final NPL listing date was 09/08/83. During July, 1984 the remedial investigation formally began.

During the remedial investigation, thirteen potential source areas were identified and investigated. These potential source areas were Area 1, Area 2, Area 3, Area 4, Area 5, Area 6, Area 7, Area 8, Area 9, Area 10, Area 11, Area 12 and City of Scottsdale (COS) wells. The status of work associated with these areas is summarized later in this section. A public notice were published in local newspapers on April 10 and 14, 1991 announcing the completion of the

## Indian Bend Wash-North Project Summary

June 27, 1995

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Remedial Investigation/Feasibility Study report for the site.

### OPERABLE UNIT I (OU I):

In April 1988 the City of Scottsdale completed a study of possible actions to address chemical contamination in the lower and middle alluvial units. In a September 1988 Record of Decision, EPA selected a remedy for the lower and middle alluvial units. This area is referred to as the Scottsdale Operable Unit (OU I) and involves construction and operation of a groundwater treatment facility. This facility, located at Pima Park (Thomas Road and 88th Street), is designed to treat groundwater from four City of Scottsdale wells by air stripping. The treated water can be added to Scottsdale's water distribution system or to Salt River Project's irrigation system depending on operational constraints, such as water demand. The air stream from the air stripping unit is treated using carbon adsorption. The U.S. District Court in Arizona entered the consent decree on April 28, 1992 governing the implementation of this work.

Construction of the IBW-North Groundwater Treatment Plant began on September 28, 1992 and was completed on March 21, 1994. The Participating Companies turned the plant over to the City of Scottsdale on March 21, 1994. The City of Scottsdale's staff are currently operating the plant.

An update of recent OU I activities follows:

Monitor well PG-2 was installed during the spring of 1992 as a sentinel well to monitor the contaminant plume's movement northward (towards the Paradise Valley water company wellfield). This wellfield has recently shown a preliminary concentration of 5.2 and 6.4  $\mu\text{g}/\text{l}$  of TCE from sampling conducted on May 3, 1995. These concentrations show for the first time have exceeded the state drinking water standard of 5.0  $\mu\text{g}/\text{l}$  for TCE. The results indicate that the plume is spreading to the north.

During a technical committee meeting held on March 3, 1995, the City of Scottsdale stated that they would not utilize two of the three OU I air stripping towers for the production of drinking water for the City of Scottsdale water distribution system. The City of Scottsdale made this decision because they do not have confidence that two of the towers will consistently produce water of the quality they wish to provide to their customers. The plant has not been producing water for the water distribution system since January 1995; however, it has periodically supplied water to the SRP irrigation system. The third tower has had the packing replaced with a smaller sized packing, and has also had the water distribution system modified in the tower. The air stripping packing material in unit 3 was replaced during November 1994. The larger packing was replaced with smaller packing in towers one and two during April 1995. The water distribution systems in all three towers are scheduled to be modified during July 1995.

The Participating Companies continue to develop their Comprehensive Capture Plan for lower alluvial unit (LAU) groundwater. In general, the Participating Companies plan to install two or possibly three extraction wells with the intent to reduce contaminant mass from the northern portion of the LAU plume. One extraction well, 75A, was drilled during January and February 1995. The second well, PCX-1, was installed during April and May 1995. Three wells (PG40LA, PVWC14, PVWC15) have been tested to obtain information on the hydraulic characteristics of the wells and for use in modelling of groundwater movement. In order to protect the Paradise Valley Water Company wellfield from the potential impacts from LAU

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Indian Bend Wash-North Project Summary

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groundwater contamination, the Participating Companies entered into an agreement with the Paradise Valley Water Company during December 1994 to provide wellhead treatment of groundwater should their facilities become impacted.

**OPERABLE UNIT II:**

A proposed plan for a final remedy to address contamination in the upper alluvial unit and source area soils was released for public comment simultaneously with the Remedial Investigation/Feasibility Study in April of 1991. A public meeting was held May 8, 1991. On March 19, 1992, ADEQ concurred with EPA's September 1991 Record of Decision for Operable Unit II (OU II).

The remedy selected for OU II includes the installation of additional monitoring wells and long term monitoring of the upper alluvial unit and further investigation of source areas which may present a threat to groundwater for Areas 3, 5A, 5B, 5C, 6, 7, 8, 9, 11 and 12. At Areas 7 and 8, the remedy specified the construction and operation of soil vapor extraction equipment. Areas 1, 2, 4, 10 and the City of Scottsdale Wells area were determined by the EPA to have an insufficient amount of VOCs present to warrant further action.

The EPA negotiated a Remedial Design/Remedial Action consent decree for OU II which was lodged December 11, 1992. The settling defendants included Motorola Inc., Siemens Corporation, The Salt River Valley Water Users' Association and SmithKline Beecham Corporation, with the City of Scottsdale as a Rule 19 party. An open house was conducted on January 13, 1993 to inform the public about the activities on the site and offer them a chance to file comments to the decree.

On February 21, 1992 installation of Phase I Upper Alluvial Unit (UAU) groundwater monitoring was initiated. This phase was completed on September 8, 1992.

During the September-November 1992 time period, 19 soil vapor monitor wells were installed for the OU II project.

An update of the status of the area investigations follows:

**Area 1:** Area 1 was investigated as a potential source to groundwater contamination because of a former City of Scottsdale wastewater treatment facility that was in operation in the early 1960's on the east bank of Indian Bend Wash south of Curry Road. It was investigated because of the possibility of volatile organic compounds entering sewage polishing ponds after undergoing primary treatment. Results of investigations conducted in this area have indicated that the amount of VOCs present is not sufficient to warrant further action in this area.

**Area 2:** This area, on the southeast corner of McKellips Road and Miller Road was the site of a City of Scottsdale wastewater treatment facility from 1959-1966. Use of the property since 1966 has been as a City of Scottsdale facilities maintenance yard.

**Area 3:** Area 3 includes a property between Hayden Road and Indian Bend Wash north of McKellips Road south of Pierce Street. The property was the site of multiple industrial operations from the 1960's to the present. As a result of investigations conducted in this area, as required in the 9/12/91 Record of Decision for this portion of the project, the EPA issued a

## Indian Bend Wash-North Project Summary

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Letter of Determination for this area on 12/13/94 indicating that no further action is required at this site. The data indicated that vadose zone (soil) contamination does not threaten groundwater quality.

**Area 4:** Area 4 includes the property on the southeast corner of Miller Road & McDowell Road. This area was identified for investigation from aerial photos of the area from 1954 through 1957 indicating ponds on the property as a possible source for volatile organic compound contamination. The ponds were later found to be associated with a catfish farm. Other occupants of the area included a golf driving range, gas station, mini car race track and multifamily housing units. Results of investigations conducted in this area have indicated that the amount of VOCs present is not sufficient to warrant further action in this area.

**Area 5:** This area is subdivided into areas 5A, 5B and 5C. **Area 5A** is in the vicinity of Granite Reef Wash from Thomas to McDowell, and was identified because the Wash in this area drains from Area 6. Results of investigations conducted in this area have indicated that the amount of VOCs present is not sufficient to warrant further action in this area. **Area 5B**, in the vicinity of SRP well 23.6E,6N, was identified because of the discovery of oil contaminated with volatile organic compounds floating on the surface of the well. A Certificate of Completion of Vadose Zone work for Areas 5B and 9 was issued to Salt River Project (SRP) on December 16, 1993 by the EPA. SRP requested the abandonment of soil vapor monitoring wells at Area 5B. The EPA approved the abandonment on September 1, 1993 because Area 5B met the performance standards and no longer poses a threat to the groundwater. **Area 5C**, in the vicinity of a parking area west of the KMart located north of McDowell Road west of Hayden Road, was investigated due to the detection of elevated volatile organic compound concentration in soil gas samples. A Letter of Determination (LOD) for Area 5C was issued by the EPA on April 4, 1994. The area has been determined to not pose a threat to groundwater, and it meets the soil performance standards. The equipment was disassembled and soil vapor monitoring wells abandoned.

**Area 6:** This area, located at the northwest corner of the intersection of Pima and Thomas Roads has been the site of several electronic component manufacturing facilities since the 1960's. The soil vapor extraction design report was submitted for agency review for this area on May 6, 1994. The vadose zone investigation and groundwater threat calculations report for Area 6 was submitted to EPA and ADEQ on May 12, 1994 recommending no further action. ADEQ submitted comments to the EPA on this report during October, 1994. The EPA issued a Letter of Determination for Area 6 on March 22, 1995 stating that they agree that data and analyses indicate that residual TCE contamination does not pose a threat to groundwater at this location. However, Siemens Components will voluntarily conduct soil vapor extraction work at this area after equipment currently in use at another area becomes available.

**Area 7:** Area 7 is located near 75th Street and Second Street. This is the site of industrial activities in which solvents were used. Analyses as a result of investigations conducted at this area indicate that the mass of VOCs present could continue to contaminate groundwater. As a result, the September 12, 1991 Record of Decision for this portion of the Indian Bend Wash-North site presents a soil vapor extraction remedy for the area. On November 8, 1993 Siemens Corporation proposed during a meeting with EPA and ADEQ to voluntarily perform groundwater treatment on Area 7. The workplan was received December 28, 1993 for review.

## Indian Bend Wash-North Project Summary

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The work is proposed in accordance of Section 7 of Consent Decree (CD) which requires "Additional Response Action" if required. The EPA sent approval to the work plan submitted to install two upper alluvium groundwater wells at area 7 to Siemens Corporation on September 3, 1994. One of the wells is used for monitoring and one well is used for extraction. An "Installation Report Soil Vapor and Groundwater Extraction and Treatment System" for Area 7 was submitted on September 14, 1994. Groundwater extraction with air stripping and vapor off-gas treatment as well as soil vapor extraction activities are ongoing at the site.

**Area 8:** Industrial activities where solvents were used occurred in Area 8, located at Second Street and Wells Fargo Avenue. Analyses from investigations conducted at this area indicate that the mass of VOCs present could continue to contaminate groundwater. As a result, the September 12, 1991 Record of Decision for this portion of the Indian Bend Wash- North site presents a soil vapor extraction remedy for the area. The soil vapor extraction design report was submitted for agency review for this area on May 6, 1994. Soil vapor extraction activities are ongoing.

**Area 9:** Area 9 is located on the southeast corner of Miller Road and Roosevelt Street. This was the site of well SRP 22.5E,5.5N. A layer of lubricating oil and TCE was found floating in this well. SRP requested the abandonment of soil vapor monitoring wells at Area 9. The EPA approved the abandonment on September 1, 1993 because Area 9 soils have met the performance standards and do not pose a threat to groundwater. A Certificate of Completion of Vadose Zone work for Area 9 was issued to Salt River Project (SRP) on December 16, 1993 by the EPA.

**Area 10:** Area 10 is located between Hayden and Miller Roads on McDowell Road. This area was investigated because of the response of a hazardous waste team to a release of solvents on this industrial property. Results of investigations conducted in this area have indicated that the amount of VOCs present is not sufficient to warrant further action in this area.

**Area 11:** Area 11 is located at Roosevelt Street and Hayden Road where an electronics facility was located. The Vadose Zone Investigation & Groundwater Threat Calculations report for Area 11 was submitted for agency review on July 26, 1994. The report stated that no further investigations should be conducted in the area and no consideration of potential remedial actions should be required at Area 11. ADEQ submitted comments to the EPA concerning this report during October, 1994. No response to ADEQ comments have been received regarding the Area 11 investigation.

**Area 12:** Area 12 is the location of an electronics manufacturing facility at the southeast corner of Hayden and McDowell Roads. The conceptual design for Area 12 vadose zone remediation was submitted September 14, 1994. The report concludes that volatile organic compounds in the vadose zone constitute a significant threat to groundwater. The vadose zone investigation and groundwater threat calculations report for Area 12 was submitted to EPA and ADEQ on April 16, 1994. SVE will be implemented at this Area. Extraction wells will be installed to extract VOCs from the unsaturated zone. Motorola's consultant submitted a SVE Design Analysis report for agency review during March 1995.

**City of Scottsdale Wells:** Several City of Scottsdale wells were investigated due to the discovery of layers of lubricating oil contaminated with TCE floating on top of groundwater in

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## Indian Bend Wash-North Project Summary

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well casings. Results of investigations conducted have indicated that the amount of VOCs present is not sufficient to warrant further action in this area.

### ENVIRONMENTAL IMPACT

At various industrial facilities in IBW-North, including electronics and metal plating operations, past practices included use and on-site disposal of volatile organic compounds (VOCs) that have been found in the groundwater. The VOCs were used primarily as degreasing agents and solvents. Even though disposal activities may date back to at least the 1960's, contamination is still present in the soils beneath the properties at some locations.

In 1981, VOCs, including trichloroethene (TCE), perchloroethene (PCE) and chloroform, were found in several Scottsdale-area drinking water wells at concentrations above state standards. As a result, local water providers stopped using those wells for drinking water. The VOCs trichloroethane (TCA) and dichloroethene (DCE) were later found in monitoring wells installed to investigate the problem. VOCs have been found in the upper, middle and lower alluvial units with highest concentrations found in the upper alluvial unit.

### PUBLIC HEALTH IMPACT

Risk analyses performed as part of the RI/FS indicate direct human contact to VOC-contaminated soil and soil gas at IBW-North presents a very low excess cancer risk, on the order of one-in-ten billion ( $1 \times 10^{-10}$ ), for workers involved in potential excavation activities. Risks from direct exposure to contaminated soil and soil gas are expected to be even lower for residents.

### SELECTED REMEDY

The EPA has established two operable units as described in the section entitled "Site History" above (OUI and OUII). A final remedy for the groundwater contamination in the lower alluvial unit has not yet been selected.

E-4090.10.6

INDIAN BEND WASH-SOUTH (SIBW)  
MARICOPA COUNTY  
PROJECT SUMMARY AND MANAGEMENT PLAN<sup>1</sup>

June 26, 1995

ADEQ Contacts

Byron James, ADEQ Project Manager (602) 207-4191  
Nicki Fatherly, ADEQ Hydrologist (602) 207-4411

EPA Contacts

Roberta Riccio, EPA Project Manager (415) 744-2369

EPA Consultant

Tom Mooney, CH2M Hill, EPA Contractor (602) 966-8188

Project Status

The Arizona Department of Environmental Quality (ADEQ) and the U.S. Environmental Protection Agency signed a State Superfund Contract on May 10, 1995. Under the agreement, ADEQ will pay 10% for all fund-financed soil vapor extraction (SVE) remedial actions at the site. The first SVE system at the site, and under this contract, will be constructed at the DCE Circuits facility in late 1995.

A groundwater feasibility study report is currently being drafted. It is anticipated that the report will be available for public review in September 1995.

Regulatory Status

This is a CERCLA (Superfund) Site. ADEQ is overseeing the application of state rules and regulations, as well as providing direct assistance to the EPA in the ongoing remedial investigation and remedial design activities.

Facility Location and Study Area

The study area is approximately four (4) square miles in area, comprising Sections 13, 14, 23 and 24 of Township 1 North, Range 4 East, Gila and Salt River Baseline Meridian. It is bordered on the north by the north bank of the Salt River, Price Road on the east

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<sup>1</sup>Text printed in bold represents the most recent update.

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and Rural Road on the west. The southern boundary extends to Broadway Rd. SIBW adjoins the ten (10) square mile area of the Indian Bend Wash-North (NIBW) Site. SIBW and NIBW together form the Indian Bend Wash (IBW) Superfund Site.

The site is primarily commercial and industrial north of University Avenue and residential to the south. Several landfills border the Salt River at the northern border of the SIBW site. The landfills are located on former sand and gravel operations. There are active sand and gravel operations in the river basin.

### Hydrogeologic Conditions

The topography of SIBW is basically flat except for the sand, gravel, and cobble areas forming the banks and basin of the Salt River.

Geologically the SIBW area is characterized by six, distinct geologic units; the Upper Alluvial Unit (UAU), Middle Alluvial Unit (MAU), Lower Alluvial Unit (LAU), Red Unit, extrusive rocks, and crystalline rocks. The Red Unit, extrusive rocks, and crystalline rocks form the various mountains surrounding the basin as well as rock formations that extend above the basin, such as the Tempe Buttes. The basin is the formation composed of the three alluvial deposits known as the UAU, MAU, and LAU. It is these three units that contain the groundwater found in the IBW area. The only exception is the occasional perched water found primarily near the Salt River itself. In general terms, water from the UAU is used primarily for irrigation with drinking water coming from the MAU and LAU.

Depths to groundwater can be as little as twenty-five feet in the areas near the river bed and can range to one hundred feet or more in other areas of SIBW. The depths to groundwater in a particular alluvial unit varies with the thickness of the units. In general, the UAU is encountered from the land surface to depths of 150 feet below the surface with a unit thickness of up to 190 feet. Composition of the UAU is primarily sand, gravel, and some cobble. The top of the MAU is located from 50 to 170 feet below the surface with a thickness from 1000 to 400 feet. The MAU is composed of finer deposits than the UAU and is primarily clay/sand and clay/gravel mixtures. The top of the LAU is located from 450 to 550 feet below the surface with a thickness ranging from 100 to 350 feet. Composition of the LAU is noted by sand and gravel mixtures. Recharge of groundwater is primarily from the Indian Bend Wash, the Salt River Basin, and from canals in the area. The direction of groundwater flow is variable and greatly affected by the pumping of large capacity wells.

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### Site History

As part of nationwide testing of domestic water supplies in the early eighties, groundwater contamination was discovered in City of Scottsdale, City of Phoenix, and City of Tempe groundwater wells. The primary contaminants are VOCs, including trichloroethylene (TCE), perchloroethylene (PCE), trichloroethane (TCA) and dichloroethylene (DCE). Wells with contamination above EPA and state drinking water standards were removed from use. The IBW site was named a Superfund site in 1983 and was split into NIBW and SIBW in 1989.

Contaminants that are not considered ambient in origin have been detected in both the UAU and MAU. These contaminants include the previously stated VOCs as well as aromatic compounds including xylene, benzene and ethylbenzene. In addition to these organic compounds, inorganic compounds such as nitrates, chlorides, manganese, chromium and iron were detected in levels in excess of Primary Drinking Water Standards (PDWS). Total Dissolved Solids (TDS) levels are also in excess of PDWS in several wells. It should be remembered that some metals, chlorides, and TDS levels reflect the naturally occurring water in the area. Nitrate contamination in the UAU is suspected to have come from agricultural land usage and surface water runoff.

Landfills along the Salt River have been the subject of sampling for methane, vinyl chloride and other compounds associated with Municipal Solid Waste (MSW). Due to the lack of controls at the landfills, it is possible that improper disposal of hazardous materials may have occurred at the sites. Landfills in the SIBW area include SRP landfills 075 & 078, Maricopa County Landfill Old Tempe Landfill and the First Street and Kachina Landfills. Because the East Papago Freeway will pass through the landfill area, The Arizona Department of Transportation (ADOT) entered into an agreement with EPA in which ADOT agreed to properly excavate and dispose of landfill material. ADOT's initial excavation of landfill areas was completed in November, 1993.

Facilities within the SIBW Superfund site are primarily in the remedial investigation (RI) and feasibility study (FS) phases. Sampling for contamination was performed via soil-gas analysis, water, and soil samples throughout the SIBW site, primarily from 1988 to 1990. From these investigations and responses to the EPA's request for information from approximately sixty-eight (68) property owners and operators, the EPA produced thirty-five Site Inspections, dated May 1991. EPA has ordered some of these facilities to perform RIs on their properties. Also, EPA has constructed a number of groundwater monitoring wells within the study area, which are monitored on a regular basis.

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The public comment draft of the Feasibility Study Report and the Proposed Plan for the soils remedy was completed in June, 1993. The public comment period began on June 14, 1993 and was extended through August 14, 1993. A public hearing was held on July 7, 1993 to discuss the proposed soils remedy.

The selected remedy for VOCs in soils is SVE. This is a presumed remedy because a full feasibility study for each facility was not considered to be necessary. SVE has been shown to repeatedly work effectively at sites with similar contaminants and conditions. Other alternatives were evaluated within the Indian Bend Wash-North feasibility study. The "plug-in" record of decision (ROD) for the soils remedy was signed September 30, 1993.

An updated interim Remedial Investigation Report has been completed, dated June 1993, and is available for public review.

EPA installed 12 new groundwater monitor wells during the 3rd quarter of 1993. These wells have been placed near the southern boundary of the Site. EPA installed twenty-one monitor wells during the fourth quarter of 1993. Some wells, installed south of Apache Boulevard, the previous study area boundary, have shown detections of VOCs exceeding maximum contaminant levels. Most have been installed in the middle of the site and south of the Unitog facility.

In order to better identify potential sources of Volatile Organic Compound (VOC) contaminated soils, the Arizona Department of Environmental Quality (ADEQ) conducted a major soil-gas sampling event in the Indian Bend Wash-South (SIBW) study area, beginning in May, 1994. Approximately 400 soil-gas samples were collected at properties across the study area. Data from this effort will be included in the Final Remedial Investigation report which will be completed in early 1995. The data will also be used to identify and delineate "clusters" of facilities within the study area requiring further investigation.

#### **DCE Circuits**

EPA is performing the work at the former DCE Circuits (DCE) facility near 8th St. and Dorsey Ln. Currently, the facility is in the remedial design phase for the SVE remedy. A determination that DCE is eligible to "plug-in" to the ROD was made in February 1994.

On August 4 - 5, 1994, CH<sub>2</sub>M Hill, EPA's contractor, conducted a series of tests on the soil vapor extraction wells at the DCE Circuits facility. The tests have been used for development of a preliminary design plan for the facility's SVE system. It is anticipated that the system will be constructed by late 1995.

A soil removal action was conducted at the DCE circuits facility beginning in April 1994. Approximately 400 cubic yards of lead,

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copper and antimony contaminated soils have been excavated and removed from the site.

#### **IMC Magnetics**

IMC Magnetics (IMC) installed four groundwater monitor wells near the IMC facility in 1992 for quarterly monitoring of groundwater quality. IMC initiated a soil-gas investigation at the facility in December 1992 and performed an additional soil-gas source investigation in December 1993. Results are indicating an additional potential source on Perry Lane immediately west of the IMC property. Additional soil-gas samples were collected at the IMC facility in July 1994.

As a result of the soil-gas investigations, IMC proposed locations for four soil vapor monitor wells in January 1995. **These wells were installed in May 1995.**

#### **Unitog Rental Services (Unitog)**

Unitog completed their soil gas survey and installed one soil vapor monitor well in September 1993. Four groundwater monitor wells were installed by Unitog in late 1993.

The revised Focused Remedial Investigation (FRI) Report for the Unitog Rental Services facility was submitted for agency review in January 1995. EPA will complete a formal determination as to whether a soil vapor extraction remedy is necessary, for remediation of VOC contaminated soils at the facility, in mid 1995.

#### **Prestige Cleaners (Prestige)**

EPA installed two groundwater monitor wells near the Prestige facility in late 1993. Installation of additional wells has been suspended until results are received from a soil-gas investigation, which is scheduled to be conducted by Prestige in mid 1995. The soil-gas investigation had been delayed due to property access issues.

#### **Eldon Drapery (Eldon)**

EPA issued a unilateral administrative order (UAO) to Eldon Drapery on February 11, 1993. To date, Eldon has failed to comply fully with the requirements under the order. EPA has installed two groundwater monitor wells in the vicinity of the Eldon facility. These wells are monitored on a quarterly basis.

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#### Environmental Impact

Groundwater and soils within the area have been impacted with trichloroethylene (TCE), perchlorethylene (PCE), trichloroethane (TCA), and dichloroethylene (DCE). An RI/FS is currently underway to assess the extent of contamination.

#### Public Health Impact

Affected public drinking water wells have been removed from service. A risk assessment has been completed as an appendix to the FS report for soils. If, based on the risk assessment criteria, VOCs in soils would potentially impact the groundwater or the air in such a manner to pose an unacceptable health risk, facilities would be required to implement soil vapor extraction.

#### Project Completion

The EPA is determining those additional facilities or cluster areas within the site which will be subject to further investigation. A "plug-in" ROD is available for facilities that have similar types of soil contamination. This model is intended to reduce the time required to achieve a ROD for the final soil remedy at each facility.

**APPENDIX D**

**BIBLIOGRAPHY**

**APPENDIX D  
BIBLIOGRAPHY**

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Vista Environmental Information report No. 083111-001, dated September , 1995.

**APPENDIX E**

**VISTA ENVIRONMENTAL DATA BASE**

# SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: FCDMRIOS RIO SALADO APPROX 20 N RURAL RD TEMPE, AZ 85281 Cross Street: NWC NEC RURAL RD SALT RIVER Latitude/Longitude: ( 33.435322, 111.925985 )	KEN LAWSON GROWTH ENVIRONMENTAL-PHOENIX 4041 N CENTRAL AVE STE 1050 PHOENIX, AZ 85012

Site Distribution Summary	<i>within 1/8 mile</i>	<i>1/8 to 1/4 mile</i>	<i>1/4 to 1/2 mile</i>	<i>1/2 to 1 mile</i>
<b>Agency / Database - Type of Records</b>				
<b>A) Databases searched to 1 mile:</b>				
US EPA    NPL    National Priority List	1	0	0	0
US EPA    TSD    RCRA permitted treatment, storage, disposal facilities	0	0	0	0
STATE    SPL    State equivalent priority list	2	0	0	0
STATE    SCL    State equivalent CERCLIS list	2	0	0	2
<b>B) Databases searched to 1/2 mile:</b>				
US EPA    CERCLIS    Sites under review by US EPA	1	0	0	-
STATE    LUST    Leaking Underground Storage Tanks	1	1	2	-
STATE    SWLF    Permitted as solid waste landfills, incinerators, or transfer stations	0	0	1	-
<b>C) Databases searched to 1/4 mile:</b>				
STATE    UST    Registered underground storage tanks	1	1	-	-
<b>D) Databases searched to 1/8 mile:</b>				
US EPA    ERNS    Emergency Response Notification System of spills	0	-	-	-
US EPA    LG GEN    RCRA registered large generators of hazardous waste	0	-	-	-
US EPA    SM GEN    RCRA registered small generators of hazardous waste	0	-	-	-

This geographic database search meets the American Society for Testing Materials (ASTM) standards for a government records review. A (-) indicates the search distance exceeds ASTM search parameters.

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Report ID: 083111-001

Date of Report: September 5, 1995

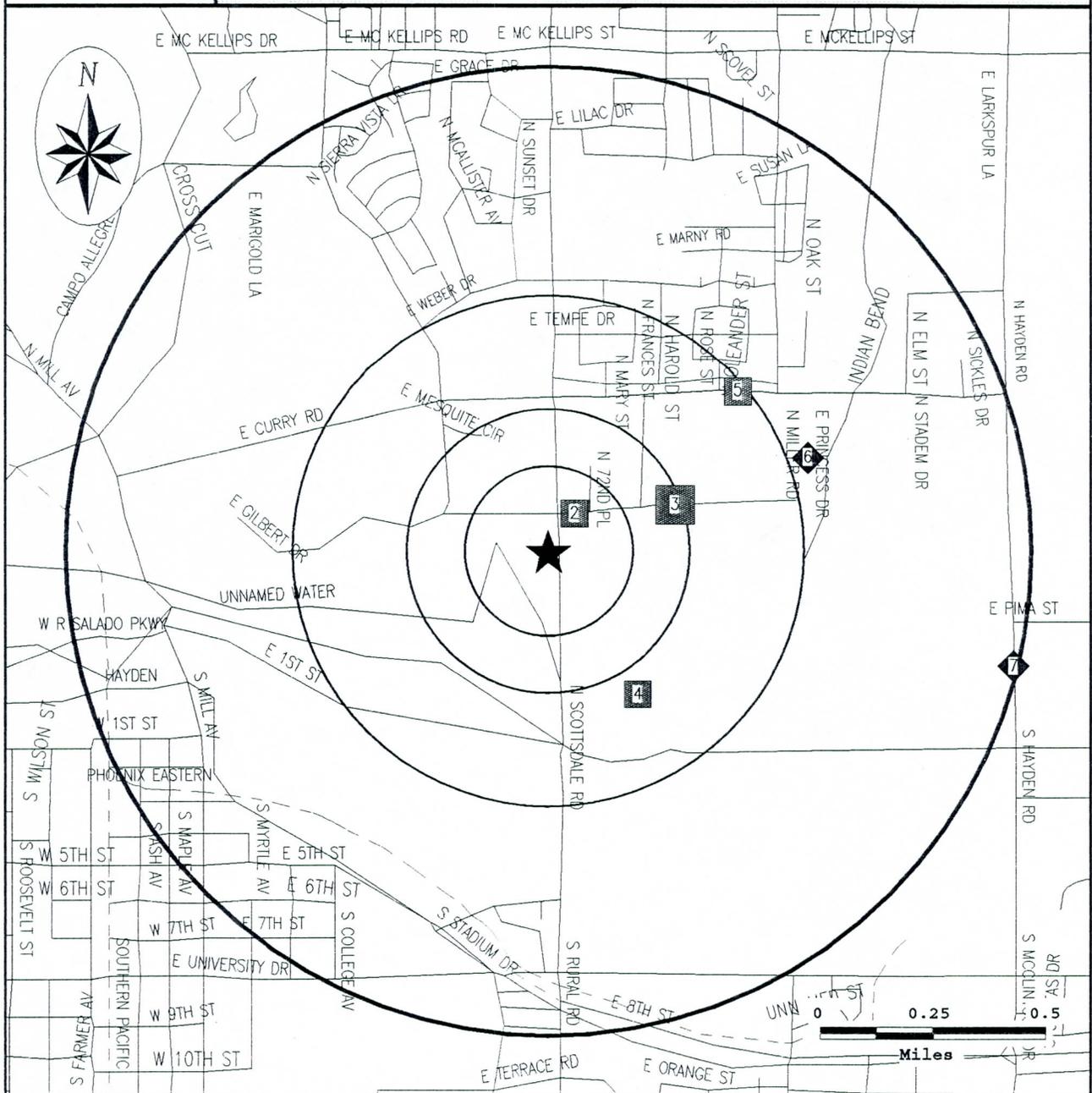
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# SITE ASSESSMENT REPORT

## Map of Sites within One Mile



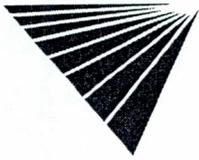
<b>Subject Site</b> 	<b>Category:</b> <b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Databases Searched to:</b> <b>1 mi.</b>	<b>1/2 mi.</b>	<b>1/4 mi.</b>	<b>1/8 mi.</b>
	<b>Single Sites</b> 			
	<b>Multiple Sites</b> 			
Roads Highways Railroads Rivers or Water Bodies Utilities	<b>NPL, SPL, SCL, TSD</b>	<b>CERCLIS, LUST, SWLF</b>	<b>UST</b>	<b>ERNS, GENERATORS</b>

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Report ID: 083111-001

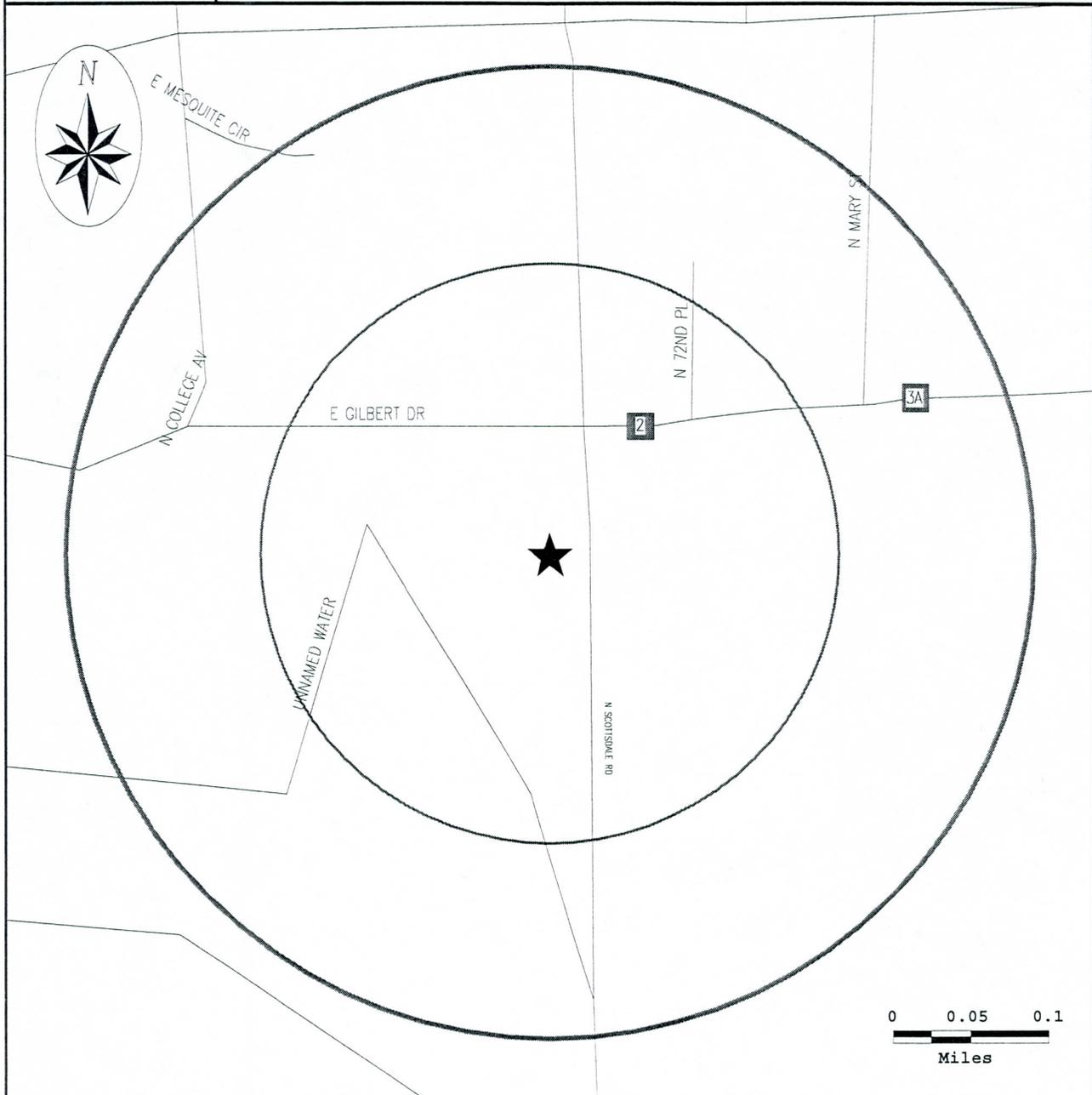
Date of Report: September 5, 1995

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# SITE ASSESSMENT REPORT

## Map of Sites within Quarter Mile



Subject Site 	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites				
	Multiple Sites				
	Roads	NPL, SPL, SCL, TSD	CERCLIS, LUST, SWLF	UST	ERNS, GENERATORS
	Highways				
	Railroads				
	Rivers or Water Bodies				
	Utilities				

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# SITE ASSESSMENT REPORT

## SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	A				CERCLIS	B			UST	D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	SCL		LUST	SWLF	ERNS		LG GEN	SM GEN		
1	INDIAN BEND WASH SCOTTSDALE AND CHAPPARRAL ROAD SCOTTSDALE, AZ 85257				X									3851032 0.00 MI
1	SOUTH INDIAN BEND WASH RURAL RD TO PRICE RD, N OF APACHE BLV TEMPE, AZ			X										4856636 0.00 MI
1	INDIAN BEND WASH MCDOWELL AND HAYDEN RDS PARADISE VALLEY, AZ 85253	X		X	X									208234 0.00 MI
2	JOHN HARTMAN 929 E GILBERT DRIVE TEMPE, AZ 85281						X		X					1831429 0.0 MI NE

MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A				CERCLIS	B			UST	D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	SCL		LUST	SWLF	ERNS		LG GEN	SM GEN		
3A	K W SHAHAN TRUCKING 1050 E GILBERT DRIVE TEMPE, AZ 85281						X		X					1831430 0.19 MI E

MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				CERCLIS	B			UST	D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	SCL		LUST	SWLF	ERNS		LG GEN	SM GEN		
3	PUEBLO LUMBER 1150 E GILBERT TEMPE, AZ 85281						X		•					3260652 0.28 MI E
4	ASU NO 2 CSWLF ALNG E SDE OF SCOTTSDALE RD S OF THE AZ							X						3662768 0.31 MI SE
5	LANDSCAPE MAINTENANCE OF AZ 1229 E CURRY ROAD TEMPE, AZ 85281						X		•					714436 0.48 MI NE

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				CERCLIS	B			UST	D			VISTA ID DISTANCE DIRECTION
		NPL	TSD	SPL	SCL		LUST	SWLF	ERNS		LG GEN	SM GEN		
6	INDIANHEAD MFG CO 1318 PRINCESS DR TEMPE, AZ 85281				X	•								208268 0.54 MI E



X = search criteria; • = tag-along (beyond search criteria).

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MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A				B		C	D		VISTA ID DISTANCE DIRECTION	
		NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS		LG GEN
7	INTERLOCKING PAVING STONES 215 HAYDEN LANE TEMPE, AZ 85281				X	•						1410723 0.99 MI E



X = search criteria; • = tag-along (beyond search criteria).

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UNMAPPED SITES	A				B			C	D			VISTA ID
	NPL	TSD	SPL	SCL	CERCLIS	LUST	SWLF	UST	ERNS	LG GEN	SM GEN	
BOOTHILL CSWLF , AZ							X					3255411
ASU NO 1 CSWLF ALNG W SDE OF SCOTTSDALE RD S OF THE , AZ							X					3255670
NORTHWEST TEMPE AREA TEMPE, AZ 85281				X								4056705
GILA RIVER, LOWER/MIDDLE WESTERN MARICOPA COUNTY , AZ			X									4856718
HAYDEN ROAD LANDFILL T1N R4E NE/4 OF SECTION 14 TEMPE, AZ 85281				X	X							1410722
BUTTERFIELD , AZ							X					5186993
WICKENBURG , AZ							X					5187008
ESTES LANDFILL PHOENIX, AZ			X									5501412



X = search criteria; • = tag-along (beyond search criteria).

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# SITE ASSESSMENT REPORT

## DETAILS

### PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

VISTA Address*:	<b>INDIAN BEND WASH SCOTTSDALE AND CHAPPARRAL ROAD SCOTTSDALE, AZ 85257</b>	VISTA ID#:	3851032
		Distance	0.00 MI
		Plotted as:	Polygon
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		

Map ID

1



\* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

SCL - State Equivalent CERCLIS List / SRC# 2313	Agency ID:	0804
Agency Address:	SAME AS ABOVE	
Facility Type:	NOT AVAILABLE	
Lead Agency:	NOT AVAILABLE	
State Status:	EVALUATION PENDING	
Pollutant 1:	UNKNOWN	
Pollutant 2:	UNKNOWN	
Pollutant 3:	UNKNOWN	
Fields Not Reported:	Status	
SCL - State Equivalent CERCLIS List / SRC# 2313	Agency ID:	0804
Agency Address:	SAME AS ABOVE	
Facility Type:	NOT AVAILABLE	
Lead Agency:	NOT AVAILABLE	
State Status:	EVALUATION PENDING	
Pollutant 1:	UNKNOWN	
Pollutant 2:	UNKNOWN	
Pollutant 3:	UNKNOWN	
Fields Not Reported:	Status	
SCL - State Equivalent CERCLIS List / SRC# 2313	Agency ID:	0804
Agency Address:	SAME AS ABOVE	
Facility Type:	NOT AVAILABLE	
Lead Agency:	NOT AVAILABLE	
State Status:	EVALUATION PENDING	
Pollutant 1:	UNKNOWN	
Pollutant 2:	UNKNOWN	
Pollutant 3:	UNKNOWN	
Fields Not Reported:	Status	
SCL - State Equivalent CERCLIS List / SRC# 2313	Agency ID:	0804
Agency Address:	SAME AS ABOVE	
Facility Type:	NOT AVAILABLE	
Lead Agency:	NOT AVAILABLE	
State Status:	EVALUATION PENDING	
Pollutant 1:	UNKNOWN	
Pollutant 2:	UNKNOWN	
Pollutant 3:	UNKNOWN	
Fields Not Reported:	Status	
SCL - State Equivalent CERCLIS List / SRC# 2313	Agency ID:	0804
Agency Address:	SAME AS ABOVE	
Facility Type:	NOT AVAILABLE	
Lead Agency:	NOT AVAILABLE	
State Status:	EVALUATION PENDING	
Pollutant 1:	UNKNOWN	
Pollutant 2:	UNKNOWN	
Pollutant 3:	UNKNOWN	
Fields Not Reported:	Status	



\* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		

<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		

<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0804
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		

VISTA Address*:	<b>SOUTH INDIAN BEND WASH</b>	VISTA ID#:	4856636
	<b>RURAL RD TO PRICE RD,N OF APACHE</b>	Distance	0.00 MI
	<b>BLV</b>	Plotted as:	Polygon
	<b>TEMPE, AZ</b>		

Map ID  
**1**

<b>SPL - State Equivalent Priority List / SRC# 2487</b>		Agency ID:	4090
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	NOT AVAILABLE		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		



\* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

VISTA Address*:	<b>INDIAN BEND WASH MCDOWELL AND HAYDEN RDS PARADISE VALLEY, AZ 85253</b>	VISTA ID#:	208234
		Distance	0.00 MI
		Plotted as:	Polygon

Map ID

1

NPL - National Priority List / SRC# 2435	EPA ID:	AZD980695969
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Agency Address: INDIAN BEND WASH  
MCDOWELL AND HAYDEN RDS  
SCOTTSDALE, AZ 85253

NPL Status: CURRENTLY ON FINAL NPL

Site Ownership: PRIVATE/NON-GOVERNMENTAL

Lead Agency: NOT AVAILABLE

Site Description: INDIAN BEND WASH IS APPROX 12 SQ MI IN SCOTTSDALE AND TEMPE, AZ. DRINKING WATER FOR 350,000+ PEOPLE IS CONTAMINATED WITH CHLORINATED SOLVENTS. 6 MUNICIPAL WELLS HAVE BEEN SHUT DOWN, BLENDED, OR CONVERTED TO OTHER USES.

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
REMOVAL COMMUNITY RELATIONS	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
ADMINISTRATIVE RECORD	RESPONSIBLE PARTY	ADMIN RECORD COMPILATION / REMEDIAL EVENT	MARCH 23, 1991	NOT REPORTED
COMMUNITY RELATIONS PLAN	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
MANAGEMENT ASSISTANCE (FEDERAL RENUMERATION)	FEDERAL ENFORCEMENT	UNKNOWN	FEBRUARY 13, 1985	NOT REPORTED
ADMINISTRATIVE RECORD	RESPONSIBLE PARTY	ADMIN RECORD COMPILATION / REMEDIAL EVENT	SEPTEMBER 21, 1988	NOT REPORTED
COMMUNITY RELATIONS PLAN	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
MANAGEMENT ASSISTANCE (FEDERAL RENUMERATION)	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	MARCH 14, 1988	NOT REPORTED
COMMUNITY RELATIONS PLAN	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
BASE LINE ASSESSMENT	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL INVESTIGATION	EPA FUND-FINANCED	UNKNOWN	MARCH 14, 1988	NOT REPORTED
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED



\* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL INVESTIGATION	EPA FUND-FINANCED	UNKNOWN	SEPTEMBER 26, 1990	NOT REPORTED
DISCOVERY	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	DECEMBER 1, 1979
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	HIGHER PRIORITY	NOT REPORTED	JUNE 1, 1980
HAZARD RANKING SYSTEM SCORE	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	DECEMBER 1, 1982
SCREENING SITE INSPECTION	EPA FUND-FINANCED	HIGHER PRIORITY	JUNE 1, 1980	DECEMBER 1, 1982
PROPOSED FOR NPL	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	DECEMBER 30, 1982
FINAL LISTING ON NPL	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 8, 1983
COMBINED R/FS	STATE, FUND FINANCED	UNKNOWN	FEBRUARY 15, 1985	SEPTEMBER 21, 1988
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 21, 1988
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	OCTOBER 3, 1988	JULY 27, 1989



\* VISTA address includes enhanced city and ZIP.

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PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	UNKNOWN	SEPTEMBER 6, 1990	SEPTEMBER 6, 1990
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 26, 1991	FEBRUARY 26, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
FEASIBILITY STUDY	EPA FUND-FINANCED	UNKNOWN	JUNE 30, 1989	SEPTEMBER 12, 1991
REMEDIAL INVESTIGATION	MIXED FUNDING FEDERAL/RP	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	JULY 8, 1989	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
FEASIBILITY STUDY	EPA FUND-FINANCED	UNKNOWN	JUNE 1, 1992	SEPTEMBER 27, 1993
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 27, 1993
REMOVAL ACTION	EPA FUND-FINANCED	CLEAN UP	APRIL 26, 1994	JUNE 15, 1994

SPL - State Equivalent Priority List / SRC# 2487		Agency ID:	4080
Agency Address:	NORTH INDIAN BEND WASH SCOTTSDALE, AZ		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	NOT AVAILABLE		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		



\* VISTA address includes enhanced city and ZIP.

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**PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.**

<b>CERCLIS / SRC# 2509</b>		<b>EPA ID:</b>		<b>AZD980695969</b>
<b>Agency Address:</b>		INDIAN BEND WASH AREA MCDOWELL RD HAYDEN SCOTTSDALE, AZ 85253		
<b>NPL Status:</b>		CURRENTLY ON FINAL NPL		
<b>Site Ownership:</b>		PRIVATE/NON-GOVERNMENTAL		
<b>Lead Agency:</b>		NOT AVAILABLE		
<b>Site Description:</b>		INDIAN BEND WASH IS APPROX 12 SQ MI IN SCOTTSDALE AND TEMPE, AZ. DRINKING WATER FOR 350,000+ PEOPLE IS CONTAMINATED WITH CHLORINATED SOLVENTS. 6 MUNICIPAL WELLS HAVE BEEN SHUT DOWN, BLENDED, OR CONVERTED TO OTHER USES.		
<b>Event Type:</b>	<b>Lead Agency:</b>	<b>Event Status:</b>	<b>Start Date:</b>	<b>Completion Date:</b>
REMOVAL COMMUNITY RELATIONS	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
ADMINISTRATIVE RECORD	RESPONSIBLE PARTY	ADMIN RECORD COMPILATION / REMEDIAL EVENT	MARCH 23, 1991	NOT REPORTED
COMMUNITY RELATIONS PLAN	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
MANAGEMENT ASSISTANCE (FEDERAL RENUMERATION)	FEDERAL ENFORCEMENT	UNKNOWN	FEBRUARY 13, 1985	NOT REPORTED
ADMINISTRATIVE RECORD	RESPONSIBLE PARTY	ADMIN RECORD COMPILATION / REMEDIAL EVENT	SEPTEMBER 21, 1988	NOT REPORTED
COMMUNITY RELATIONS PLAN	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
MANAGEMENT ASSISTANCE (FEDERAL RENUMERATION)	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	MARCH 14, 1988	NOT REPORTED
COMMUNITY RELATIONS PLAN	FEDERAL ENFORCEMENT	UNKNOWN	NOT REPORTED	NOT REPORTED
BASE LINE ASSESSMENT	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL INVESTIGATION	EPA FUND-FINANCED	UNKNOWN	MARCH 14, 1988	NOT REPORTED
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

Event Type:	Lead Agency:	Event Status:	Start Date:	Completion Date:
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL ACTION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	NOT REPORTED
REMEDIAL INVESTIGATION	EPA FUND-FINANCED	UNKNOWN	SEPTEMBER 26, 1990	NOT REPORTED
DISCOVERY	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	DECEMBER 1, 1979
PRELIMINARY ASSESSMENT	EPA FUND-FINANCED	HIGHER PRIORITY	NOT REPORTED	JUNE 1, 1980
HAZARD RANKING SYSTEM SCORE	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	DECEMBER 1, 1982
SCREENING SITE INSPECTION	EPA FUND-FINANCED	HIGHER PRIORITY	JUNE 1, 1980	DECEMBER 1, 1982
PROPOSED FOR NPL	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	DECEMBER 30, 1982
FINAL LISTING ON NPL	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 8, 1983
COMBINED RI/FS	STATE, FUND FINANCED	UNKNOWN	FEBRUARY 15, 1985	SEPTEMBER 21, 1988
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 21, 1988
REMEDIAL DESIGN	EPA FUND-FINANCED	UNKNOWN	OCTOBER 3, 1988	JULY 27, 1989
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	UNKNOWN	SEPTEMBER 6, 1990	SEPTEMBER 6, 1990



\* VISTA address includes enhanced city and ZIP.

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**PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.**

<b>Event Type:</b>	<b>Lead Agency:</b>	<b>Event Status:</b>	<b>Start Date:</b>	<b>Completion Date:</b>
REMOVAL INVESTIGATION AT NPL SITES	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 26, 1991	FEBRUARY 26, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
FEASIBILITY STUDY	EPA FUND-FINANCED	UNKNOWN	JUNE 30, 1989	SEPTEMBER 12, 1991
REMEDIAL INVESTIGATION	MIXED FUNDING FEDERAL/RP	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	FEBRUARY 22, 1984	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
COMBINED RI/FS	EPA FUND-FINANCED	UNKNOWN	JULY 8, 1989	SEPTEMBER 12, 1991
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 12, 1991
FEASIBILITY STUDY	EPA FUND-FINANCED	UNKNOWN	JUNE 1, 1992	SEPTEMBER 27, 1993
RECORD OF DECISION	EPA FUND-FINANCED	UNKNOWN	NOT REPORTED	SEPTEMBER 27, 1993
REMOVAL ACTION	EPA FUND-FINANCED	CLEAN UP	APRIL 26, 1994	JUNE 15, 1994

<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0161
<b>Agency Address:</b>	INDIAN BEND WASH MCDOWELL AND HAYDEN RDS SCOTTSDALE, AZ 85253		
<b>Facility Type:</b>	NOT AVAILABLE		
<b>Lead Agency:</b>	NOT AVAILABLE		
<b>State Status:</b>	EVALUATION PENDING		
<b>Pollutant 1:</b>	UNKNOWN		
<b>Pollutant 2:</b>	UNKNOWN		
<b>Pollutant 3:</b>	UNKNOWN		
<b>Fields Not Reported:</b>	Status		



**PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.**

VISTA Address*:	<b>JOHN HARTMAN 929 E GILBERT DRIVE TEMPE, AZ 85281</b>	VISTA ID#:	1831429
		Distance/Direction:	0.0 MI / NE
		Plotted as:	Point

Map ID

**2**

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 2438</b>	Agency ID:	0006872133401
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Agency Address: SAME AS ABOVE  
 Tank Status: NOT AVAILABLE  
 Discovery Date: JUNE 28, 1990  
 Media Affected: NOT AVAILABLE  
 Leak Cause: UNAVAILABLE  
 Remedial Action: NOT AVAILABLE  
 Remedial Status 1: NOT AVAILABLE  
 Remedial Status 2: NOT AVAILABLE  
 Fields Not Reported: Substance, Quantity (Units), Leak Source

<b>STATE UST - State Underground Storage Tank / SRC# 2439</b>	Agency ID:	0-006872
---	------------	----------

Agency Address: SAME AS ABOVE  
 Underground Tanks: 1  
 Aboveground Tanks: NOT REPORTED  
 Tanks Removed: 1

Tank ID: 1	Tank Status: REMOVED
Tank Contents: GASOLINE (UNSPECIFIED)	Leak Monitoring: NOT AVAILABLE
Tank Age: NOT REPORTED	Tank Piping: BARE STEEL
Tank Size (Units): 4000 (GALLONS)	Tank Material: BARE STEEL

**SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)**

VISTA Address*:	<b>K W SHAHAN TRUCKING 1050 E GILBERT DRIVE TEMPE, AZ 85281</b>	VISTA ID#:	1831430
		Distance/Direction:	0.19 MI / E
		Plotted as:	Point

Map ID

**3A**

<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 2438</b>	Agency ID:	0007168128501
--	------------	---------------

Agency Address: SAME AS ABOVE  
 Tank Status: NOT AVAILABLE  
 Discovery Date: MAY 25, 1990  
 Media Affected: NOT AVAILABLE  
 Leak Cause: UNAVAILABLE  
 Remedial Action: NOT AVAILABLE  
 Remedial Status 1: NOT AVAILABLE  
 Remedial Status 2: NOT AVAILABLE  
 Fields Not Reported: Substance, Quantity (Units), Leak Source

<b>STATE UST - State Underground Storage Tank / SRC# 2439</b>	Agency ID:	0-007168
---	------------	----------

Agency Address: SAME AS ABOVE  
 Underground Tanks: 1  
 Aboveground Tanks: NOT REPORTED  
 Tanks Removed: NOT REPORTED

Tank ID: 1	Tank Status: OUT OF SERVICE
Tank Contents: DIESEL	Leak Monitoring: NOT AVAILABLE
Tank Age: 10	Tank Piping: UNKNOWN
Tank Size (Units): NOT REPORTED (GALLONS)	Tank Material: BARE STEEL



\* VISTA address includes enhanced city and ZIP.

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**SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)**

VISTA Address*:	<b>PUEBLO LUMBER 1150 E GILBERT TEMPE, AZ 85281</b>	VISTA ID#:	3260652
		Distance/Direction:	0.28 MI / E
		Plotted as:	Point
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 2438</b>		Agency ID:	0006867227001
Agency Address:		SAME AS ABOVE	
Tank Status:		NOT AVAILABLE	
Discovery Date:		APRIL 16, 1992	
Media Affected:		NOT AVAILABLE	
Leak Cause:		UNAVAILABLE	
Remedial Action:		NOT AVAILABLE	
Remedial Status 1:		NOT AVAILABLE	
Remedial Status 2:		NOT AVAILABLE	
Fields Not Reported:		Substance, Quantity (Units), Leak Source	

Map ID  
**3**

VISTA Address*:	<b>ASU NO 2 CSWLF ALNG E SDE OF SCOTTSDALE RD S OF THE AZ</b>	VISTA ID#:	3662768
		Distance/Direction:	0.31 MI / SE
		Plotted as:	Point
<b>STATE SWLF - Solid Waste Landfill / SRC# 2099</b>		EPA/Agency ID:	N/A
Agency Address:		SAME AS ABOVE	
Facility Type:		SANITARY LANDFILL/LANDFILL	
Facility Status:		CLOSED	
Facility Life:		NOT REPORTED	
Permit Status:		CLOSED	
Waste:		AGRICULTURAL	
Waste:		CONSTRUCTION/DEMO	
Waste:		GREEN SUBSTANCE	
Waste:		MIXED MUNICIPAL	
Waste:		WOOD	

Map ID  
**4**

VISTA Address*:	<b>LANDSCAPE MAINTENANCE OF AZ 1229 E CURRY ROAD TEMPE, AZ 85281</b>	VISTA ID#:	714436
		Distance/Direction:	0.48 MI / NE
		Plotted as:	Point
<b>STATE LUST - State Leaking Underground Storage Tank / SRC# 2438</b>		Agency ID:	0002921231401
Agency Address:		SAME AS ABOVE	
Tank Status:		NOT AVAILABLE	
Discovery Date:		MAY 18, 1992	
Media Affected:		NOT AVAILABLE	
Leak Cause:		UNAVAILABLE	
Remedial Action:		NOT AVAILABLE	
Remedial Status 1:		NOT AVAILABLE	
Remedial Status 2:		NOT AVAILABLE	
Fields Not Reported:		Substance, Quantity (Units), Leak Source	

Map ID  
**5**



\* VISTA address includes enhanced city and ZIP.

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**SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)**

VISTA Address*:	<b>INDIANHEAD MFG CO 1318 PRINCESS DR TEMPE, AZ 85281</b>	VISTA ID#:	208268
		Distance/Direction:	0.54 MI / E
		Plotted as:	Point

Map ID  
**6**

SCL - State Equivalent CERCLIS List / SRC# 2313	EPA ID:	AZD009020009
	Agency ID:	0163

Agency Address:	<i>INDIANHEAD MFG CO- TEMPE 1318 PRINCESS DR TEMPE, AZ 85281</i>
Facility Type:	<i>NOT AVAILABLE</i>
Lead Agency:	<i>NOT AVAILABLE</i>
State Status:	<i>EVALUATION PENDING</i>
Pollutant 1:	<i>UNKNOWN</i>
Pollutant 2:	<i>UNKNOWN</i>
Pollutant 3:	<i>UNKNOWN</i>
Fields Not Reported:	<i>Status</i>

VISTA Address*:	<b>INTERLOCKING PAVING STONES 215 HAYDEN LANE TEMPE, AZ 85281</b>	VISTA ID#:	1410723
		Distance/Direction:	0.99 MI / E
		Plotted as:	Point

Map ID  
**7**

SCL - State Equivalent CERCLIS List / SRC# 2313	EPA ID:	AZD983466293
	Agency ID:	1018

Agency Address:	<i>SAME AS ABOVE</i>
Facility Type:	<i>NOT AVAILABLE</i>
Lead Agency:	<i>NOT AVAILABLE</i>
State Status:	<i>EVALUATION PENDING</i>
Pollutant 1:	<i>UNKNOWN</i>
Pollutant 2:	<i>UNKNOWN</i>
Pollutant 3:	<i>UNKNOWN</i>
Fields Not Reported:	<i>Status</i>



\* VISTA address includes enhanced city and ZIP.

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**UNMAPPED SITES**

VISTA Address*:	<b>BOOTHILL CSWLF AZ</b>	VISTA ID#:	3255411
<b>STATE SWLF - Solid Waste Landfill / SRC# 2099</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL/LANDFILL		
Facility Status:	CLOSED		
Permit Status:	CLOSED		
VISTA Address*:	<b>ASU NO 1 CSWLF ALNG W SDE OF SCOTTSDALE RD S OF THE AZ</b>	VISTA ID#:	3255670
<b>STATE SWLF - Solid Waste Landfill / SRC# 2099</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL/LANDFILL		
Facility Status:	CLOSED		
Permit Status:	CLOSED		
VISTA Address*:	<b>NORTHWEST TEMPE AREA TEMPE, AZ 85281</b>	VISTA ID#:	4056705
<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		Agency ID:	0940
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		
VISTA Address*:	<b>GILA RIVER, LOWER/MIDDLE WESTERN MARICOPA COUNTY AZ</b>	VISTA ID#:	4856718
<b>SPL - State Equivalent Priority List / SRC# 2487</b>		Agency ID:	5220
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	NOT AVAILABLE		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		



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**UNMAPPED SITES CONT.**

VISTA Address*:	<b>HAYDEN ROAD LANDFILL T1N R4E NE/4 OF SECTION 14 TEMPE, AZ 85281</b>	VISTA ID#:	1410722
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<b>CERCLIS / SRC# 2510</b>		EPA ID:	AZD983466285
Agency Address:	SAME AS ABOVE		
NPL Status:	NOT VALID SITE		
Site Ownership:	UNKNOWN		
Lead Agency:	NO DETERMINATION		
Site Description:	NOT REPORTED		

<b>SCL - State Equivalent CERCLIS List / SRC# 2313</b>		EPA ID:	AZD983466285
		Agency ID:	1010
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	EVALUATION PENDING		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		

VISTA Address*:	<b>BUTTERFIELD AZ</b>	VISTA ID#:	5186993
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<b>STATE SWLF - Solid Waste Landfill / SRC# 2099</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL/LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	OPEN OR ACTIVE SITE		

VISTA Address*:	<b>WICKENBURG AZ</b>	VISTA ID#:	5187008
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<b>STATE SWLF - Solid Waste Landfill / SRC# 2099</b>		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL/LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	OPEN OR ACTIVE SITE		

VISTA Address*:	<b>ESTES LANDFILL PHOENIX, AZ</b>	VISTA ID#:	5501412
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<b>SPL - State Equivalent Priority List / SRC# 2487</b>		Agency ID:	5160
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT AVAILABLE		
Lead Agency:	NOT AVAILABLE		
State Status:	NOT AVAILABLE		
Pollutant 1:	UNKNOWN		
Pollutant 2:	UNKNOWN		
Pollutant 3:	UNKNOWN		
Fields Not Reported:	Status		



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# SITE ASSESSMENT REPORT

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 MILE

**NPL**  
**SRC#: 2435** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for NPL was May, 1995.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**SPL**  
**SRC#: 2487** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Superfund and WQARF Priorities List was June, 1995.

This database is provided by the Department of Environmental Quality.

**SCL**  
**SRC#: 2313** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Cercla Information Data System (ACIDS) was February, 1995.

This database is provided by the Department of Environmental Quality.

**RCRA-TSD**  
**SRC#: 2465** VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

### B) DATABASES SEARCHED TO 1/2 MILE

**CERCLIS**  
**SRC#: 2509** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for CERCLIS was March, 1995.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

**NFRAP**  
**SRC#: 2510** VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for CERCLIS was March, 1995.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.



SWLF VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
SRC#: 2099 The agency release date for Active Landfills List was October, 1994.

This database is provided by the Department of Environmental Quality, Solid Waste Dept..

SWLF VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
SRC#: 2099 The agency release date for Inactive Landfills List was October, 1994.

This database is provided by the Department of Environmental Quality, Solid Waste Dept..

LUST VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
SRC#: 2438 The agency release date for LUST File Listing was June, 1995.

This database is provided by the Department of Environmental Quality, UST Compliance Unit.

#### C) DATABASES SEARCHED TO 1/4 MILE

UST's VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
SRC#: 2439 The agency release date for Ust-DMS Facility Tank Data Listing was June, 1995.

This database is provided by the Department of Environmental Quality, UST Compliance Unit; Caution-Many states do not require registration of heating oil tanks, especially those used for residential purposes.

#### D) DATABASES SEARCHED TO 1/8 MILE

ERNS VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
SRC#: 2255 The agency release date for ERNS was March, 1995.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1994 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
SRC#: 2465 The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

RCRA-SmGen VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
SRC#: 2465 The agency release date for RCRIS was June, 1995.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



End of Report



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**APPENDIX F**

**QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS  
PARTICIPATING IN PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**DENNIS C. KNUDSEN**  
**Manager-Business Development**  
**Senior Civil Engineer**

**PROFESSIONAL SUMMARY**

*Mr. Knudsen is a registered professional engineer and serves as Manager - Business Development for GROWTH's Phoenix District. He has 22 years of civil and environmental engineering experience. He is responsible for technical and administrative oversight for all civil engineering design and for various projects and clients requiring environmental expertise. He heads the underground storage tank (UST) program for Growth's AT&T client in the southwest. He provides QA/QC services for the office as well as client relations, regulatory agency interfacing and business development.*

**PROFESSIONAL EXPERIENCE:**

- Over 22 years of engineering experience in environmental engineering, site development, water distribution, sewage collection and treatment, storm water handling, hydrology, flood control, and street design.
- Responsible for UST management for AT&T Southwest Region relative to tank upgrading, site closures, contamination assessment and remediation, regulatory agency coordination and report preparation.
- Responsible for preparation of Phase I and Phase II environmental site assessment investigations and reports for the Resolution Trust Corporation (RTC) and various other clients.
- Responsible for preliminary and comprehensive asbestos surveys for the RTC.
- Conducted flood insurance studies under the National Flood Insurance program using the Corps of Engineers Hec-II computer program.
- Conducted drainage studies using computer modeling methods as well as manual methods to assist with subdivision design for parcels ranging from 0.5 to 36 square miles in size.
- Other design projects include street improvements, street lighting, storm drainage, water and sewer systems, landscaping, utility coordination, earthwork, and construction administration and inspection for various public and private clients in Arizona, Nevada, New Mexico, California and Oregon.
- Responsible for all phases of design for a 57 acre premier Paradise Valley subdivision including coordination for grading, drainage design, construction staking, earthwork quantity calculations, roads, water systems, inspection, and client representation.
- Responsible for site design of numerous projects for office, retail, and multi-family uses.

**EDUCATION:**

B.S.C.E., 1976, University of Idaho

## DENNIS C. KNUDSEN (Cont.)

### ADDITIONAL EDUCATIONAL EXPERIENCES:

Microwave and Tropospheric Scatter Communications Course - U.S. Army Signal School  
Instructor Methods Course - U.S. Army Signal School  
OSHA 40-Hour Hazardous Materials Training  
Design and Construction of Soil Liners and Covers - American Society of Civil Engineers  
Handling of Hazardous Materials - Chemical Waste Management, Inc.  
Design, Operation, and Closure of Municipal Solid Waste Landfills - U.S. EPA

### MILITARY RECOGNITION AND LEADERSHIP:

U.S. Army, Specialist 5th Class, 1968 - 1971  
Army Commendation Medal, Viet Nam, 1970  
U.S. Army, NCOIC, 15 Man Microwave Multiplex Team, Viet Nam, 1969 - 1970  
U.S. Army, Communications Electronics Instructor, Fort Monmouth, New Jersey, 1970 - 1971  
Honorable Discharge, 1971

### CERTIFICATIONS:

Registered Professional Civil Engineer:  
Arizona, 1985, No. 18156  
New Mexico, 1990, No. 11081  
Nevada, 1990, No. 8814

### PROFESSIONAL AFFILIATIONS:

American Society of Civil Engineers  
American Public Works Administration  
Home Builders Association of Central Arizona  
Valley Partnership  
Arizona Chamber of Commerce  
Arizona Management Society

**KEN LAWSON**  
**Staff Geologist**

**PROFESSIONAL SUMMARY**

*Mr. Lawson is a Staff Geologist for GROWTH's Phoenix District. Mr. Lawson has experience in preliminary and comprehensive surveys of properties for asbestos, 3-year school reinspection (AHERA), preparation of removal specifications, preparation of operation and maintenance programs, Phase I Environmental Site Assessments per ASTM Standard), and Level III project management of asbestos abatement. This included project construction documents, budgeting, pre-bid evaluation, pre-abatement meetings, contract administration, project closeout management.*

**PROFESSIONAL EXPERIENCE:**

- A 80,000 square foot crawl space asbestos survey and abatement management for the Texas Department of Mental Health and Mental Retardation.
- A 280,000 square foot high-rise asbestos survey and abatement management of a historical building for Prestiss Properties, Dallas, Texas.
- A 150,000 square foot high-rise asbestos survey of abatement management for Lincoln Properties, Dallas, Texas.
- A 50,000 square foot asbestos abatement management for Arizona Department of Health Services, Arizona State Hospital.
- Comprehensive asbestos survey and project management for the Arizona Avenue Project.
- Regional manager, asset manager relations and new business development for R & B Commercial Management. Managed 17 employees and 5 commercial property activities.
- General manager of Parkway Central Plaza in Arlington. Owners representative during the removal of asbestos fire proofing of a 306,000 square foot, 15 story high-rise building abatement and fire sprinkler retrofit. Duties in addition to normal management and leasing were to coordinate all asbestos activities of hygienists, contractor and air monitoring.
- Consulting geologist, Houston, Texas, Conquest Petroleum Company, Palm Petroleum Company, Independent Investors. Developed oil and gas exploration prospects; reworked and updated existing acreage for marketing' worked West Texas, South Texas and Gulf Coast areas. Responsibilities included monitoring drilling activities in and around company's producing and non-producing properties, generating geological prospects coordinating with engineering department in water flood development, locating proven and unproven reserves in existing wells and fields.

## KEN LAWSON (Cont.)

### EDUCATION:

University of Oklahoma, B.S. in Geology - 1982  
Texas Real Estate Sales License (inactive)  
Oklahoma Broker's License (inactive)  
IREM 301, 400  
EPA Certification for Inspection Buildings for Asbestos  
EPA Certification for Management Planner for buildings containing asbestos  
Project Designer  
Contractor Supervisor Course  
Individual Asbestos Consultant License, Texas  
Environmental Lead Remediation Regulations and Techniques  
24 hour OSHA HAZWOPER

## KEN LAWSON (Cont.)

### EDUCATION:

University of Oklahoma, B.S. in Geology - 1982  
Texas Real Estate Sales License (inactive)  
Oklahoma Broker's License (inactive)  
IREM 301, 400  
EPA Certification for Inspection Buildings for Asbestos  
EPA Certification for Management Planner for buildings containing asbestos  
Project Designer  
Contractor Supervisor Course  
Individual Asbestos Consultant License, Texas  
Environmental Lead Remediation Regulations and Techniques  
24 hour OSHA HAZWOPER

**APPENDIX G**  
**SITE PHOTOGRAPHS**



**Photograph #1**  
View of Site looking east from western portion



**Photograph #2**  
View of sewer cap/culvert



**Photograph #3**  
View of stormwater drain.



**Photograph #4**  
View of unidentified pipe on northwest portion of the Site.



**Photograph #5**  
View of an unidentified pipe on northwest portion of the Site



**Photograph #6**  
View of eastern portion of the Site.



**Photograph #7**  
View of the adjacent property to the west



**Photograph #8**  
View of adjacent property to the east.



**Photograph #9**

View of adjacent property to the north of the western portion of the Site.



**Photograph #10**

View of adjacent property to the north of the western portion of the Site.



**Photograph #11**  
View of adjacent property to the north of the eastern portion of the Site.



**Photograph #12**  
View of adjacent property to the south.