

2/2/94



• Certified Environmental Corporation, Inc. •  
• Water Resources Associates, Inc. •

January 27, 1994



Mr. Dave Gardner  
Maricopa County Flood Control District  
2801 West Durango Street  
Phoenix, AZ 85009

**SUBJECT:        ADDENDUM # 1 TO PHASE I ENVIRONMENTAL SITE ASSESSMENT AT  
                     THE DYSART DRAINAGE CHANNEL, ASSIGNMENT FCD-037, MARICOPA  
                     COUNTY, ARIZONA**

Dear Mr. Gardner:

CEC/WRA is pleased to submit this addendum to the report of a Phase I Environmental Site Assessment (ESA) previously conducted at the Dysart Drain.

The previous Phase I ESA was conducted by CEC/WRA for the Flood Control District of Maricopa County (FCDMC), with the report dated November 30, 1993 (the "original report"). CEC/WRA was engaged by the FCDMC to conduct additional investigation of an approximately 36-acre parcel of agricultural land (the "subject property") located adjacent to the north of the property addressed in the original report (the "original property"). This report should be utilized as an addendum. Unless specifically stated in this addendum, the findings, conclusions, recommendations, and limitations of the original report should be considered applicable to the combined "original" and "subject" properties.

The scope of the addendum included an additional site visit, an expansion of the area covered by the original regulatory records search, additional review of aerial photographs, and the development of conclusions and recommendations.

**1.0        SITE INFORMATION**

The subject property is legally described as the west 400 feet of the Northeast Quarter and the east 200 feet of the Southeast Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 West of the Gila and Salt River Baseline and Meridian. The subject property consists of approximately 36 acres of farmland located south of Olive Avenue, approximately 0.5 miles east of Reems Road, in Waddell, an unincorporated area of Maricopa County, Arizona. The subject property is located approximately 0.5 miles northwest of Luke Air Force Base. Figure 1 illustrates the site location. Figure

**Flood Control District of Maricopa County  
Construction and Operations Division  
Interoffice Memo**

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**SUBJECT:** Dysart Drain - Phase I of Additional Right-of-Way

**DATE:** April 6, 1994

**TO:** Don Rerick

**VIA:** Catesby Moore

**FROM:**

David Gardner

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The Phase I assessment of the additional right of way from Luke school to the Agua Fria River is complete. Five copies of the report are attached.

The findings of the report indicate no significant environmental concerns on the subject property. No further action is warranted at this time.

If you have any questions, please contact me at x8401.

Thank you



• Certified Environmental Corporation, Inc. •  
 • Water Resources Associates, Inc. •

FLOOD CONTROL DISTRICT RECEIVED	
APR 05 '94	
CHENG	P & PM
PLN	HYDRO
ADMIN	LMST
PRJ MGR	FILE
C & U	
ENGR	
REMARKS	

April 4, 1994

Mr. Dave Gardner  
 Maricopa County Flood Control District  
 2801 West Durango Street  
 Phoenix, AZ 85009

**SUBJECT:        ADDENDUM # 3 TO PHASE I ENVIRONMENTAL SITE ASSESSMENT AT THE DYSART DRAINAGE CHANNEL, ASSIGNMENT FCD-037, MARICOPA COUNTY, ARIZONA**

Dear Mr. Gardner:

CEC/WRA is pleased to submit this addendum to the report of a Phase I Environmental Site Assessment (ESA) previously conducted at the Dysart Drain.

The previous Phase I ESA was conducted by CEC/WRA for the Flood Control District of Maricopa County (FCDMC), with the report dated November 30, 1993 (the "original report"). Addendum # 1 was submitted on January 27, 1994, to address a parcel of land located adjacent to the north of the original Dysart Drain property, in Section 32, Township 3 North, Range 1 West of the Gila and Salt River Baseline and Meridian. Addendum # 2, dated March 18, 1994, was submitted to clarify the extent of the original Dysart Drain property.

**Scope of Work**

This addendum is provided to address additional property located adjacent to the original Dysart Drain site. This property is more specifically described as:

1.        From the Agua Fria outfall, extending west to El Mirage Road, a 25' wide strip of land running parallel to the channel. The southern boundary of this strip of land is located 25' north of the barbed-wire fence north of the channel right-of-way.
2.        From El Mirage Road, extending west to Dysart Road, a 15' wide strip of land running parallel to the channel. The southern boundary of this strip of land is located 25' north of the barbed-wire fence north of the channel right-of-way.

3. From the Agua Fria outfall, extending west to El Mirage Road, a 30' wide strip of land, parallel to the channel, located immediately adjacent to the south of the barbed-wire fence along the southern boundary of the channel right-of-way.
4. From El Mirage Road, extending west to Dysart Road, a 20' wide strip of land, parallel to the channel, located immediately adjacent to the south of the barbed-wire fence along the southern boundary of the channel right-of-way.
5. From Dysart Road to the Luke AFB property line, as marked by the block wall surrounding the family housing area, a 25' wide strip of land, located immediately adjacent to the south of the chain-link fence south of the channel.

During the original Phase I assessment, these parcels were evaluated as adjacent properties for the purposes of the site observation. The original Phase I ESA included these parcels as part of the records search and evaluation of site history. This scope of work was limited to a more specific visual observation of these parcels, as they are now considered a part of the "subject property".

#### **Site Observations**

CEC/WRA personnel visited the subject site on February 15, 1994 to observe the subject property for visual evidence to suggest the potential presence of petroleum or hazardous substances. Mr. Dave Gardner of FCDMC accompanied CEC/WRA on the site observation. Selected site photographs taken at the time of the site observation are presented in Attachment I.

At the time of the site visit, the subject property was primarily vacant desert land, except for the parcel located west of Dysart Road, which was a grassy field associated with the adjacent Luke School. The portion of the property located south of the channel, between El Mirage and Dysart Roads, had been cleared and graded. Most of the remainder of the property was in its natural state, except for fences, occasional drainage improvements, and a small amount of trash and debris which had been dumped on the site.

The dumped materials visually appeared to be non-hazardous in nature. In addition to paper trash, the debris included an old camper shell north of the channel near the Agua Fria outfall; a couch, some auto parts, and a few piles of tree cuttings north of the channel between El Mirage and Dysart Roads; and a large pile of dirt and concrete rubble located on the Luke School yard. The dirt pile was approximately 50 to 100 cubic yards in volume.

Adjacent properties consisted primarily of vacant desert land, fallow fields, the Luke School, and the Morton Salt and Amerigas facilities. These adjacent properties are discussed in detail in the original Phase I ESA report. One small area of dumping, located approximately 30 feet north of the subject property near the Agua Fria outfall, contained numerous cans, bottles, and other containers, some of which appeared to have originally contained oils, fuels, paint thinners or other chemicals. However,

Mr. Dave Gardner  
Addendum # 3, Dysart Drain Phase I ESA  
April 5, 1994  
Page 3 of 3

due to the distance from the subject property, these materials did not appear likely to have an impact on the subject site.

### Conclusions and Recommendations

The origin of the large pile of dirt and concrete rubble on the Luke School yard was not determined. However, visual observations suggest that part of the pile may be made up of sediment previously dredged from the channel. If this is the case, this sediment would be expected to exhibit residues of pesticides and/or herbicides from agricultural runoff into the channel. The previous Phase I assessment included sampling and analysis to screen for elevated pesticide and herbicide concentrations in sediment still in-place in the channel. The only detected compounds were observed at very low levels, well below the applicable Health-Based Guidance Levels established by ADEQ. Although CEC/WRA cannot say conclusively that this pile does not contain hazardous substances, no evidence was observed to suggest that disturbance of the pile is likely to present a problem.

The other observations, findings, conclusions, recommendations, and limitations of the original report should be considered applicable to the subject property, as described above.

Please call either of us if you have any questions regarding this addendum.

Sincerely,

**WATER RESOURCES ASSOCIATES, INC., an Arizona Corporation**  
**dba CEC/WRA**



Alan C. Thomas  
Vice President

Dennis C. Knudsen, P.E.  
Vice President

Enclosure: Attachment I

cc: CEC/WRA File AR390-1530.AT9

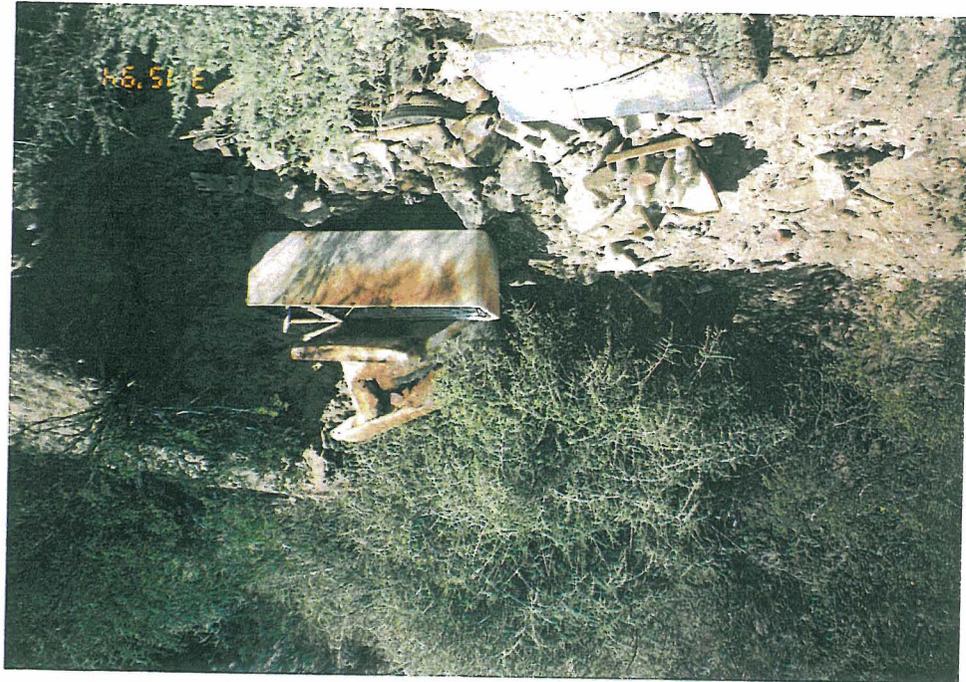


**Attachment I**  
**Site Photographs**

**ATTACHMENT I  
SITE PHOTOGRAPHS**

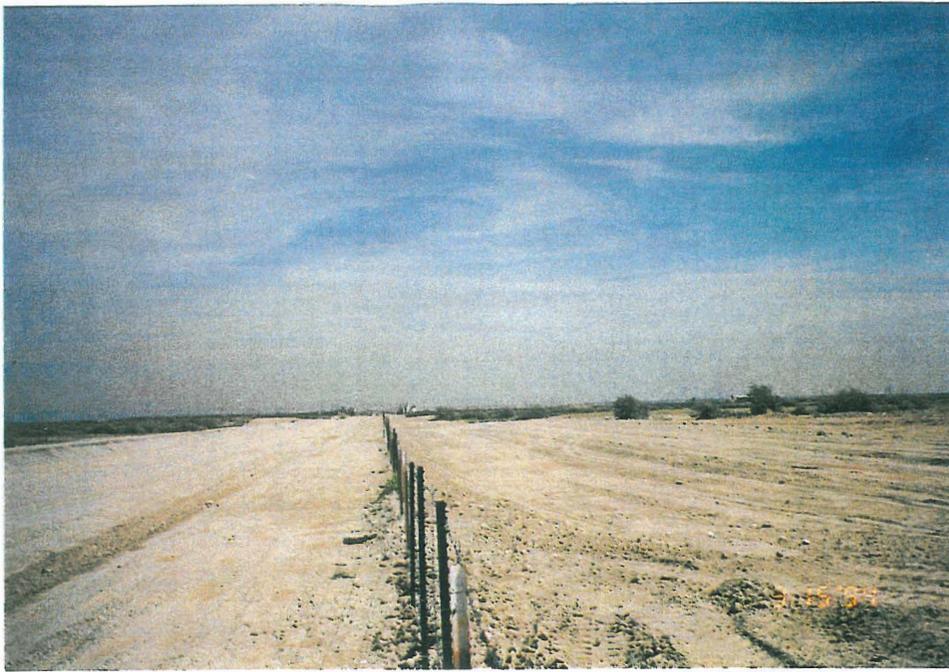
<u>Photo No.</u>	<u>Description</u>
1.	Soil piles on adjacent Luke School property.
2.	Dumped materials on adjacent property to north, near Agua Fria outfall.
3.	Graded area of subject property to south of channel, between Dysart and El Mirage Roads.
4.	View of typical native desert with isolated dumping on subject property.
5.	Camper shell on subject property near Agua Fria outfall. Concrete plant off-site in background.

**PHOTOGRAPH 2**  
Dumped materials on adjacent property to north, near Agua Fria outfall.



**PHOTOGRAPH 1**  
Soil piles on adjacent Luke School property.

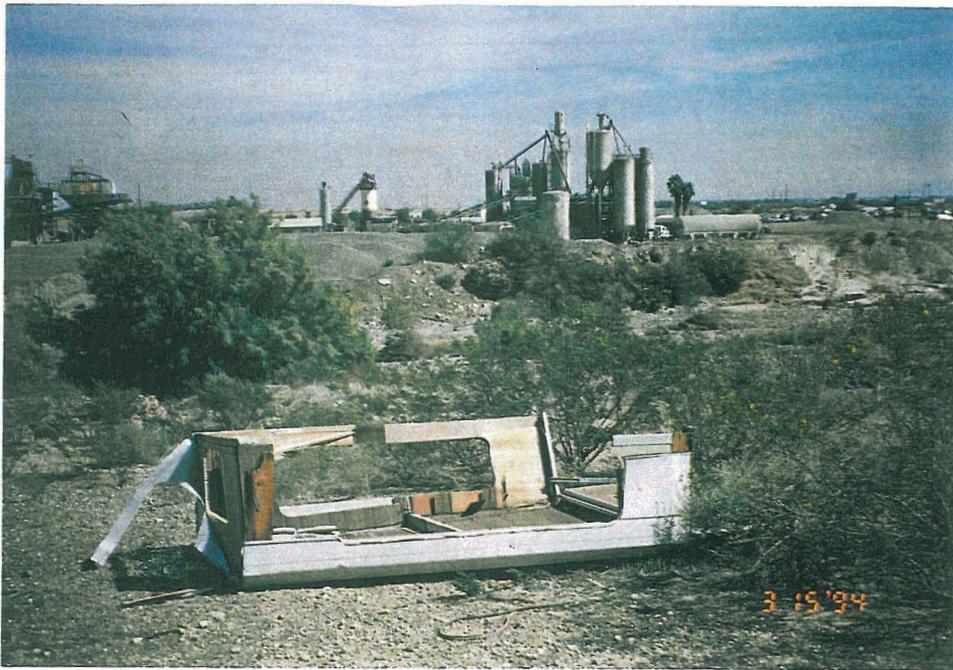




**PHOTOGRAPH 3**  
Graded area of subject property to south of channel, between Dysart and El Mirage Roads.



**PHOTOGRAPH 4**  
View of typical native desert with isolated dumping on subject property.

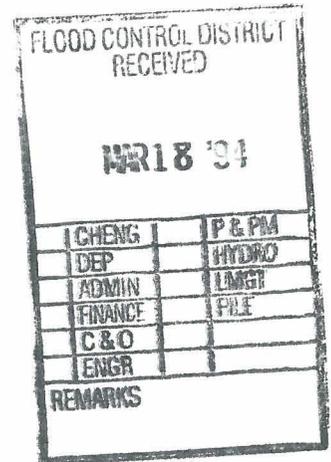


**PHOTOGRAPH 5**

Camper shell on subject property near Agua Fria outfall. Concrete plant off-site in background.



• *Certified Environmental Corporation, Inc.* •  
 • *Water Resources Associates, Inc.* •



March 18, 1994

Mr. Dave Gardner  
 Maricopa County Flood Control District  
 2801 West Durango Street  
 Phoenix, AZ 85009

**SUBJECT:        ADDENDUM # 2 TO PHASE I ENVIRONMENTAL SITE ASSESSMENT AT  
 THE DYSART DRAINAGE CHANNEL, ASSIGNMENT FCD-037, MARICOPA  
 COUNTY, ARIZONA**

Dear Mr. Gardner:

CEC/WRA is pleased to submit this addendum to the report of a Phase I Environmental Site Assessment (ESA) previously conducted at the Dysart Drain.

The previous Phase I ESA was conducted by CEC/WRA for the Flood Control District of Maricopa County (FCDMC), with the report dated November 30, 1993 (the "original report"). Addendum # 1 was submitted on January 27, 1994, to address a parcel of land located adjacent to the north of the original Dysart Drain property, in Section 32, Township 3 North, Range 1 West of the Gila and Salt River Baseline and Meridian.

This Addendum # 2 is submitted to clarify the extent of the original Dysart Drain property, as addressed in Section 2.2 of the original report. The property addressed during the original historical review, records search, and site observations included:

1. A 330' by 150' rectangle roughly centered on the spillway structure at the Agua Fria outfall.
2. From the Agua Fria outfall, extending west to Dysart Road, a 155' wide strip of land bounded by the barbed-wire fence south of the channel and a parallel line 25' north of the barbed-wire fence north of the channel.

Mr. Dave Gardner  
Addendum # 1 Phase I ESA at Dysart Drainage Channel  
March 18, 1994  
Page 2 of 4

3. From Dysart Road to the Luke AFB (Base) property line located east of the Base dog-training complex, a 135' wide strip of land bounded on the south by the barbed-wire fence and the block wall surrounding the Base housing area, and on the north by a parallel line 35' north of the fence north of the channel.
4. From the aforementioned Base property line to Litchfield Road, a 100' wide strip of land bounded on the south by the barbed-wire fence south of the channel.
5. From Litchfield Road to the point on the Base where the channel goes underground, a strip of land that includes the channel and 25 feet on either edge of the lined channel.
6. Along the underground portion of the channel, a strip of land that includes the channel and 25 feet on the south edge of the channel and 75 feet on the north edge of the channel.
7. In the unlined portion of the channel, extending from the west edge of the underground portion to the extreme northwest corner of the Base, a strip of land bounded on the north by the Base's perimeter fence, and on the south by the north edge of the asphalt-paved service road.
8. The Southwest Quarter of Section 32 (the "160-acre parcel").

The observations, findings, conclusions, recommendations, and limitations of the original report should be considered applicable to the entire property, as described above.

Hopefully, this will clarify the extent of the previous work. Please call either of us if you have any questions regarding this addendum.

Sincerely,

**WATER RESOURCES ASSOCIATES, INC., an Arizona Corporation**  
dba CEC/WRA



Alan C. Thomas  
Manager  
Environmental Assessment Services

Dennis C. Knudsen, P.E.  
Vice President



cc: CEC/WRA File AR390-2118.AT9

2 provides a plat map.

## **2.0 SITE OBSERVATIONS**

CEC/WRA personnel visited the subject property on January 24, 1994. The site visit was conducted to confirm aspects of the records review, and to visually identify features suggesting the potential presence of hazardous substances on the subject property, or the potential for migration of hazardous substances from adjacent properties onto the subject property. Relevant observations are shown on Figure 2.

At the time of the site visit, the subject property consisted of fallow agricultural land. The property was crossed by typical dirt field-access roads and shallow, concrete-lined irrigation ditches, which were in poor repair. The ditches contained small amounts of debris that visually appeared to be non-hazardous in nature. The debris included paper trash, a plastic bucket, concrete rubble, old pipes and wood, and some articles of clothing.

A water line appeared to run along the southern side of the field road crossing the property from east to west. In one area near the center of the site, a hole approximately 8 feet deep had been excavated and a 10" white plastic pipe was exposed. Further to the east along the same road, two stationary pumps were present with canvas hoses to feed the irrigation ditch. The pumps were aligned with the plastic pipe observed in the hole. Along the same alignment was a small welded steel device which appeared to be either a gate support or a traffic barricade. Adjacent to the structure was a 6" diameter galvanized steel pipe protruding approximately 3" from the ground, with a conical steel cap. Although CEC/WRA could not conclusively determine the purpose of the pipe, which is shown in photograph # 8, it appeared to be a foot valve or other type of relief valve.

The subject property was bounded on the north by Olive Avenue. A spur of the Atcheson, Topeka & Santa Fe Railroad is located across Olive Avenue to the north. On the west, the property was bounded by a dirt field access road, a poorly-maintained concrete irrigation ditch, and fallow farmland. Also on the adjacent property to the west were a large irrigation well and pump, a concrete valve box, and 3 pole-mounted transformers. No stains were observed on the transformers to suggest previous leakage. The base of the pump and the ground surrounding it displayed the oily staining typically associated with irrigation pumps. Adjacent properties to the east and south were similar fallow fields, with farm access roads and irrigation ditches segregating some parcels. A crop of roses was planted on a small portion of the adjacent property to the south.

No other significant staining or odors were detected on the subject or adjacent properties.

## **3.0 AERIAL PHOTOGRAPH REVIEW**

CEC/WRA reviewed available photographs of the subject property maintained by Landiscor Aerial

Photography. The photo sequence begins in 1969. A summary of CEC/WRA's observations is provided below.

- 1969 The subject and adjacent properties are active agricultural land without other visible features. Olive Avenue appears to be a paved road. Two dirt field-access roads are present on the subject property.
- 1973 The subject and adjacent properties are essentially unchanged from the 1969 photo, except for a single tractor path across the site from southwest to northeast.
- 1980 A well has been installed on the adjacent property to the west. Otherwise, the subject and adjacent properties are essentially unchanged from the 1973 photo.
- 1987 The subject and adjacent properties are essentially unchanged from the 1980 photo.
- 1993 The subject and adjacent properties are essentially unchanged from the 1987 photo, and appear as they did during the site inspection.

#### **4.0 RECORDS SEARCH**

CEC/WRA expanded the original records search to include the subject property and areas within a 0.5-mile radius of the subject property. This search included the following regulatory databases and lists:

- USEPA Federal Superfund Sites
- CERCLIS Database
- FINDS Database
- RCRA Database
- SARA Title III Notifiers
- ERNS
- ADEQ WQARF List
- ACIDS
- ADEQ UST/LUST Lists
- ADEQ Open/Closed Landfill Lists
- ADEQ RCRA Compliance Log
- ADEQ Registered Drywell List

No additional listed sites were identified in the expanded search area.

CEC/WRA also expanded the area covered by the original search of the ADWR list of registered wells. Information regarding the 3 additional wells identified during this search is tabulated below.

Mr. Dave Gardner  
 Addendum # 1 Phase I ESA at Dysart Drainage Channel  
 January 27, 1994  
 Page 4 of 4

Location	Name	Registration Number	Depth (ft)	Diameter (in)	Well Use	Drill Date	Approximate Proximity to Subject Property
B(3-1)29CBB	Woolf Brothers	WR610102	1400	20	W	1982	0.5 mile NW
B(3-1)29DDC	Woolf Brothers	WR610104	1350	20	W	1982	0.25 mile NE
B(3-1)29DDD	Woolf Brothers	WR801042	780	8	W	1983	0.5 mi NE

W = Water Production

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

CEC/WRA did not observe significant evidence to suggest the presence of petroleum or hazardous substances on the subject property. One unidentified pipe was observed near the center of the site. If the District's plans for the property involve excavation of this area, CEC/WRA recommends that the pipe be identified prior to excavation.

No other significant evidence was observed to suggest the presence of petroleum or hazardous substances on the subject property.

CEC/WRA is pleased to have the opportunity to provide these services to the District. If you have any questions, please call either of us.

Sincerely,

**WATER RESOURCES ASSOCIATES, INC., an Arizona Corporation**  
 dba CEC/WRA

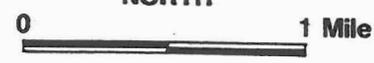
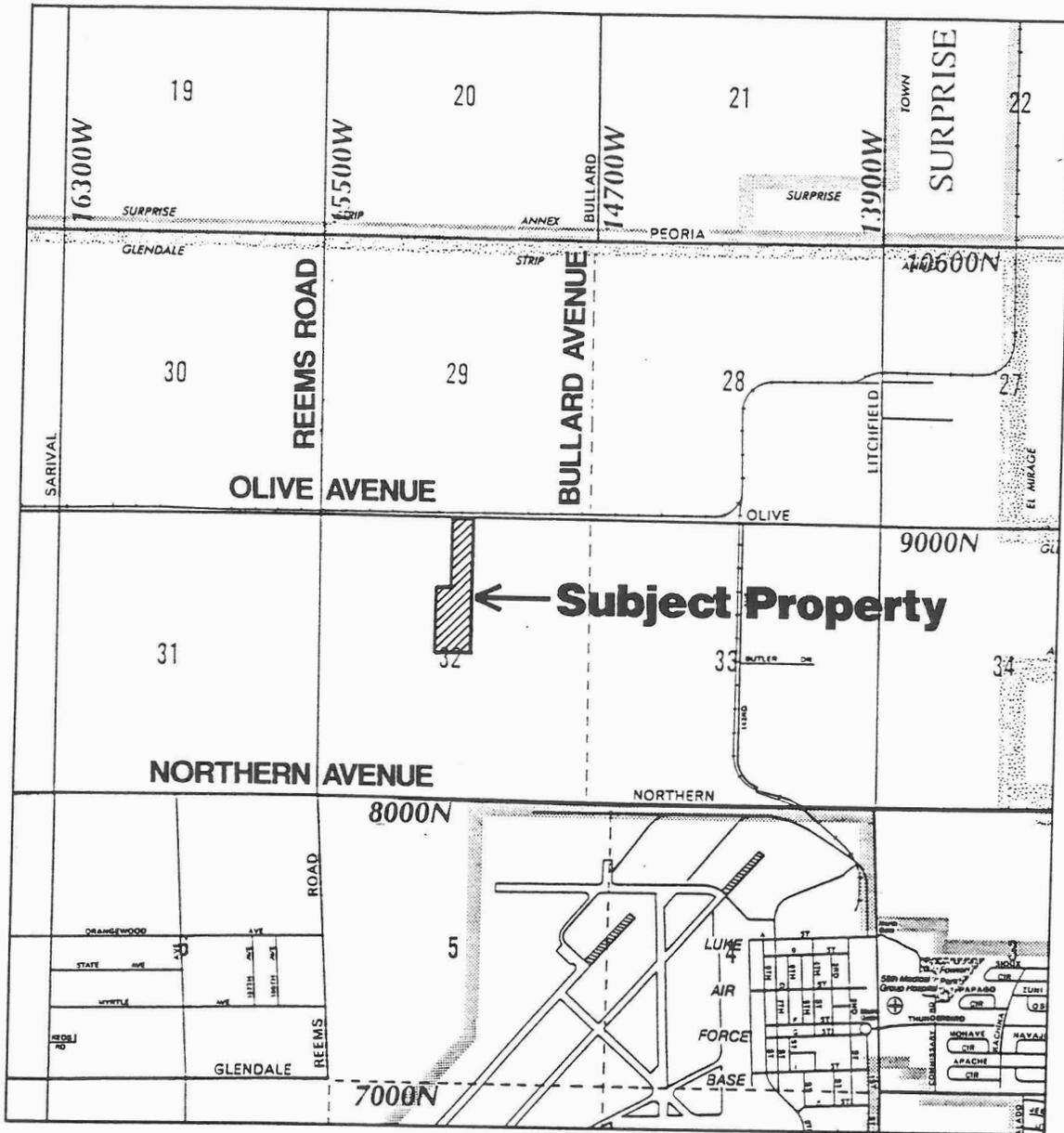
Alan C. Thomas  
 Manager  
 Environmental Assessment Services

Dennis C. Knudsen, P.E.  
 Vice President

Enclosure: Figures 1 and 2, Attachments I and II

cc: CEC/WRA File AR390-2118.AT1





**Water Resources Associates, Inc.**

A Subsidiary of Yellowstone Environmental Services, Inc.

**SITE LOCATION MAP**

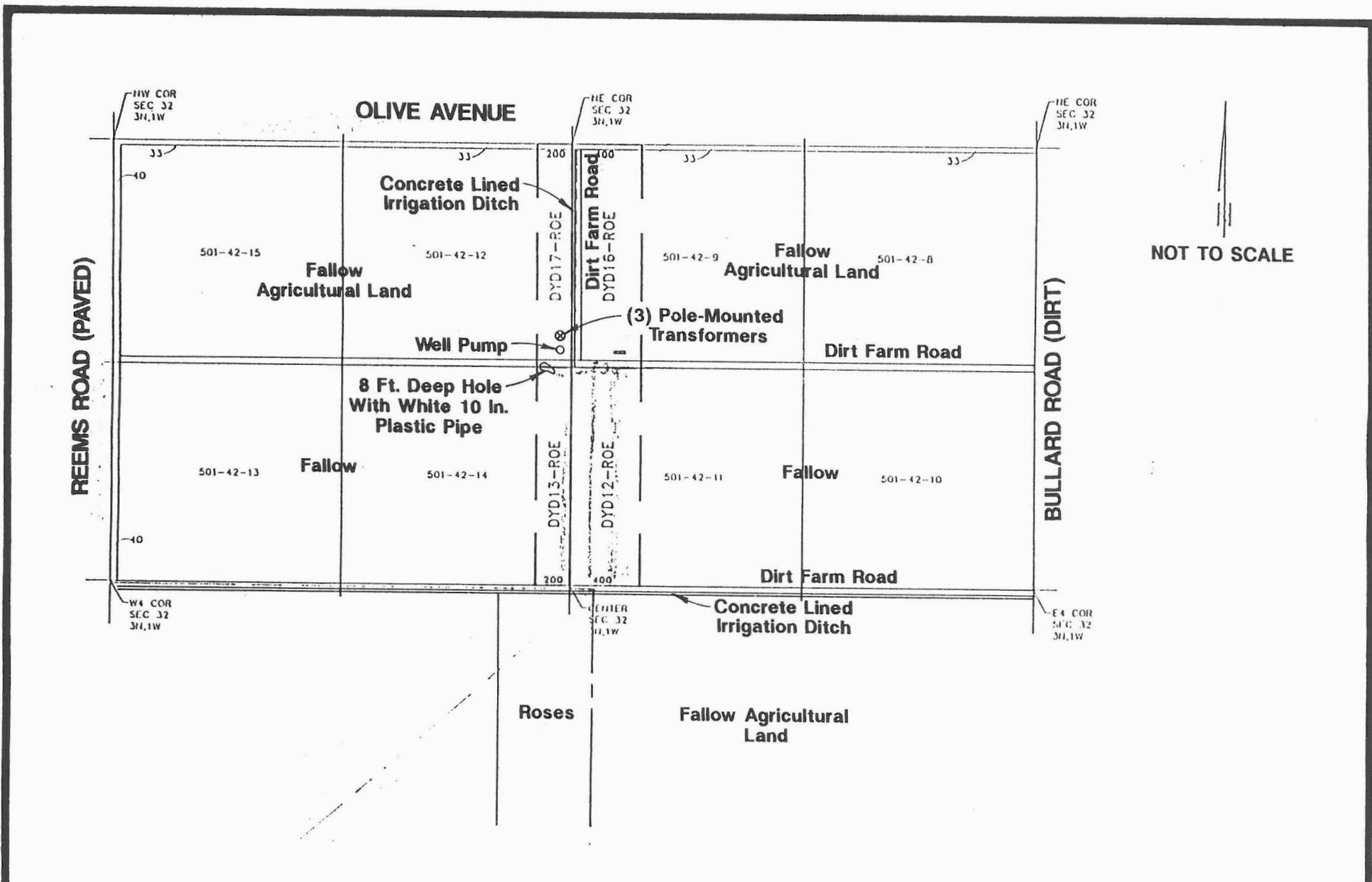
**FIGURE 1**

PROJECT NO. **AR390-2073**

DRAWN BY **KMA**

DATE **1/26/94**

CHECKED BY **ACT**



**Water Resources Associates, Inc.**

A Subsidiary of Yellowstone Environmental Services, Inc.

PROJECT NO. **AR390-2073**

DRAWN BY **KMA**

DATE **1/26/94**

CHECKED BY **ACT**

**PLAT MAP &  
SITE DIAGRAM**

**FIGURE 2**

**ATTACHMENTS**

**ATTACHMENT I**

**References**

## References

- EPA. Resource Conservation Recovery Act (RCRA) Database. Environmental protection Agency. November 17, 1992.
- ADEQ. Underground Storage Tank (UST) List. Arizona Department of Environmental Quality, March 3, 1993.
- ADEQ. Water Quality Assurance Revolving Fund (WQARF) Sites. Arizona Department of Environmental Quality, Office of Waste Programs. January 29, 1993.
- ADEQ. Arizona CERCLA Information and Data System. Arizona Department of Environmental Quality, Office of Waste Programs. December 30, 1992.
- ADEQ. Closed Solid Waste Landfills and Dumps. Arizona Department of Environmental Quality, February, 1993.
- ADEQ. Dry Well Registration List. Arizona Department of Environmental Quality. June 3, 1993.
- ADEQ. Leaking Underground Storage Tank (LUST) List. Arizona Department of Environmental Quality. January 13, 1993.
- ADEQ. List of Active Landfills. Arizona Department of Environmental Quality. February, 1993.
- ADEQ. RCRA Compliance Log. Arizona Department of Environmental Quality. December 2, 1992.
- ADWR. Well Registry. Arizona Department of Water Resources. May 1, 1992.
- EPA. Toxic Release Inventory. Zip Codes 85307, 85309, 85345, 85355. 1987-1990
- EPA. CERCLA/NPL. June 9, 1993.
- EPA. Facility Index System. June 17, 1993.
- EPA. ERNS Listing. January 2, 1993.
- Landiscor. Aerial Photographs, 1969 - 1993.

**ATTACHMENT II**

**Site Photographs**

**Attachment II  
Site Photographs**

**PHOTOGRAPH NO.**

**DESCRIPTION**

1. Northern property boundary, looking east along Olive Avenue
2. Farm road running north to south in the center of the site. Looking toward the south.
3. Farm road running east to west in the center of the site. Looking toward the east.
4. Northeast portion of the subject property, looking toward the northeast from the center of the site.
5. Well, pump, and pole-mounted transformers on adjacent property to the west.
6. Hole and plastic pipe near the center of the subject site.
7. Debris near the center of the subject site.
8. Traffic barrier and six-inch pipe near the center of the subject site.
9. Debris and irrigation pump near the center of the subject site.
10. Farm road along southern site boundary, looking toward the west.



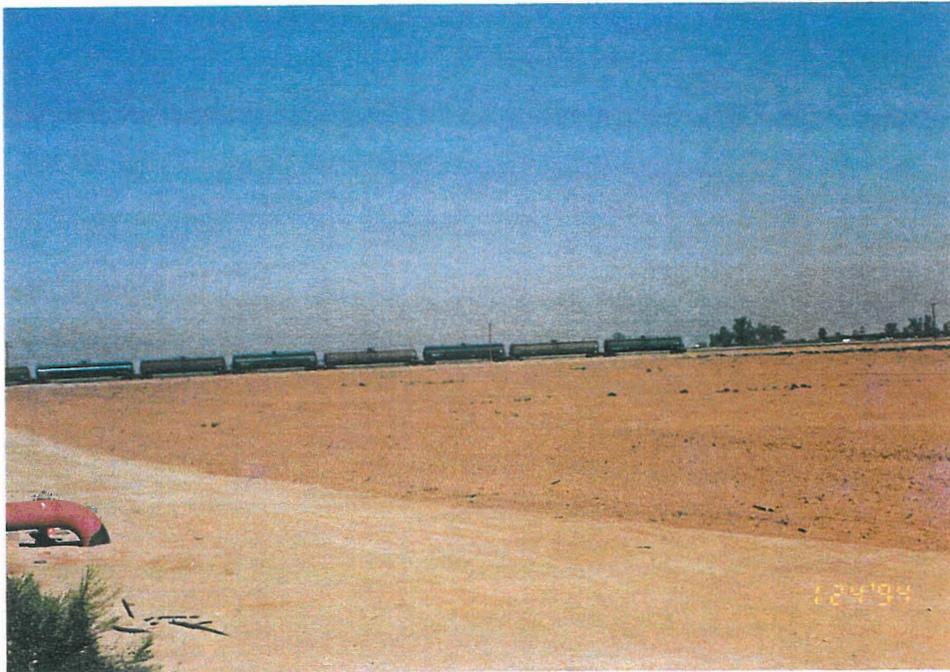
**Photograph #1**  
Northern property boundary, looking east along Olive Avenue.



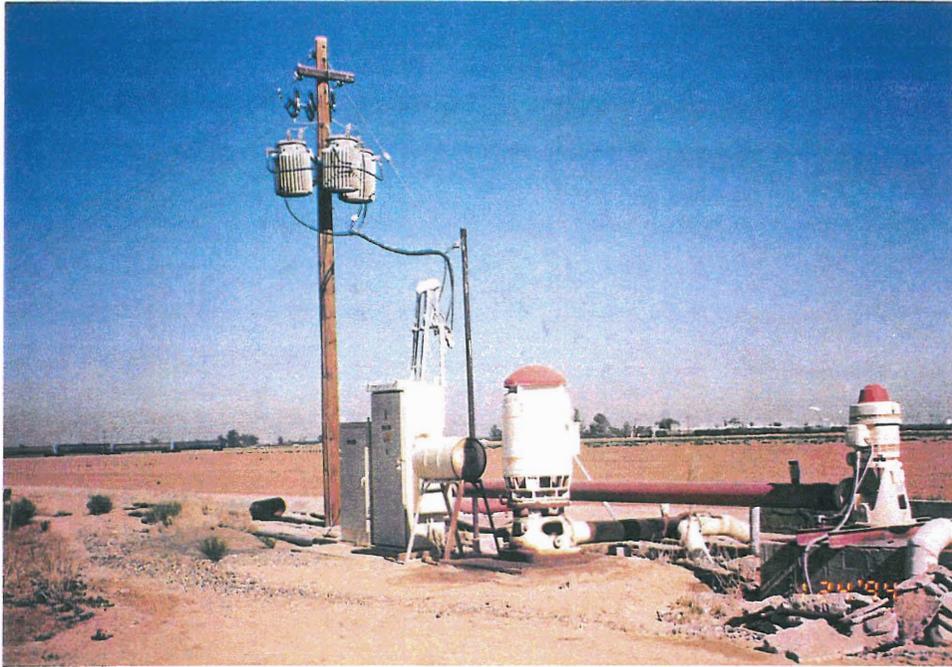
**Photograph #2**  
Farm road running north to south in the center of the site.  
Looking toward the south.



**Photograph #3**  
Farm road running east to west in the center of the site.  
Looking toward the east.



**Photograph #4**  
Northeast portion of the subject property, looking toward  
the northeast from the center of the site.



**Photograph #5**  
Well, pump, and pole-mounted transformers on adjacent property to the west.



**Photograph #6**  
Hole and plastic pipe near the center of the subject site.



**Photograph #8**  
Traffic barrier and six-inch pipe near the center of the subject site.



**Photograph #7**  
Debris near the center of the subject site.



**Photograph #9**  
Debris and irrigation pump near the center of the subject site.



**Photograph #10**  
Farm road along southern site boundary, looking toward the west.