

CSV

PHASE I ENVIRONMENTAL
SITE ASSESSMENT

BULLARD WASH CORRIDOR
I-10 TO GOODYEAR AIRPORT
GOODYEAR, ARIZONA

JOB NO. 2183JK144



**Western
Technologies
Inc.**

The Quality People
Since 1955

PHASE I ENVIRONMENTAL
SITE ASSESSMENT

BULLARD WASH CORRIDOR
I-10 TO GOODYEAR AIRPORT
GOODYEAR, ARIZONA

JOB NO. 2183JK144



**Western
Technologies
Inc.**

The Quality People
Since 1955

PHOENIX - ARIZONA

3737 East Broadway Road
Phoenix, Arizona 85040-2921
(602) 437-3737 • fax 470-1341

Prepared For:

Flood Control District
of Maricopa County
2801 West Durango Street
Phoenix, Arizona

October 14, 2003

Frank Dickerson, R.G.
Geologist

David Regonini
Director, Environmental Services

ARIZONA
BULLHEAD CITY
COTTONWOOD
FLAGSTAFF
LAKESIDE

LAKE HAVASU CITY
PAGE
PHOENIX
PRESCOTT

SIERRA VISTA
TUCSON

COLORADO
DURANGO
MONTROSE
TELLURIDE

NEVADA
LAS VEGAS

NEW MEXICO
ALBUQUERQUE
FARMINGTON

TEXAS
SAN ANTONIO

UTAH
SALT LAKE CITY

TABLE OF CONTENTS

Page No.

EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
1.1 Project Authorization	1
1.2 Purpose.....	1
1.3 Scope of Services	1
1.4 Significant Assumptions.....	2
1.5 Limiting Conditions	2
1.6 Reliance	3
2.0 PROPERTY AND AREA INFORMATION	3
2.1 Location	3
2.2 Current Property Use and Description	3
2.3 Current Adjoining Property Use and Description	4
2.4 Physical Setting Sources	4
3.0 PROPERTY RECONNAISSANCE	5
3.1 Utilities	5
3.2 Potential PCB Sources.....	5
3.3 Above Ground Storage Tanks (ASTs).....	6
3.4 Underground Storage Tanks (USTs).....	6
3.5 Hazardous Substances, Petroleum Products, and Unidentified Substance Containers	6
3.6 Liquid Waste Indicators	7
3.7 Solid Waste Indicators	7
3.8 Wastewater and Other Liquid Discharges	7
3.9 Storm Water and Drainage Control Features	8
3.10 Air Emissions	8
3.11 Existing or Former Wells.....	8
4.0 HISTORIC SITE INFORMATION	8
4.1 Interviews	8
4.2 Aerial Photography	9
4.3 Topographic Maps and Atlases	10
4.4 Prior Environmental Reports	10
5.0 ENVIRONMENTAL RECORDS REVIEW.....	11
5.1 Federal USEPA Records Results	11
5.2 Arizona ADEQ Records Results	12
6.0 SUMMARY OF ASSESSMENT	12
6.1 Findings	12



TABLE OF CONTENTS

	<u>Page No.</u>
6.2 Opinions.....	13
6.3 Conclusions.....	14
6.4 Deviations From ASTM E 1527.....	14
7.0 QUALIFICATIONS.....	14
8.0 LIMITATIONS.....	15
9.0 REFERENCES.....	16
9.1 Contacts.....	16
9.2 Reports and Publications.....	16
Appendix A Vicinity Map and Site Plan	
Appendix B Site Photographic Log	
Appendix C Project Correspondence	
Appendix D Aerial Photographs	
Appendix E Environmental FirstSearch Report	



EXECUTIVE SUMMARY

Western Technologies Inc. (WT) conducted a Phase I Environmental Site Assessment (ESA) of the proposed Bullard Wash Corridor located between I-10 and the Goodyear Airport in Goodyear, Arizona. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions, in connection with the Property.

The Property consists of a 3-mile segment of the Bullard Wash extending from Interstate 10 to the north to the Goodyear Airport on the south where it joins an improved section of the drainage system. There are graded roadways along the wash and irrigation lines and canals extend from the wash in connection with adjoining agricultural cultivation. There are nine land parcels that comprise the Property and each contains either agricultural cultivation or vacant land. A City of Goodyear sewer lift station is situated within the Property boundary on the northeast corner of the wash and Van Buren Street. A tailwater pond extends northward from Yuma Road approximately 1,900 feet. A pump at the north end of the pond transfers water back into irrigation canals. Gear oil leakage onto the ground at the pump has caused some minor soil staining. There is a stormwater retention basin within the south end of the Property next to the Goodyear Airport. The surface soils north of the retention basin were eroded. The wash was lined with concrete south of the retention basin.

The adjoining land uses consisted of vacant land, agricultural cultivation, new residential housing developments, and the Goodyear Airport.

Prior uses of the Property consisted of the Bullard Wash and agricultural cultivation since at least 1940. The Northside Hay Mill and Feed Lot occupied a portion of the Property from Van Buren Road north ½ mile. This facility existed from circa 1964 to circa 1989.

The Phoenix-Goodyear Airport (PGA) National Priorities List site is within one mile of the Property. The North PGA area includes the Unidynamics Facility and groundwater contamination emanating from that site. The projected groundwater contamination plume does not appear to extend beneath the proposed Bullard Wash. The PGA-South area includes the Airport, Loral Defense Systems, and any groundwater contamination emanating from these sites. The projected boundaries for the PGA-South area appear to adjoin the south end of the proposed Bullard Wash property. Groundwater extraction and treatment systems are currently operated by the identified responsible parties as part of formal consent decrees.

This assessment has revealed no evidence of recognized environmental conditions currently in connection with the Property, except for the following:

- Former Feed Lot. WT recommends sampling the soils within the area formerly occupied by the feed lot to determine if there have been impacts of nitrates or pesticides.
- Closed Leaking USTs. WT recommends reviewing the ADEQ files to determine the location of the tank that leaked and the residual levels of petroleum that may be in the ground.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

BULLARD WASH CORRIDOR I-10 TO GOODYEAR AIRPORT GOODYEAR, ARIZONA

JOB NO. 2183JK144

1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment of the proposed Bullard Wash Channelization Project located from I-10 to the Goodyear Airport, in Goodyear, Arizona ("the Property").

1.1 Project Authorization

Western Technologies Inc. (WT) was authorized by Ms. Theresa Pinto of Flood Control District of Maricopa County to perform this ESA in accordance with Contract No. 2002C013 between WT and the FCDMC. This project is Assignment No. 8 under the contract.

1.2 Purpose

The purpose of this Phase I Environmental Site Assessment was to identify, to the extent feasible pursuant to the processes prescribed herein, Recognized Environmental Conditions in connection with the Property.

1.3 Scope of Services

The phase I ESA scope of work implemented for this assessment meets the guidelines established by ASTM Standard Practice E 1527-2000, and included the following tasks:

- Standard Records Sources – WT obtained a commercial database report listing results for the Property and surrounding area for the standard records sources and minimum search distances described by ASTM E1527. These standard records sources included: Federal NPL, CERCLIS, CERCLIS NFRAP, RCRA CORRACTs, RCRA Non-CORRACTS TSDs, RCRA Generators, and ERNs; and Arizona State WQARF, Superfund Programs List, Registered USTs, Leaking USTs, Solid Waste Facilities, and Hazardous Materials Incident Responses.
- Physical Setting Sources - The physical setting of the Property and surrounding area was evaluated through the review of topographic maps from the United States Geological Survey and hydrological data provided by the Arizona Department of Water Resources.



- Historical Use Information – WT developed a summary of historical use information through a review of the following records sources: aerial photographs available from Rupp Aerial Photo, Inc., Maricopa County Atlases and interviews with the Property owner and occupant.
- Property Reconnaissance – WT visited the Property to observe the current interior and exterior conditions. As part of the reconnaissance, WT observed adjoining land uses and characteristics from the Property's perimeter or from public thoroughfares.
- Interviews – Throughout the ESA process, WT conducted interviews with representatives of the owner, occupants, or regulatory personnel regarding general knowledge of past Property uses and current conditions.
- Reporting – WT has developed this summary report describing the results of the ESA Process. The report contains a narrative describing the results of our records reviews, site reconnaissance, and interviews. WT's opinions, significant findings, and conclusions about recognized environmental conditions are supported with references or attachments.

1.4 Significant Assumptions

The following assumptions were made by WT in connection with the performance of this ESA:

- WT was provided with diagrammatic descriptions of the Property's boundaries, and we interpreted those boundaries in the field using easily identifiable landmarks. WT did not independently survey or verify boundaries based on legal descriptions, title information, or plat maps. We assume that the Property's boundaries were adequately disclosed to us by others.
- The client has disclosed their actual knowledge of the existence of environmental conditions or prior environmental studies performed at the Property.

1.5 Limiting Conditions

WT initiated this assessment through a systematic review and observation of current conditions at the Property. WT reviewed the adjoining areas that were visible from the Property or from public thoroughfares. WT encountered no limiting conditions during the site visit.



1.6 Reliance

WT prepared this ESA for Flood Control District of Maricopa County and it is valid for a period of 180 days from the date of issuance. This ESA may not be utilized or relied upon by any other person or entity without the express written consent of WT.

2.0 PROPERTY AND AREA INFORMATION

This section describes the general characteristics, uses and development of the Property and the surrounding area.

2.1 Location

The Property contains approximately 180 acres of land along the Bullard Wash extending from I-10 to the Goodyear Airport in Goodyear, Arizona (see Site Map, Appendix A).

2.2 Current Property Use and Description

The Property follows an existing unlined wash. This wash extends south from the Interstate 10 freeway to the Phoenix-Goodyear Airport. Graded roads extend along both sides of the wash. From I-10 to ¼-mile north of Van Buren Street, the Property consists of agricultural land (Appendix B, Pictures 1-2). A few pipes were noted within the sides of the wash and are likely used for irrigation purposes (Appendix B, Picture 3).

From ¼-mile north of Van Buren Street to Van Buren Street, the Property consists of vacant land (Appendix B, Picture 4). A City of Goodyear sewer lift station is located along the north side of Van Buren Street within the Property alignment (Appendix B, Pictures 5-6).

South of Van Buren Street for approximately ½ mile, the Property consists of agricultural fields (Appendix B, Picture 7). Irrigation piping was observed along the sides of the wash (Appendix B, Picture 8). Concrete irrigation ditches extended east-west across the Site (Appendix B, Picture 9).

From ½-mile north of Yuma Road to Yuma Road, the Property consists of vacant land and a tailwater pond (Appendix B, Pictures 10-11). A pump is located at the north end of the tailwater pond and is located within or near the east Property boundary (Appendix B, Picture 12). According to Mr. Kimo Seymour with Makai Development, (current site manager for this portion of the Property) this pump is used to transfer water from the tailwater pond back into the irrigation canals.

From Yuma Road south for approximately ¾-mile, the Property consists of vacant land (Appendix B, Picture 13-15).



From approximately $\frac{3}{4}$ -mile south of Yuma Road to the south Property boundary, the Property contains a storm water retention basin and Bullard Wash (Appendix B, Pictures 16-17). The surface soils north of the retention basin have been substantially eroded (Appendix B, Picture 18). The wash is lined with concrete at the south end of the alignment and flows into an engineered channel (Appendix B, Picture 19).

2.3 Current Adjoining Property Use and Description

The area of the Property is located within rural portion of Goodyear that is characterized with residential, agricultural and industrial uses. Significant development near the Property consist of the following:

The I-10 Freeway is located along the north Property boundary. The Snyders of Hanover Snacks facility is located adjacent to the east Property boundary, south of I-10. The Southwest Specialty Foods facility is located east of the Property, north of Van Buren Street. An existing residential development is located adjacent to the west Property boundary, north of Van Buren Street. A residential development is under construction along the west Property boundary, south of Van Buren Street. The Phoenix-Goodyear Airport is located south and east of the Property, south of Yuma Road.

The Phoenix-Goodyear Airport facility is a State Superfund Site that is currently under remediation. The reported extent of the associated groundwater plume does not currently extend beneath the Property.

2.4 Physical Setting Sources

Topographic maps from the USGS and hydrogeologic reports from the ADWR were reviewed as standard physical setting sources of information about Property and surrounding area. The physical setting information represents a general indication of topographic and hydrogeologic conditions that may reflect pathways for the migration of hazardous substance and petroleum products onto or away from the Property. However, this regionally-based information may not accurately describe current site-specific physical setting conditions.

The U.S. Geological Survey (USGS) Perryville Quadrangle 7.5-Minute Series topographic map shows that the Property has an approximate elevation range of 950 to 985 feet above Mean Sea Level (MSL) and the terrain slopes to the south.

The Property is located within the Basin and Range Physiographic Province that is bounded to the east by the Mazatzal, Utery, Goldfield, and Superstition Mountains; to the south by the Sacaton, Sierra Estrella, and South Mountains and the Buckeye Hills; to the west by the White Tank Mountains; and to the north by the Hieroglyphic, Wickenburg,



and New River Mountains and the New River Mesa. The bordering mountains are composed chiefly of igneous and metamorphic rock.

The Phoenix Active Management Area is divided into several sub-basins consisting of broad alluvial basins filled with over a thousand feet of sedimentary deposits consisting primarily of silt, sand, clay, gravel, and cobbles. The Property is located in the West Salt River Valley Sub-basin.

Three main water-bearing units comprise the basin-fill deposits. The units, in ascending order, are the Tertiary Lower Conglomerate Unit (LCU), the Quaternary and Tertiary Middle Fine-grained Unit (MFU), and the Quaternary Upper Alluvial Unit (UAU), (U.S. Bureau of Reclamation, 1976). The upper alluvial unit is the primary source of groundwater in the Phoenix Active Management Area. Groundwater is usually unconfined, but semi-confined conditions exist in areas where there is an increase of fine-grained materials.

A report entitled, *Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal, and Yavapai Counties, Arizona – 1992*, which was published by the ADWR in 1995 (Report No. 27), indicates that the depth to groundwater in the area surrounding the Property is approximately 100 feet below ground surface. The regional groundwater flow, based on a 50-foot contour interval, is northerly along the north portion of the Property and westerly along the south Portion of the Property.

3.0 PROPERTY RECONNAISSANCE

The reconnaissance of the Property and adjoining area were conducted by Mr. Frank Dickerson, R.G. on June 25, 2003. The reconnaissance consisted of a traverse of the Property alignment. Photographs taken of the Property at the time of the on-site reconnaissance are included in Appendix B. WT encountered no limiting conditions during the on-site reconnaissance.

3.1 Utilities

The utilities servicing the Property are:

- Electric: Arizona Public Service (APS)
- Gas: None Observed
- Water: City of Goodyear
- Sanitary Sewer: City of Goodyear
- Solid Waste Disposal: None Observed

3.2 Potential PCB Sources

Electrical equipment including transformers, capacitors, and generators, and hydraulic equipment including elevators, are potential sources of PCBs.



WT observed one pad-mounted transformer and two pole-mounted transformers belonging to APS on the Property (Appendix B, Picture 20). These units were in good condition with no indications of leakage. According to Ms. Gay C. of APS, the pad-mounted transformer does not contain PCBs and the PCB-content of the two pole-mounted transformers is unknown.

3.3 Above Ground Storage Tanks (ASTs)

No ASTs or surface indications of former ASTs were noted during the site visit. According to the various Property owners, ASTs are currently not installed on the Property, and they have no actual knowledge of past ASTs on the Property.

3.4 Underground Storage Tanks (USTs)

Surface evidence of existing or former USTs may included pump islands, cut-off pipes, fill ports, vent pipes, asphalt patches, vapor extraction wells, groundwater monitoring wells, and remedial systems.

No surface evidence of existing or former USTs was noted during the site visit. According to the various Property owners, USTs are currently not installed on the Property, and they have no actual knowledge of past USTs on the Property.

The Northside Hay Mill and Trading Company occupied parcels 500-04-250 and 500-04-044-E, and this business operated USTs. Two leaks were reported from these tanks in the database. The current owners, Mr. Tony Wadowski representing the City of Goodyear (Parcel 500-04-250) and Lou Braggin of Skyway Church (Parcel 500-04-044-E) were not aware of prior USTs on these parcels.

3.5 Hazardous Substances, Petroleum Products, and Unidentified Substance Containers

A 55-gallon drum of gear oil was attached to the pump motor at the north end of the tailwater pond (Appendix B, Picture 21). Soil staining was observed around the base of the pump and beneath the drum.

In 1992, the ADEQ conducted a study of residual pesticide levels within the west central Phoenix area. This geographic area underwent a land use conversion for agricultural production to rural development beginning in the 1950s. The initial phase of the study evaluated residual pesticide levels in agricultural fields where treatments typically involved aerial applications of pesticides of differing formulations and strengths depending on crops and pests. ADEQ reported that 4,4'-DDD, 4,4'-DDE, 4,4'-DDT, and toxaphene were consistently identified in thirteen soil samples obtained from four agricultural sites. The reported levels ranged up to 1.31 milligrams per kilogram (mg/kg) for DDT/DDD/DDE and



1.04 mg/kg for toxaphene. The presence of these materials was attributed to their prior use in support of agricultural production. This conclusion is consistent with the reported historical agricultural uses of DDT and toxaphene in the 1950's and 1960's (Brew, Baker 1987). Given the similarity in prior agricultural cultivation between the Property and the West Central Phoenix area, the potential for residual pesticide materials on the Property at levels similar to those reported by ADEQ exists.

3.6 Liquid Waste Indicators

Liquid waste indicators include: stressed vegetation; odors; pools of liquid; stains or corrosion on soil, pavement or other surfaces; water discoloration; sheens; or free floating product.

No surface evidence of the listed liquid waste indicators was noted on the Property during the site visit.

3.7 Solid Waste Indicators

Indications of solid waste disposal include: solid waste collection containers; the presence of debris on the surface; mounding, depressions, or grading caused by non-natural sources; or fill or suspected fill from an unknown source.

A discarded stove, freezer, car door and landscape debris were observed at the northwest corner of the tailwater pond (Appendix B, Picture 22). A pile of vegetative debris was along the west side of the tailwater pond (Appendix B, Picture 23). Vegetative debris and a discarded stove were along the north side of the retention basin (Appendix B, Picture 24). Scattered household debris and an empty 5-gallon bucket of paint were along the west side of the retention basin (Appendix B, Picture 25). Concrete debris was along the sides of Bullard Wash south of Yuma Road (Appendix B, Picture 26). This debris may have been placed as rip rap or it may have resulted from the break-out of a concrete canal. No staining or evidence of disposal of hazardous material was observed in these areas.

According to the various Property owners, solid waste has not been discarded on or buried beneath the Property. They had no actual knowledge, nor had they been informed that the Property had been used as a landfill, transfer station, recycling facility, or other waste handling activity.

3.8 Wastewater and Other Liquid Discharges

Wastewater and other liquid discharges include: existing or former surface impoundments; oil/water separators; sumps; catch basins; injection wells; groundwater or wastewater treatment systems; septic systems including tanks, leach fields, and seepage pits; floor drains; compressor blowdown; exterior pipe discharges; pits; ponds; and lagoons.



A tailwater pond along the Bullard Wash alignment north of Yuma Road was used to store irrigation water for use in the adjacent agricultural fields.

3.9 Storm Water and Drainage Control Features

The Bullard Wash drains southward from I-10 toward the Gila River.

3.10 Air Emissions

Air emissions from a given facility may be indicated by noticeable odors or dust, laboratory hoods, exterior vents, incinerators, bag houses, and cyclones.

No air emissions were noted emanating from the Property during the site visit.

3.11 Existing or Former Wells

Wells can be identified through the presence of: well casings extending above the ground surface; turbines or pumps installed above the well; the presence of a water storage tank, pressure tank, or water distribution piping. Water produced from wells can be utilized for irrigation; public distribution; personal consumption; or environmental or hydrological monitoring.

WT did not observe evidence of wells on the Property.

4.0 HISTORIC SITE INFORMATION

The objective of consulting historical sources is to develop a history of the previous uses of the Property and surrounding area in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property.

4.1 Interviews

WT interviewed the Property owners or key site managers for the various parcels that comprise the Property. The interviewed Property owners, contact names and the associated parcel numbers are listed in the following table.

PARCEL NO(S).	PROPERTY OWNER	PROPERTY CONTACT
<i>500-4-010-Z</i>	<i>Snyder of Hanover Snacks</i>	<i>Tammy Bombardier</i>
<i>500-04-010-Y</i>	<i>Southwest Specialty Foods</i>	<i>Jeff Jacobs</i>
<i>500-04-011-J</i>	<i>Sasser Interest L.P.</i>	<i>Dick Wilson</i>
<i>500-04-011-R</i>	<i>Centerra</i>	<i>Kimo Seymour (with Makai Developers, Property manager)</i>



<i>PARCEL NO(S).</i>	<i>PROPERTY OWNER</i>	<i>PROPERTY CONTACT</i>
<i>500-04-011-K</i>	<i>Cardinal Capitol Co.</i>	<i>Coit Hughes</i>
<i>500-07-007-A</i> <i>500-07-009-A</i>	<i>Sunchase Estrella L.P.</i>	<i>Todd Tupper</i>
<i>500-04-044-E</i>	<i>Skyway Church</i>	<i>Lou Braggin</i>
<i>500-04-250</i> <i>500-04-904</i>	<i>City of Goodyear</i>	<i>Tony Wadowski</i>

Lou Braggin indicated that their parcel has been a part of a feed lot that ceased operation about 26 years ago. Other than the past use of agricultural chemicals, the parcel owners did not know of any hazardous materials usage on the Property.

According to the Property owners, there are no known environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property. Copies of questionnaire forms completed by the Property owners are included in Appendix C.

Several prior assessment reports that included some or all of the parcels were identified by the owners. A summary of these reports is presented in Section 4.4.

4.2 Aerial Photography

Aerial photographs from the Rupp Aerial Photography (RUPP), Arizona Department of Transportation (ADOT) and Landiscor Aerial Surveys (Landiscor) were reviewed to evaluate past uses and relevant characteristics of the Property and adjoining sites. The earliest available photograph was dated September 13, 1940.

In 1940, the Property was a wash running north-south with the surrounding areas consisting of agricultural land. By 1949 the Phoenix-Goodyear airport was located south and east of the Property.

The tailwater pond located north of Yuma Road was located on the Property in 1958. Also at this time, a second water retention pond was located east of the Property alignment and south of Yuma Road. A feed lot was located west of the Property along the north side of Van Buren Street. A portion of the Phoenix-Goodyear Airport with parked planes was located off-site but adjacent to the south end of the project alignment.

In 1963-1964, the feed lot had expanded east across the project alignment. By 1968, the planes parked near the south end of the alignment have been removed and the area appears to be vacant.

In late 1985, the retention basin at the south end of the project alignment was present.



Between 1987 and 1989, the feed lot appeared to be inactive and abandoned. The Bullard Wash was realigned to its current configuration south of Yuma Road between 1989 and 1993.

By 1996, a municipal water storage tank had been placed east of the project alignment and south of Yuma Road. Between 1996 and 1998, the Snyders of Hanover facility was constructed east of the north end of the project alignment. By 2000, the feed lot remnants have been removed and residential homes were under construction west of the project alignment.

Copies of selected photographs are included in Appendix D.

4.3 Topographic Maps and Atlases

Topographic maps were reviewed for evidence of prior land uses or structures on or adjacent to the Property. The USGS Perryville Quadrangle topographic map (1" = 2,000 feet), dated 1957 and photorevised in 1982 depicts the Bullard Wash. Two aligned tailwater ponds were shown north of Yuma Road. A reservoir is depicted south of Yuma Road along the east side of the wash.

The 1954 Maricopa County Atlas shows a stockyard or corrals along the north and south sides of Van Buren Street. Two wells are depicted off-site along the north side of Van Buren Street.

4.4 Prior Environmental Reports

The following reports encompassed some or all of the parcels that comprise the Property.

- Phase I Environmental Site Assessment, 410 Acres of Agricultural Land, Southeast Corner of Van Buren Road and Estrella Parkway, Goodyear, Arizona, June 20, 1997. The assessment included the Bullard Wash alignment from Van Buren Street to Yuma Road. This report indicated that the tailwater pond was dry at the time of the assessment and that tailwater from field irrigation is caught within this area, then pumped back to the crops toward Van Buren. No evidence of recognized environmental conditions were reported along the Bullard Wash Alignment. This parcel was re-evaluated by WT in an Update Report dated July 13, 1999. No changed conditions were identified.
- Phase I Environmental Site Assessment, 116-Acre Parcel, Southwest Corner of Van Buren Street and Bullard Avenue, Goodyear, Arizona, October 31, 2001. The Bullard Wash alignment from Van Buren Street south approximately ¼-mile was included in this assessment. Site conditions were described as agricultural fields with a canal along the west Property boundary (Bullard Wash).



- Level I Environmental Site Assessment-Estrella Aerospace, Goodyear, Arizona, August 9, 1991. This assessment was performed by Water Resources Associates, Inc. The Bullard Wash alignment from Yuma Road south approximately ½-mile was included in this study. This report listed seven potential environmental hazards within the assessed area, but none of these hazards were located within the Property alignment.

5.0 ENVIRONMENTAL RECORDS REVIEW

WT obtained an *Environmental FirstSearch™* Site Assessment Report from TRACK Info Services, LLC (TRACK) that included Federal and State regulatory database information from the United States Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ). A copy of the TRACK report, which contains descriptions of the databases searched and their release dates, is included in Appendix E. WT also contacted local agency representatives concerning additional records information pertaining to the Property.

5.1 Federal USEPA Records Results

The Federal records maintained by the USEPA included: the National Priorities List (NPL); Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) including No Further Remedial Action Planned sites (NFRAP); Resource Conservation Recovery Act (RCRA) Notifiers; RCRA Treatment Storage Disposal Facilities; RCRA Corrective Action Sites; the Facility Index System (FINDS); and Emergency Response Notification System (ERNS).

The Phoenix-Goodyear Airport (PGA) North and South Superfund Sites were found within one mile of the Property. The Property is not located within these Superfund sites. The PGA North site is defined by the groundwater plume which is generally bounded by Thomas Road to the north, Litchfield Road to the east, the Unidynamics property on Litchfield Road to the south and Bullard Avenue to the west. The site consists of the Unidynamics Property and any groundwater contamination emanating from that site. The current contaminants of concern at the site include chlorinated solvents, mainly trichloroethene (TCE), and perchlorates. TCE is present in the soil located on the Unidynamics property as well as the groundwater. Perchlorates were discovered in the groundwater. Potential health risks may exist for individuals who ingest the contaminated groundwater. No current drinking water wells have been impacted above the maximum contaminant level (MCL) or the health based guidance levels (HBGLs). Drinking water is provided by the City of Goodyear.

The PGA South site is bounded by Yuma Road to the north, Litchfield Road to the east, Broadway Road to the south and Reems Road to the west. The site consists of the Loral Defense Systems-Arizona (Loral) site and the Phoenix-Goodyear Airport site and any groundwater contamination emanating from these areas. Contaminants of concern in



groundwater include TCE, chromium and cadmium. No current drinking water wells have been impacted above the maximum contaminant level (MCL) or the health based guidance levels (HBGLs). Drinking water is provided by the City of Goodyear.

5.2 Arizona ADEQ Records Results

The Arizona records maintained by the ADEQ included: the Water Quality Assurance Revolving Fund Registry List, including the Arizona Superfund Program List; Registered Underground Storage Tanks (USTs), Leaking USTs, Landfills, Hazardous Materials Response Incidents; and drywell registrations, RCRA Compliance information, and the historic Arizona CERCLA Information (ACIDs) Database.

The Northside Hay Mill UST and LUST site was located along the north side of Van Buren Street. Two LUST incidents were reported at this site and both have been closed by ADEQ. The Property crosses a portion of the Northside Hay Mill site. WT reviewed available LUST file documents at ADEQ regarding this site to determine if any impacted areas were located the Property. These documents indicated that four USTs were removed from the operations area at the southwest corner of the Northside Hay Mill site. This area was located approximately ¼ mile west of the Property. Both of the LUST incidents affected soils to depths less than 30 feet below ground surface and in radii of 10 and 5 feet. These documents also depicted areas with a truck wash rack, cattle dipping vat and drum storage area. These locations did not appear to be located within the Bullard Wash alignment.

Two additional LUST sites were listed within the minimum search distance of the Property with a total of 2 leak incidents. One of these incidents has been closed by ADEQ the second site was listed with unknown or undefined soil contamination. This site is located approximately ½ mile southwest of the Property. Due to the distance and direction of this LUST site, it is not expected to impact the Property.

6.0 SUMMARY OF ASSESSMENT

6.1 Findings

This section identifies known or suspect environmental conditions, which may include Recognized Environmental Conditions, historical recognized environmental conditions, and de minimis conditions, or other environmental conditions.

- 6.1.1 Soil Staining at tailwater pond pump
- 6.1.2 Former Feed Lot
- 6.1.3 Agricultural Land Use
- 6.1.4 Tailwater Pond
- 6.1.5 Solid Waste Accumulation



- 6.1.6 Electrical transformers containing dielectric fluids
- 6.1.7 NPL Sites
- 6.1.8 Leaking USTs in the ½-mile minimum search distance

6.2 Opinions

WT states the following opinions regarding the probable impact of the identified known or suspect environmental conditions to the Property.

- 6.2.1 Soil staining was observed next to a tailwater pond pump at the northeast end of the tailwater pond. This staining appeared to be from a 55-gallon drum of gear oil used for lubrication of the pump. This staining represents a minimal impact to the Property and is typical for this type of water pump.
- 6.2.2 The Northside Hay Mill and Feed Lot was located along the north side of Van Buren Street. The Bullard Wash alignment crosses the central portion of this site. This portion of the feed lot appears to have contained livestock pens and vacant land. The concentrated animal feed lot operation represents a potential for impact from nitrates and pesticides.
- 6.2.3 Agricultural practices on the Property would typically involve pesticide applications. Prior investigations of similar agricultural sites revealed trace pesticide levels in the soils. These levels were reported below the ADEQ residential soil remediation levels (r-SRLs). These trace residual pesticide concentrations do not represent a recognized environmental condition on the Property.
- 6.2.4 A tailwater pond is north of Yuma Road is used to store water to be pumped out back onto the agricultural fields. This feature does not appear to represent a potential impact to the Property.
- 6.2.5 Discarded appliances, landscape debris and vegetative debris were observed at locations along the Bullard Wash alignment. No staining or evidence of hazardous chemicals were observed at these locations. These materials do not represent a potential environmental impact to the Property, however, they should be properly disposed of at an approved landfill facility.
- 6.2.6 One pad-mounted transformer and two pole-mounted transformers were located on the Property. The pad-mounted transformer is reported to be non-PCB and the PCB content of the two pole-mounted transformers are unknown. These three transformers appeared to be in good condition with no indications of leakage. These transformers do not currently represent a potential impact to the Property.



6.2.7 The Phoenix-Goodyear Airport (PGA) North and South Superfund Sites were found within one mile of the Property. The Property is not located within these Superfund sites. These NPL sites represent a limited potential impact to the Property.

6.2.8 Two leaking UST incidents were identified on the Northside Hay Mill site. Both of these incidents were categorized as closed, meaning they have been remediated to the satisfaction of the regulatory agency. File information indicates that these leaking USTs were approximately ¼-mile away from the proposed Bullard Wash alignment. Based on the status and location of these leaking UST incidents, they do not represent a potential for impact to the Property.

6.3 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of Bullard Wash Corridor located between I-10 and the Goodyear Airport in Goodyear, Arizona. Any exceptions to or deletions from this practice are described in Section 6.4 of this report.

This assessment has revealed no evidence of recognized environmental conditions currently in connection with the Property, except for the following:

- Former Feed Lot. WT recommends sampling the soils within the area formerly occupied by the feed lot to determine if there have been impacts of nitrates or pesticides.

6.4 Deviations From ASTM E 1527

The following additions, deletions, and deviations from the ASTM E1527 Standard Practice are incorporated into this project:

- The format of this report has been modified from the suggested report outline contained in ASTM E1527 to conform to company practices and procedures.

7.0 QUALIFICATIONS

This ESA was performed by Mr. Frank Dickerson, R.G. and was reviewed by Mr. David Regonini. These individuals possess sufficient education, training, and experience to qualify as environmental professionals under ASTM E1527, and have the ability to develop conclusions regarding Recognized Environmental Conditions, if any, concerning the Property. Resumes for these individuals are available from this office upon request.



8.0 LIMITATIONS

The scope of this assessment was limited to those elements and tasks as described in the ASTM Standard Practice E1527. The conclusions presented are based upon observations by qualified personnel and their interpretation of information applied by others.

The purpose of this assessment was to assess the likelihood of recognized environmental conditions associated with the Property attributable to past and current uses of the Property and sites within the specified study area. Recognized environmental conditions are: the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances and petroleum products even under compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. As a result, this assessment does not highlight the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors, or the work scope:

- Naturally occurring toxic and hazardous substances in the subsurface soils, rock, and water.
- Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables.
- Contaminants or contaminant concentrations that are not a concern now but may be under future regulatory standards.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The performance of an assessment according to ASTM Practice E1527 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of recognized environmental conditions.



9.0 REFERENCES

9.1 Contacts

Tammy Bombardier, Snyder of Hanover Snacks, telephone: 623-925-5778, facsimile: 623-925-5783

Jeff Jacobs, Southwest Specialty Foods, telephone: 623-931-3131

Dick Wilson, Sasser Interest L.P., telephone: 602-508-8500, mobile telephone: 602-315-8597

Coit Hughes, Cardinal Capitol Company, telephone: 602-277-2041

Todd Tupper, Sunchase Estrella L.P., telephone: 602-468-0800, facsimile: 602-468-1633

Lou Braggin, Skyway Church, mobile telephone: 602-525-3757

Tony Wadowski, City of Goodyear, telephone: 623-932-3005

Kimo Seymour, Makai Developers, telephone: 480-777-7757

9.2 Reports and Publications

Western Technologies, Inc., Phase I Environmental Site Assessment, 410 Acres of Agricultural Land, Southeast Corner of Van Buren Road and Estrella Parkway, Goodyear, Arizona, June 20, 1997.

Western Technologies, Inc., Phase I Environmental Site Assessment, 116-Acre Parcel, Southwest Corner of Van Buren Street and Bullard Avenue, Goodyear, Arizona, October 31, 2001.

Water Resources Associates, Inc., Level I Environmental Site Assessment-Estrella Aerospace, Goodyear, Arizona, August 9, 1991.

Geotech & Environmental Consultants (GEC), UST closure report, Facility ID No. O-003536, Northside Hay Mill & Trading, northeast of Estrella Parkway and Van Buren Street, December 2, 1999

Foree & Van, Inc., Phase II Site Assessment, 108 Acres of Vacant Land, (Former Northside Hay Mill & Feed Facility), NWC, Van Buren Street and Bullard Avenue, Goodyear, Arizona, January 14, 1997



Environmental FirstSearch™. TRACK Info Services, LLC (TRACK); San Diego, California

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-2000.

Arizona Department of Water Resources, Map Showing Hydrogeologic Conditions in the Phoenix Active Management Area, Maricopa, Yavapai and Pinal Counties, Arizona – 1992.

Rupp Aerial Photo, Inc., Aerial Photographic Print No. COU-3-1, September 13, 1940.

Rupp Aerial Photo, Inc., Aerial Photographic Print No. DHP-20F-46, March 27, 1949.

Rupp Aerial Photo, Inc., Aerial Photographic Print No., DHP-5V-31 and 5V-33, January 3, 1958

Rupp Aerial Photo, Inc., Aerial Photographic Print No. DHP-4EE-164 and DHP-4EE-166, September 13, 1940.

Rupp Aerial Photo, Inc., Aerial Photographic Print No., DHP-5LL-200 and DHP-5LL-202, January 26, 1970.

Landiscor Aerial, Aerial Photographic Print No. N11, December 30, 1980.

Landiscor Aerial, Aerial Photographic Print No. N11, November 19, 1989.

Rupp Aerial Photo, Inc., Aerial Photographic Print No. J09 and I09, January 19, 1996.

Rupp Aerial Photo, Inc., Aerial Photographic Print No. J09 and I09, June 22, 1998.

Rupp Aerial Photo, Inc., Aerial Photographic Print No. J09 and I09, 3-18-2000.

United States Geological Survey, Perryville Quadrangle 7.5-Minute Series Topographic Map, 1957 photorevised 1982.

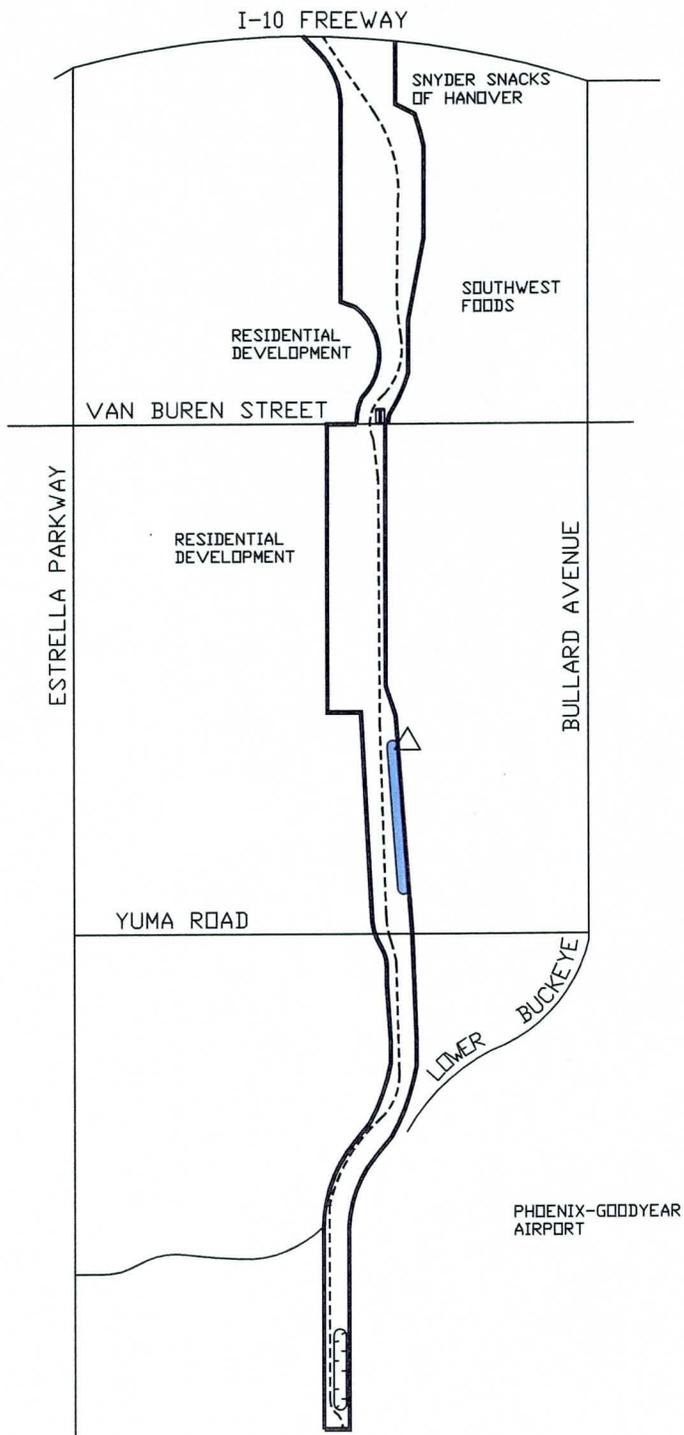




APPENDIX A
FIGURES



Figure 1 - Site Plan
 Bullard Wash Corridor
 Phase I Environmental Site Assessment



LEGEND:

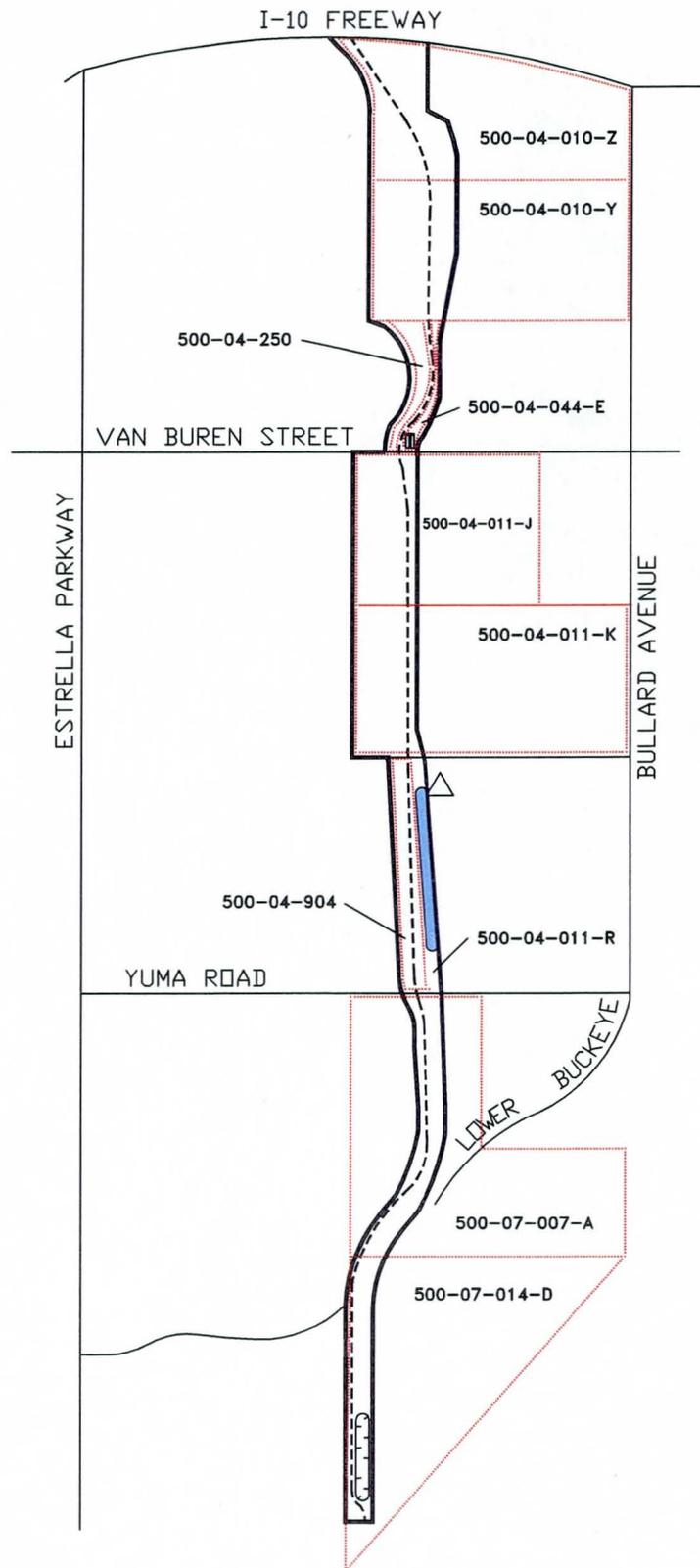
- BULLARD WASH
- BULLARD WASH CORRIDOR
-  TAILWATER POND
-  LIFT STATION
-  PUMP
-  RETENTION BASIN



Not to Scale:

FCDMC	
Environmental Site Assessment	
Western Technologies Inc.	
Job No.: 2183JK144	Figure: 1

Figure 2 - Parcel Map
 Bullard Wash Corridor
 Phase I Environmental Site Assessment



LEGEND:

- BULLARD WASH
- BULLARD WASH CORRIDOR
- - - - - PARCEL OUTLINE
- ▭ TAILWATER POND
- ▣ LIFT STATION
- △ PUMP
- ▭ RETENTION BASIN



Not to Scale:

FCDMC	
Environmental Site Assessment	
Western Technologies Inc.	
Job No.: 2183JK144	Figure: 2



**APPENDIX B
SITE PHOTOGRAPHIC LOG**



Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 1 - The north end of the Bullard Wash alignment at the Interstate 10 Freeway.



Picture No. 2 - Looking south along the Bullard Wash alignment near the I-10 freeway.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144

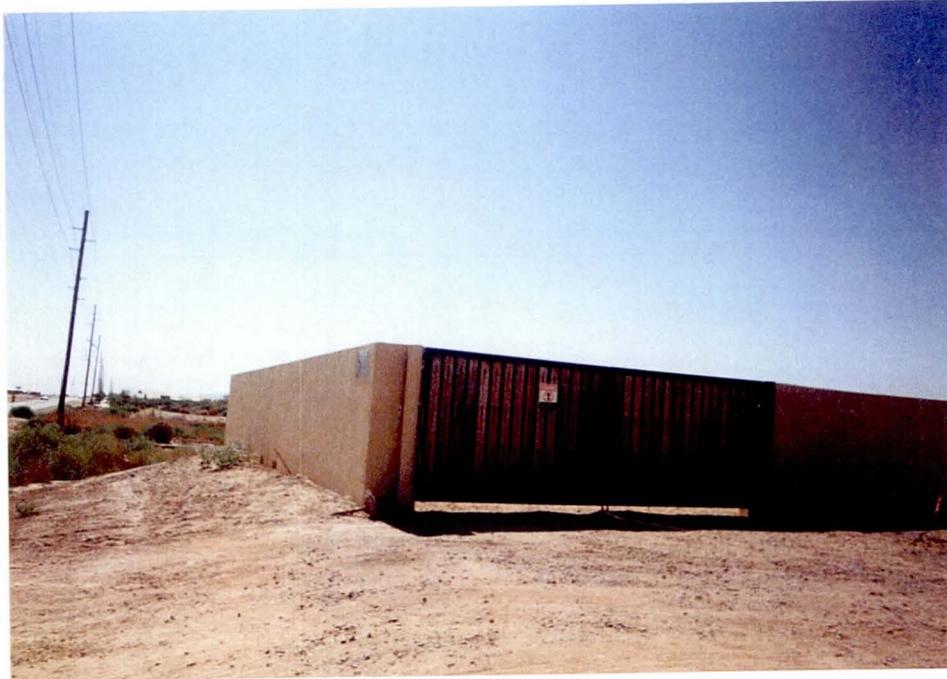


Picture No. 3 - An irrigation pipe along the side of the wash.



Picture No. 4 - Looking north along the Bullard Wash alignment north of Van Buren Street.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 5 - A City of Goodyear sewer lift station.



Picture No. 6 - A sewer manhole next to the lift station.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 7 - Standing along the north side of Van Buren Street looking south along the Bullard Wash alignment.



Picture No. 8 - Exposed piping along the side of the wash.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 9 - A typical concrete lined canal within the wash alignment.



Picture No. 10 - Looking south across a tailwater pond.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144

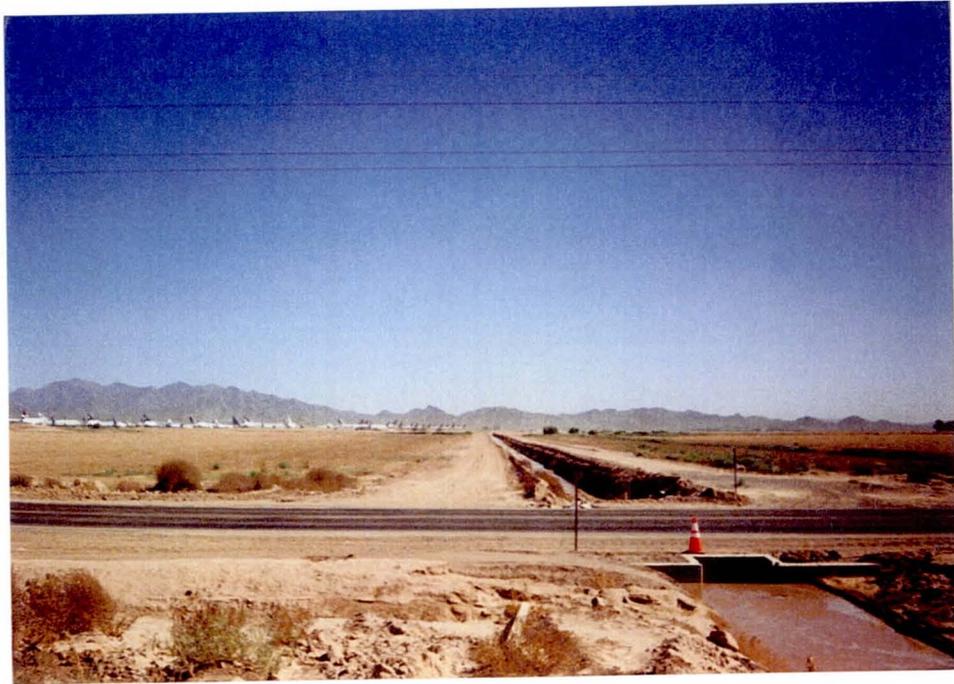


Picture No. 11 - Looking north across the tailwater pond.



Picture No. 12 - A groundwater well at the northeast end of the tailwater pond.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 13 - Standing on the north side of Yuma Road looking south along the project alignment.



Picture No. 14 - Looking southwest along the wash alignment south of Yuma Road.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 15 - Looking south along the Bullard Wash near the intersection of Lower Buckeye Road.



Picture No. 16 - A retention basin at the south end of the project alignment.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 17 - Looking north across the retention basin.



Picture No. 18 - An area of surface soil erosion along the north end of the retention basin.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 19 - The south end of the Bullard Wash alignment.



Picture No. 20 - A pad-mounted transformer next to the City of Goodyear lift station.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 21 - A gear oil drum and associated soil staining next to a groundwater well.



Picture No. 22 - Discarded appliances and landscape debris.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 23 - Vegetation debris along the west side of the tailwater pond.



Picture No. 24 - Discarded debris at the north end of the retention basin.

Flood Control District of Maricopa County
Bullard Wash Corridor
Phase I Environmental Site Assessment
WT Job No. 2183JK144



Picture No. 25 - Discarded household debris and an empty 5-gallon bucket along the west side of the retention basin.



Picture No. 26 - Concrete debris along the sides of the wash.



**APPENDIX C
PROJECT CORRESPONDENCE**



WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. 2183JK144

Property Address: Bullard Wash Alignment

Current Occupant: None

Activities Performed on Property: Agricultural

Years Owned or Familiar with Property: since 97 or 98

Property Parcel No.: 500-04-010-1

Utilities Servicing the Property:

Electric: _____

Gas: _____

Water: _____

Sewer: City Sewer

Solid Waste Disposal: _____

- 1a.) Y Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____
- 1b.) Y Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____
- 2a.) Y Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____
- 2b.) Y Unk Are you aware of any past USTs located on the Property?
If yes explain. _____
- 3a.) Y Unk Are there any containers of hazardous chemicals currently stored or used on the
Property?
If yes explain. _____
- 3b.) Y Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. _____
- 4.) Y Unk Have you observed or are aware of stained soils on the Property?

If yes explain. _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain. _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain. _____

7.) Y N Unk Are there any septic systems located on the Property?
If yes explain. _____

8.) Y N Unk Are there any dry wells located on the Property?
If yes, how many. _____

9.) Y N Unk Have any air permits been issued to occupants on the Property?
If yes explain. _____

10.) Y N Unk Are there any existing or former wells located on the Property?
If yes, explain. _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
If yes, explain. _____

Additional Comments: _____

Printed Name: Telephone interview with Jeff Jacobs (Southwest Specialty Foods) 7-7-03
Current owner

Signature: _____

Company/Title: _____

**WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM**

WT Job No. 2183JK144

Property Address: Bullard Wash Corridor

Current Occupant: Vacant

Activities Performed on Property: None

Years Owned or Familiar with Property: ~ 3 yrs

Property Parcel No.: 500-04-044-E

Utilities Servicing the Property:

Electric: APS

Gas: None

Water: City of Goody

Sewer: City

Solid Waste Disposal: _____

- 1a.) Y N Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____
- 1b.) Y N Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____
- 2a.) Y N Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____
- 2b.) Y N Unk Are you aware of any past USTs located on the Property?
If yes explain. _____
- 3a.) Y N Unk Are there any containers of hazardous chemicals currently stored or used on the Property?
If yes explain. _____
- 3b.) Y N Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. _____
- 4.) Y N Unk Have you observed or are aware of stained soils on the Property?

If yes explain. _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain. _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain. _____

7.) Y N Unk Are there any septic systems located on the Property?
If yes explain. _____

8.) Y N Unk Are there any dry wells located on the Property?
If yes, how many. _____

9.) Y N Unk Have any air permits been issued to occupants on the Property?
If yes explain. _____

10.) Y N Unk Are there any existing or former wells located on the Property?
If yes, explain. _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
If yes, explain. _____

Additional Comments: used to be feed lot on the property that ceased
operations ~ 20 yrs ago.

Printed Name: Telephone interview w/ Lou Braggie at Skyway Church
current Property owner.

Signature: _____

Company/Title: _____

WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. 2183JK144

Property Address: Bullard Wash Corridor

Current Occupant: None

Activities Performed on Property: likely recent and/or Agricultural in Past

Years Owned or Familiar with Property: _____

Property Parcel No.: 500-04-250 & 500-04-904

Utilities Servicing the Property:

Electric: APS

Gas: _____

Water: ↓

Sewer: City

Solid Waste Disposal: None

- 1a.) Y N Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____
- 1b.) Y N Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____
- 2a.) Y N Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____
- 2b.) Y N Unk Are you aware of any past USTs located on the Property?
If yes explain. _____
- 3a.) Y N Unk Are there any containers of hazardous chemicals currently stored or used on the Property?
If yes explain. _____
- 3b.) Y N Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. _____
- 4.) Y N Unk Have you observed or are aware of stained soils on the Property?

If yes explain. _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain. _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain. _____

7.) Y N Unk Are there any septic systems located on the Property?
If yes explain. _____

8.) Y N Unk Are there any dry wells located on the Property?
If yes, how many. _____

9.) Y N Unk Have any air permits been issued to occupants on the Property?
If yes explain. _____

10.) Y N Unk Are there any existing or former wells located on the Property?
If yes, explain. _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
If yes, explain. _____

Additional Comments: Dedicated to city by developers.
undevelopable in flood plain

Printed Name: Telephone Interview with Tony Wadowski at City of Goodys.

Signature: _____

Company/Title: _____

WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. 2183JK144

Property Address: 1200 N. Bullard Ave

Current Occupant: Snyders of Hanover Snacks, Inc.

Activities Performed on Property: Manufacturing

Years Owned or Familiar with Property: 8 years

Property Parcel No.: 500-04-010-2

Utilities Servicing the Property:

Electric: yes

Gas: yes

Water: yes

Sewer: yes

Solid Waste Disposal: yes

- 1a.) Y N Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. (A) None on portion allocated for Bullard wash
- 1b.) Y N Unk Are you aware of any past ASTs located on the Property?
If yes explain. (A)
- 2a.) Y N Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. (A)
- 2b.) Y N Unk Are you aware of any past USTs located on the Property?
If yes explain. (A)
- 3a.) Y N Unk Are there any containers of hazardous chemicals currently stored or used on the Property?
If yes explain. (A)
- 3b.) Y N Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. (A)
- 4.) Y N Unk Have you observed or are aware of stained soils on the Property?

WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. 21835K144

Property Address: Bullard Wash Alignment

Current Occupant: NONE

Activities Performed on Property: Agricultural

Years Owned or Familiar with Property: since early 80's

Property Parcel No.: 500-04-011-S

Utilities Servicing the Property:

Electric: Unknown

Gas: _____

Water: _____

Sewer: _____

Solid Waste Disposal: _____

- 1a.) Y N Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____
- 1b.) Y N Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____
- 2a.) Y N Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____
- 2b.) Y N Unk Are you aware of any past USTs located on the Property?
If yes explain. _____
- 3a.) Y N Unk Are there any containers of hazardous chemicals currently stored or used on the Property?
If yes explain. Typical farming Applications
- 3b.) Y N Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. Typical farming Applications
- 4.) Y N Unk Have you observed or are aware of stained soils on the Property?

If yes explain. _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain. _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain. _____

7.) Y N Unk Are there any septic systems located on the Property?
If yes explain. _____

8.) Y N Unk Are there any dry wells located on the Property?
If yes, how many. _____

9.) Y N Unk Have any air permits been issued to occupants on the Property?
If yes explain. _____

10.) Y N Unk Are there any existing or former wells located on the Property?
If yes, explain. _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
If yes, explain. _____

Additional Comments: _____

Owned as part of larger parcel since early 80's, in late 80's traded for 100% ownership of current parcel.

Printed Name: Telephone interview with Mr. Dick Wilson, with Sasser Interest L.P., current owner
on July 8, 2003

Signature: _____

Company/Title: _____

WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. _____

Property Address: NWC YUMA & LOWE BUCKINGHAM

Current Occupant: NONE

Activities Performed on Property: FARMING

Years Owned or Familiar with Property: 1.5 YEARS

Property Parcel No.: ?

Utilities Servicing the Property:

Electric: APS

Gas: SW GAS

Water: COG

Sewer: COG

Solid Waste Disposal: COG

- 1a.) Y N Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____
- 1b.) Y N Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____
- 2a.) Y N Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____
- 2b.) Y N Unk Are you aware of any past USTs located on the Property?
If yes explain. _____
- 3a.) Y N Unk Are there any containers of hazardous chemicals currently stored or used on the Property?
If yes explain. _____
- 3b.) Y N Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. _____
- 4.) Y N Unk Have you observed or are aware of stained soils on the Property?

If yes explain. _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain. _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain. IRRIGATION TAILWATER PONDS

7.) Y N Unk Are there any septic systems located on the Property?
If yes explain. _____

8.) Y N Unk Are there any dry wells located on the Property?
If yes, how many. _____

9.) Y N Unk Have any air permits been issued to occupants on the Property?
If yes explain. _____

10.) Y N Unk Are there any existing or former wells located on the Property?
If yes, explain. _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
If yes, explain. _____

Additional Comments: _____

Printed Name: KIMO SEYMOUR

Signature: 

Company/Title: MARK DEVELOPMENT SERVICES / PRESIDENT

WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. 21835K144

Property Address: Bullard Wash Alignment (150' on east side of the

Owner proposed alignment)
Current ~~owner~~ Sunchase Estrella Limited Partnership

Activities Performed on Property: None

Years Owned or Familiar with Property: Nine years

Property Parcel No.: 500-07-014-D & 500-07-007-A

(-federal water)
Utilities Servicing the Property:

- Electric: None Arizona Public Service
- Gas: None
- Water: City of Phoenix
- Sewer: City of Phoenix
- Solid Waste Disposal: City of Phoenix

1a.) Y N Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____

1b.) Y N Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____

2a.) Y N Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____

2b.) Y N Unk Are you aware of any past USTs located on the Property?
If yes explain. _____

3a.) Y N Unk Are there any containers of hazardous chemicals currently stored or used on the Property?
If yes explain. _____

3b.) Y N Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. from agricultural use and haulback

4.) Y N Unk Have you observed or are aware of stained soils on the Property?
glauco, and haulback pond

If yes explain, _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities? If yes explain, _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property? If yes explain, _____

7.) Y N Unk Are there any septic systems located on the Property? If yes explain, _____

8.) Y N Unk Are there any dry wells located on the Property? If yes, how many, _____

9.) Y N Unk Have any air permits been issued to occupants on the Property? If yes explain, _____

10.) Y N Unk Are there any existing or former wells located on the Property? If yes, explain, _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?

If yes, explain. Western Technologies 11/03/93
Water Resources Assoc. 9/5/91
ATEC Environmental Consultants 7/15/92

Additional Comments: _____

Printed Name: Todd K Tupper

Signature: Todd K Tupper

Company/Title: Ken Case
Linear Project Manager

WESTERN TECHNOLOGIES
ENVIRONMENTAL SITE ASSESSMENT
PROPERTY OWNER /KEY SITE MANAGER QUESTIONNAIRE FORM

WT Job No. 2183JK144

Property Address: Bullazo Wash

Current Occupant: NONE

Activities Performed on Property: Agricultural

Years Owned or Familiar with Property: Since 1972

Property Parcel No.: 500-04-011-K

Utilities Servicing the Property:

Electric: NONE

Gas: _____

Water: _____

Sewer: _____

Solid Waste Disposal: _____

- 1a.) Y Unk Are there any above ground storage tanks (ASTs) currently located on the Property?
If yes explain. _____
- 1b.) Y Unk Are you aware of any past ASTs located on the Property?
If yes explain. _____
- 2a.) Y Unk Are there any underground storage tanks (USTs) currently located on the Property?
If yes explain. _____
- 2b.) Y Unk Are you aware of any past USTs located on the Property?
If yes explain. _____
- 3a.) Y Unk Are there any containers of hazardous chemicals currently stored or used on the
Property?
If yes explain. _____
- 3b.) Y Unk Are you aware of past uses of hazardous chemicals on the Property?
If yes explain. _____
- 4.) Y Unk Have you observed or are aware of stained soils on the Property?

If yes explain. _____

5.) Y N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?
If yes explain. _____

6.) Y N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?
If yes explain. _____

7.) Y N Unk Are there any septic systems located on the Property?
If yes explain. _____

8.) Y N Unk Are there any dry wells located on the Property?
If yes, how many. _____

9.) Y N Unk Have any air permits been issued to occupants on the Property?
If yes explain. _____

10.) Y N Unk Are there any existing or former wells located on the Property?
If yes, explain. _____

11.) Y N Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?
If yes, explain. _____

Additional Comments: _____

Printed Name: Telephone interview with Mr. Coit Hughes on 7-1-03, current Property owner

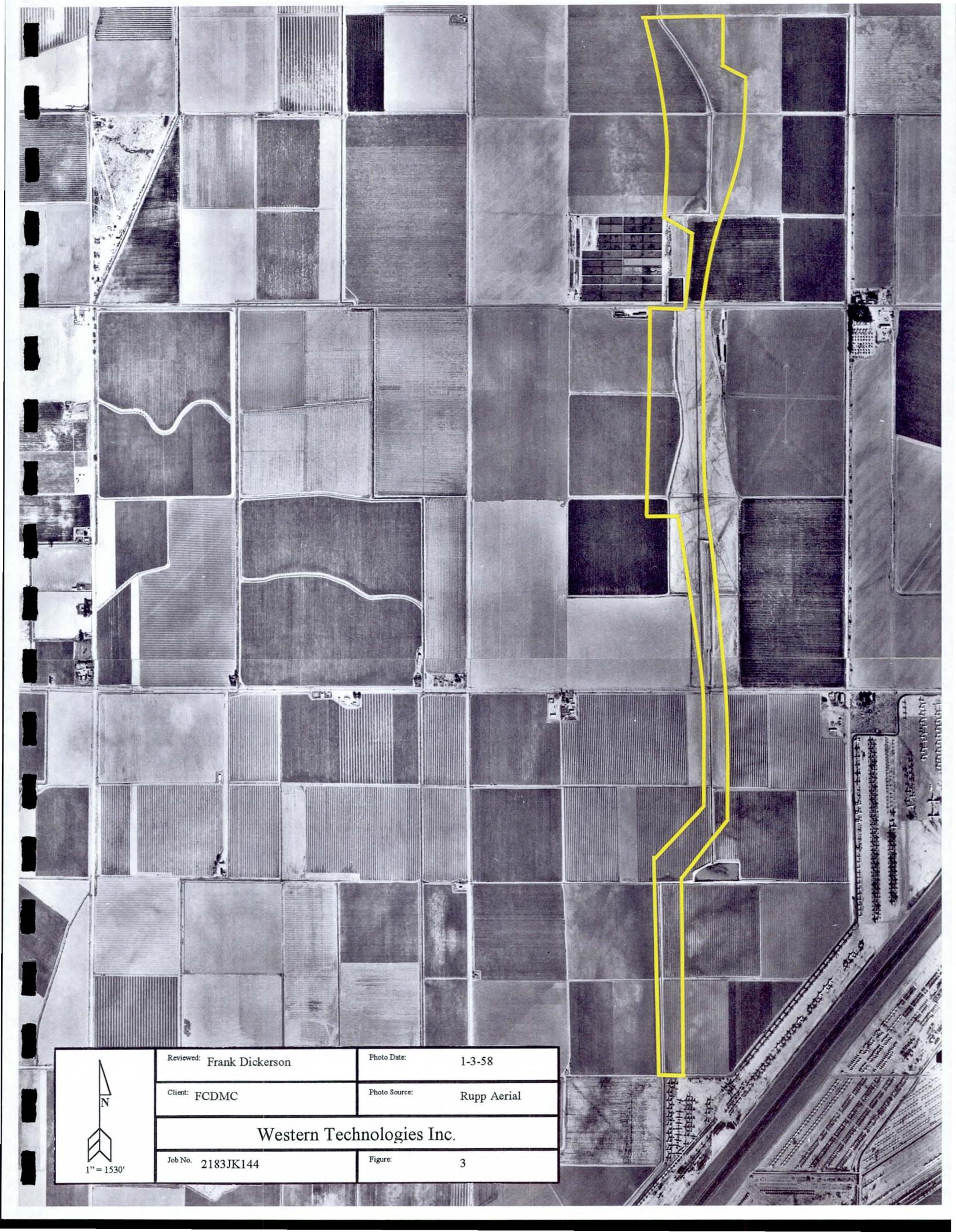
Signature: _____

Company/Title: Cardinal Capital Co.



**APPENDIX D
AERIAL PHOTOGRAPHS**

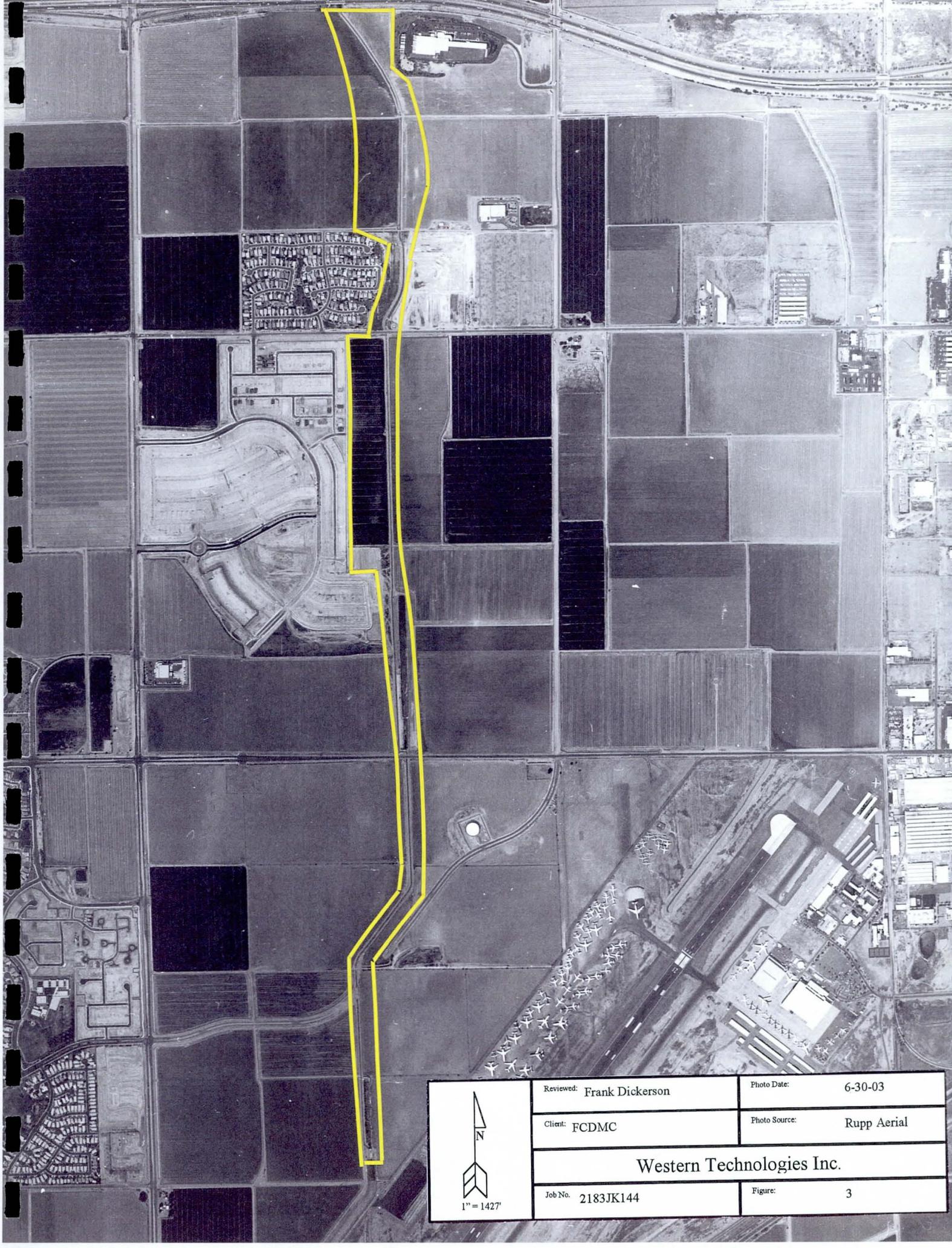




 1" = 1530'	Reviewed: Frank Dickerson	Photo Date: 1-3-58
	Client: FCDMC	Photo Source: Rupp Aerial
	Western Technologies Inc.	
	Job No. 2183JK144	Figure: 3



 <p>1" = 1530'</p>	Reviewed: Frank Dickerson	Photo Date: 1-26-70
	Client: FCDMC	Photo Source: Rupp Aerial
	Western Technologies Inc.	
	Job No. 2183JK144	Figure: 3



1" = 1427'

Reviewed: Frank Dickerson	Photo Date: 6-30-03
Client: FCDMC	Photo Source: Rupp Aerial
Western Technologies Inc.	
Job No. 2183JK144	Figure: 3



APPENDIX E
ENVIRONMENTAL FIRSTSEARCH REPORT



TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

FDMC CORRIDOR STUCY

GOODYEAR AZ 85338

Job Number: 2183JK144

PREPARED FOR:

Western Technologies Inc.

3737 East Broadway Road

Phoenix, AZ 85040

10-08-03



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch Search Summary Report

Target Site: FDMC CORRIDOR STUCY
GOODYEAR AZ 85338

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	07-09-03	1.00	0	1	0	0	0	0	1
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.25	0	0	0	-	-	0	0
RCRA TSD	Y	07-08-03	0.50	0	0	0	0	-	0	0
RCRA COR	Y	07-08-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	07-08-03	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-08-03	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-02	0.25	0	0	0	-	-	0	0
NPDES	N	08-18-03	0.12	-	-	-	-	-	-	-
FINDS	N	07-16-98	0.12	-	-	-	-	-	-	-
TRIS	N	03-07-03	0.12	-	-	-	-	-	-	-
State Sites	Y	03-08-02	1.00	0	0	1	0	1	0	2
Spills-1990	Y	12-11-01	0.25	0	0	0	-	-	0	0
Spills-1980	N	NA	0.12	-	-	-	-	-	-	-
SWL	Y	10-01-99	0.50	0	0	0	0	-	0	0
Permits	Y	04-04-02	0.25	0	0	0	-	-	0	0
Other	N	01-13-00	0.12	-	-	-	-	-	-	-
REG UST/AST	Y	02-14-03	0.25	0	0	1	-	-	0	1
Leaking UST	Y	07-14-03	0.50	0	0	1	2	-	0	3
State Wells	N	NA	0.25	-	-	-	-	-	-	-
Aquifers	N	NA	0.25	-	-	-	-	-	-	-
ACEC	N	NA	0.25	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.25	-	-	-	-	-	-	-
Floodplains	N	NA	0.25	-	-	-	-	-	-	-
Nuclear Permits	N	04-30-99	0.25	-	-	-	-	-	-	-
Historic/Landmark	N	09-01-02	0.25	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.25	-	-	-	-	-	-	-
Federal Wells	N	NA	0.25	-	-	-	-	-	-	-
Releases(Air/Water)	N	12-31-01	0.05	-	-	-	-	-	-	-
HMIRS	N	05-24-02	0.05	-	-	-	-	-	-	-
NCDB	N	03-28-02	0.12	-	-	-	-	-	-	-
PADS	N	07-23-03	0.12	-	-	-	-	-	-	-
Federal Other	N	NA	0.25	-	-	-	-	-	-	-
Misc	N	NA	0.25	-	-	-	-	-	-	-
Towers	N	08-16-01	0.25	-	-	-	-	-	-	-
Soils	N	03-18-97	0.25	-	-	-	-	-	-	-
Receptors	N	01-01-95	0.25	-	-	-	-	-	-	-
- TOTALS -				0	1	3	2	1	0	7

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 10-08-03
Requestor Name: Frank Dickerson
Standard: LINEAR

Search Type: LINEAR
Job Number: 2183JK144
Filtered Report

TARGET ADDRESS: FDMC CORRIDOR STUCY
 GOODYEAR AZ 85338

Demographics

Sites: 7	Non-Geocoded: 0	Population: NA
Radon: 0.8 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-112.383408	-112:23:0	Easting: 371407.529
Latitude:	33.441544	33:26:30	Northing: 3700901.292
			Zone: 12

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)				Services:																																			
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>			Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																																			
	Requested?	Date																																					
Sanborns	No																																						
Aerial Photographs	No																																						
Topographical Maps	No																																						
City Directories	No																																						
Title Search	No																																						
Municipal Reports	No																																						
Online Topos	No																																						

Environmental FirstSearch
Selected Sites Summary Report

TARGET SITE: FDMC CORRIDOR STUCY
GOODYEAR AZ 85338

JOB: 2183JK144

TOTAL: 7 GEOCODED: 7 NON GEOCODED: 0 SELECTED: 7

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	NPL	PHOENIX-GOODYEAR AIRPORT AREA AZD980695902/FINAL	BET LWR BUCKEYE RD & VAN BUREN GOODYEAR AZ 85338	0.01 S-	1
7	LUST	INTERNATIONAL MILL SERVICE (IMS) 0-002572	1393 S REEMS RD GOODYEAR AZ 85338	0.49 SW	2
2	SP	PHOENIX/GOODYEAR AIRPORT-NORTH NPL_24/NPL	GOODYEAR AZ	0.98 NE	3
3	SP	PHOENIX/GOODYEAR AIRPORT-SOUTH NPL_28/NPL	GOODYEAR AZ	0.20 SE	4
5	LUST	NORTHSIDE HAY MILL & TRADING CO 0-003536	14940 W VAN BUREN GOODYEAR AZ 85338	0.18 -E	5
4	UST	NORTHSIDE HAY MILL & TRADING CO 0-003536	14940 W VAN BUREN GOODYEAR AZ 85338	0.18 -E	5
6	LUST	ESTRELLA BUSINESS PARK 0-008045	NE YUMA RD & ESTRELLA PKWY GOODYEAR AZ 85338	0.49 SW	6

Environmental FirstSearch Site Detail Report

TARGET SITE: FDMC CORRIDOR STUCY
GOODYEAR AZ 85338

JOB: 2183JK144

STATE SITE

SEARCH ID: 2 DIST/DIR: 0.98 NE MAP ID: 3

NAME: PHOENIX/GOODYEAR AIRPORT-NORTH REV: 08/25/00
ADDRESS: GOODYEAR AZ ID1: NPL_24
ID2:
STATUS: NPL
CONTACT: PHONE:

REGISTRY SITE INFORMATION:

WQARF CODE: 015
SUPRFUND_ID (note agency has duplicate id s): 22
ABB: PGAN
AREA (in acres): 2498135
PERIMETER (in meters): 10671.499

SITE STATUS:

EPA added the PGA site to the National Priorities List (NPL) in September 1983. In 1981, the Arizona Department of Health Services discovered that groundwater in the PGA area was contaminated with solvents and chromium. In 1984, EPA began a remedial investigation of the Litchfield Airport Area (presently known as the Phoenix-Goodyear Airport) to characterize the site, discover the extent of the contamination, and identify possible sources. From this study, the site was divided at Yuma Road into a north and a south portion. In September 1990, the EPA issued an Administrative Order directing Unidynamics to proceed with soil and groundwater remediation as described in the EPA's 1989 Record of Decision (ROD). The groundwater portion of the remediation program was undertaken in three phases. The initial (Phase I) groundwater treatment system began operation in November 1994 and addresses the area of highest contaminant concentration. Phase II of the groundwater remedy was enacted and placed into operation in November 1996. Phases I and II consist of extracting the groundwater, removal of the contaminants by air stripping with emissions control, and reinjecting the treated water into the same aquifer upgradient of the plume. Phase III was implemented in October 1998 with the installation of a liquid-phase carbon adsorption system. The carbon system is designed to capture the northern extent of the TCE plume. The soil vapor extraction (SVE) system, for treatment of contaminants in the soil, began operation in 1994 to remove the volatile organic compounds from soils above the groundwater table. The SVE treatment system includes a thermal oxidation unit which is equipped with an exhaust scrubber to reduce emissions.

SITE BOUNDARIES:

The Phoenix-Goodyear Airport (PGA) Superfund site is located approximately 17 miles due west of Phoenix. The site is divided into a southern portion (PGA-South) and a northern portion (PGA-North). Contamination from these two areas is non-contiguous. The physical boundaries of the PGA North site are defined by the groundwater contamination plume which is generally bounded by Thomas Road to the north, Litchfield Road to the east, the Unidynamics property on Litchfield Road to the south, and Bullard Avenue to the west. The site consists of the Unidynamics property and any groundwater contamination emanating from this property.

BACKGROUND:

CONTAMINANTS:

The current contaminants of concern at the site include: chlorinated solvents, mainly trichloroethene (TCE), and perchlorates. TCE is present in the soils located within the Unidynamics property as well as in the groundwater. The perchlorates were discovered in the groundwater in August 1998. Contaminants of concern at the site may change as new data become available.

PUBLIC HEALTH IMPACT:

Potential health risks may exist for individuals who ingest the contaminated groundwater. No current drinking water wells have been impacted above the maximum contaminant level (MCL) or the Health-Based Guidance Levels (HBGLs). Drinking water for the area is provided by the city of Goodyear or the Litchfield Park Service Corporation (LPSCO). The drinking water wells are monitored regularly, as required by law. The groundwater contamination is located approximately 70-130 feet below ground surface, thereby eliminating an inhalation exposure pathway. The soil contamination is restricted to the Unidynamics property where the site has been fenced to reduce the potential of human contact.

COMMUNITY INVOLVEMENT:

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: FDMC CORRIDOR STUCY
GOODYEAR AZ 85338

JOB: 2183JK144

STATE SITE

SEARCH ID: 3 DIST/DIR: 0.20 SE MAP ID: 4

NAME: PHOENIX/GOODYEAR AIRPORT-SOUTH REV: 08/25/00
ADDRESS: GOODYEAR AZ ID1: NPL_28
ID2:
STATUS: NPL
CONTACT: PHONE:

REGISTRY SITE INFORMATION:

WQARF CODE: 103
SUPRFUND_ID (note agency has duplicate id s) 1
ABB: PGAS
AREA (in acres): 2387951.2
PERIMETER (in meters): 6727.6519

SITE STATUS:

Two new monitor wells were installed in August 1999 and March 2000 which further defined the northern Subunit C plume. An additional extraction well at the leading edge of the plume will be installed in the fall of 2002 to aid in capture. The Operable Unit Record of Decision (ROD) for PGA south was signed in 1987 for the Section 16 Operable Unit. This operable unit addresses groundwater contamination in the upper alluvial unit only in Section 16. Groundwater contaminant concentrations in Section 16 were at least 100 times greater than those of downgradient levels. Therefore, it was essential to quickly address this area to mitigate further contamination to the Subunit A and Subunit B/C. The remedial investigation/feasibility study (RI/FS) for the site was completed in June of 1989 and the Final Remedy ROD was signed in September 1989 for PGA North and South. A consent decree for the final remedy was lodged on May 7, 1991 and entered in November, 1991. EPA, the State, Goodyear Tire and Rubber Company, and Loral Defense Systems are signatories. This document binds Goodyear Tire to remediate the Subunit B/C aquifer and contaminated soils. In 1992, Goodyear Tire conducted a removal action of metal contaminated soils located at the sludge drying beds. The soils containing chromium and cadmium above the Health Based Guideline Levels (HBGLs) were stabilized, thereby eliminating the risk of exposure by ingestion and inhalation and preventing further migration to groundwater. October 1999, ADEQ approved the closure and decommissioning of the soil vapor extraction (SVE) system. The Vadose Zone Leaching Model (VLEACH) was used to determine that the residual threat to the groundwater is below the maximum contamination level (MCL). Goodyear Tire has thereby satisfied the requirements under the 1991 consent decree for closure of soils. There are three groundwater contaminant plumes at the PGA South site: Subunit A plume, Subunit C southern plume, and Subunit C northern plume. The contaminants of concern in Subunit A are TCE and chromium. The selected groundwater remedy involves extraction of the contaminated groundwater, treatment by air stripping, and reinjection into the same aquifer. The treatment system began operation in 1989 and since that time more than three billion gallons of groundwater have been treated. To remove chromium from the Subunit A portion of the aquifer, an advanced affinity chromatography resin (AACR) system was installed in July 1999. However, due to operational difficulties, the AACR was shut down in May 2001. Sufficient amounts of chromium was removed from the Subunit A aquifer to reduce monitoring levels to below the MCL of 100 ppb. The chromium concentrations are measured regularly at the air stripper effluent. Goodyear Tire has proposed to accelerate the cleanup of the Subunit A groundwater through the use of air sparging and SVE in the last remaining TCE hot spot. This work is being performed voluntarily since air sparging is not a requirement of the consent decree. The full-scale treatment system has been installed and began operation in November 2001. The remedy for the Northern and Southern Subunit C groundwater plumes involves extraction, treatment of Subunit B/C groundwater through liquid phase granular activated carbon (GAC), and reinjection into the same aquifer. The Northern Subunit C System began operating in February 1994 while the Southern System began treating groundwater in September 1994.

SITE BOUNDARIES:

The Phoenix-Goodyear Airport (PGA) Superfund site is located approximately 17 miles due west of Phoenix. The site study area covers a total area of about 35 square miles and is divided into a southern portion (PGA-South) and a northern portion (PGA-North). Contamination from these two areas is non-contiguous. The approximate physical boundaries of the PGA South site are Yuma Road to the north, Litchfield Road to the east, Broadway Road to the south, and Reems Road to the west. The site consists of the Loral Defense Systems-Arizona (Loral) property and the Phoenix-Goodyear Airport property and any groundwater contamination emanating from these areas.

BACKGROUND:

CONTAMINANTS:

The current contaminants of concern in groundwater include trichloroethene (TCE), chromium and cadmium. Contaminants of concern at the site may change as new data become available.

- Continued on next page -

**Environmental FirstSearch
Federal Databases and Sources**

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System.* The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites.* The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System.* The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System.* The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List.* The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System.* The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities.* The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: Resource Conservation and Recovery Information System Corrective Action Sites. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: Resource Conservation and Recovery Information System Large and Small Quantity Generators. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: Resource Conservation and Recovery Information System sites No Longer Regulated. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: Air and Surface Water Releases. A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: Toxic Release Inventory System. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

ENVIRONMENTAL FIRST SEARCH
ARIZONA DATABASE DESCRIPTIONS AND SOURCES

STATE SITES (STATE Database Type in First Search Reports)

WQARF Registry List & Site Boundaries

Sites that are currently being addressed by the State's Water Quality Assurance Revolving Fund (WQARF) Program are listed on the WQARF Registry. Sites are represented as polygonal boundary areas as outlined by the Arizona Department of Environmental Quality. The Program addresses sites that are scored and placed on the Registry, utilizing an approved eligibility and evaluation (E&E) model for evaluating risk and other environmental factors. The information provided includes the E&E score (out of a possible total score of 120), the Site Name, the City and County where the Site is located, and the date the Site was added to the Registry, and other information obtained from the ADEQ Web page. For more information regarding a specific site contact the ADEQ Project Manager or Community Involvement Coordinator identified in the details of the body of this report regarding that specific site titled CONTACTS. Each site may have a different project manager.

Note: In order to quickly identify Registry Sites in the Site Summary List of the First Search Reports. The Registry Sites will be labeled SP instead of State, but reside within the record count totals of the State (State) sites. Site Id's are identified as WQARF_REGISTRY_#/WQARF.

Arizona Superfund Program List (State Database Type in FirstSearch Reports)

The Arizona Superfund Program List contains sites and potential sites within the jurisdiction of the Superfund Programs Section (SPS) since April 1997 (the date of the new Water Quality Assurance Revolving Fund statute). Track Info Services removed duplicate listings from this list and has included only the Potential WQARF Registry Sites that have a Program Status of Pending PI. DOD, NPL and current WQARF Registry Sites are not included in the Arizona Superfund Program List as they are listed in NPL and the State registry List. Site ID's are identified as SUPERFUND_TISID#.

Potential WQARF sites that are included in the FirstSearch Reports are those cases which are awaiting or undergoing a WQARF preliminary investigation (PI). Possible outcomes of a PI are:

- 1) No further investigation or action
- 2) Registry listing
- 3) Referral to the ADEQ voluntary remediation program
- 4) Referral to another ADEQ program.

According to the Arizona Department of Environmental Quality (ADEQ), prior to July 5, 2000 the ADEQ Superfund Programs Section (SPS) published a list of sites entitled Arizona CERCLIS Information Data System (ACIDS). The ACIDS list has been replaced as an active list by the Arizona Superfund Program List. It has been archived and will no longer be distributed or updated.

Information regarding specific sites on the ADEQ Superfund Program List may be obtained by calling the ADEQ Superfund Information Hotline at (602) 207-4360 or toll free in Arizona at 1 800 234-5677, ext. 4360.

Note: ADEQ maintains map boundaries of NPL sites & DOD sites. They may vary from those maintained by the US EPA and respective regions. Information

regarding NPL and DOD site boundaries provided by ADEQ utilized in First Search Reports will be included in the State (ST) database category to supplement the US EPA's NPL information in the federal database categories.

OTHER SITES (OT Database Type in FirstSearch Reports)

ZIP ACIDS LIST

Please Note this is no longer a currently active program maintained by the ADEQ, but the Zip Acids List is included in the First Search database for historical reference.

The state has established a program under A.R.S. 49-282 to remedy sites, which may have an actual or potential impact upon waters of the State, caused by hazardous substances. The Remedial Projects Section of ADEQ maintains this program. Some remedial projects are governed and funded by the federal CERCLA Superfund program and on the National Priority List. Among the sites in Arizona there are three military bases under the U.S. Dept. of Defense jurisdiction. For specific information contact the Remedial Projects Section at (602) 207-4241.

SOLID WASTE LANDFILLS (SW Database Type in First Search Reports)

The ADEQ Waste Programs Division Recycling and Data Management Unit maintains a list of solid waste facilities (SWATS) identified as active or closed. Specific information may be obtained by appointment from the department (602) 207-4133.

UNDERGROUND STORAGE TANKS (US Database Type in FirstSearch Reports)

Under State (A.R.S. 49-1001 to 1014) and federal RCRA Subtitle laws, persons who own or have owned underground storage tanks (UST's) which contain "regulated substances" are required to complete a notification form and submit it to the State. More than 6500 facilities have notified the State of more that 19,000 underground tanks. For further information contact the file room at (602) 207-4345.

LEAKING UNDERGROUND STORAGE TANKS (LU Database Type in FirstSearch Reports)

ADEQ maintains a list of leaking underground tanks (LUST). For further information contact the file room at (602) 207-4345.

PERMITS (PE Database Type in First Search Reports)

Dry Wells Registrations

The ADEQ Water Quality Division Water Protection Approval and Permits Section maintains a registry of dry wells that have been constructed solely for the disposal of storm water registered under A.R.S. 49-331-336. For more specific information, call (602) 207-4573.

SPILLS (SP Database Type in First Search Reports)

Hazardous Materials Incident Logbook

The ADEQ Emergency Response Unit documents chemical spills and incidents, which are referred to the unit. For Further information, call (602) 207-4150

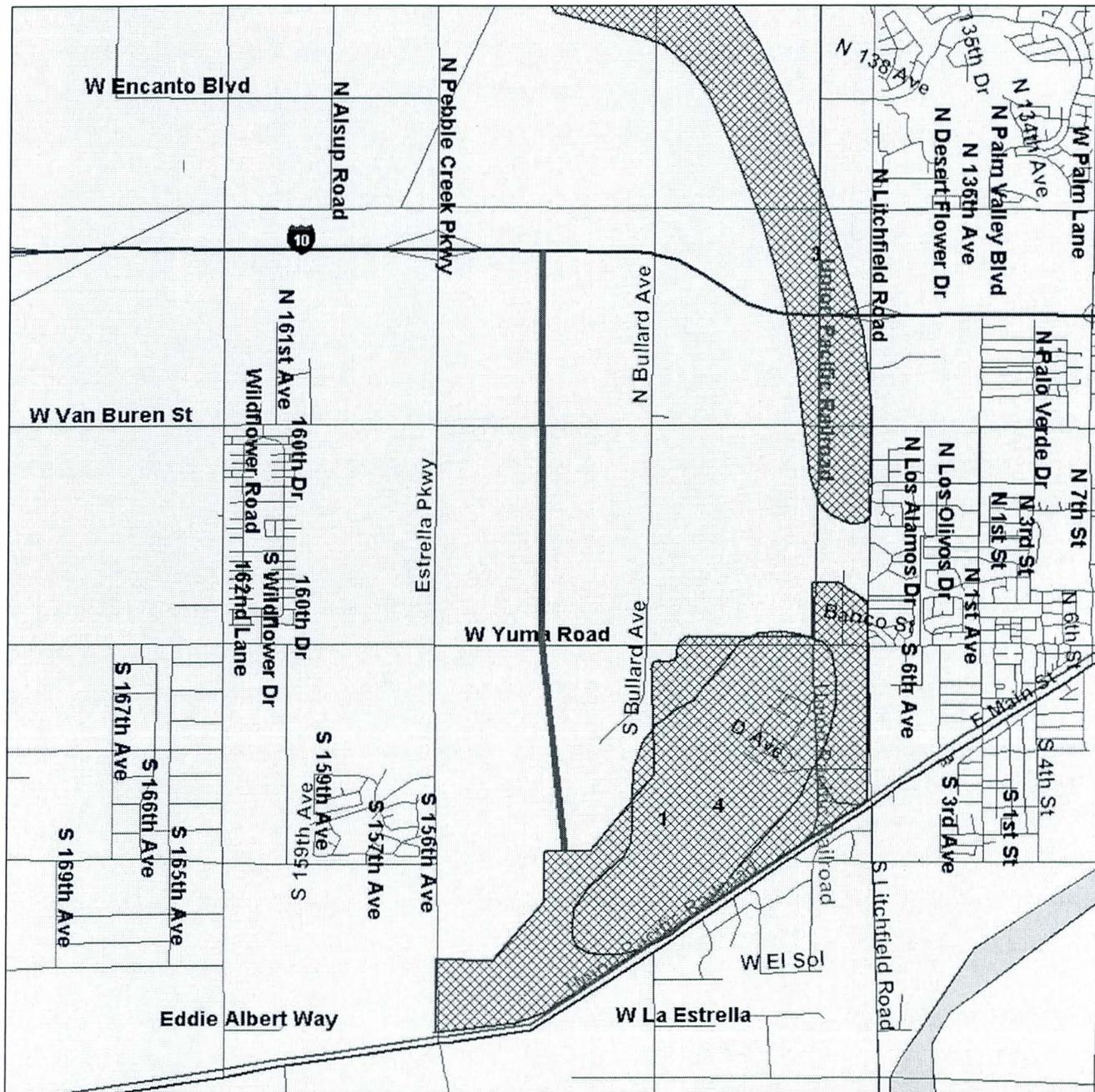


Environmental FirstSearch

1 Mile Radius from Line
ASTM Map: NPL, RCRACOR, STATE Sites



FDMC CORRIDOR STUDY , GOODYEAR AZ 85338



Source: 1999 U.S. Census TIGER Files

- Linear Search Line
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

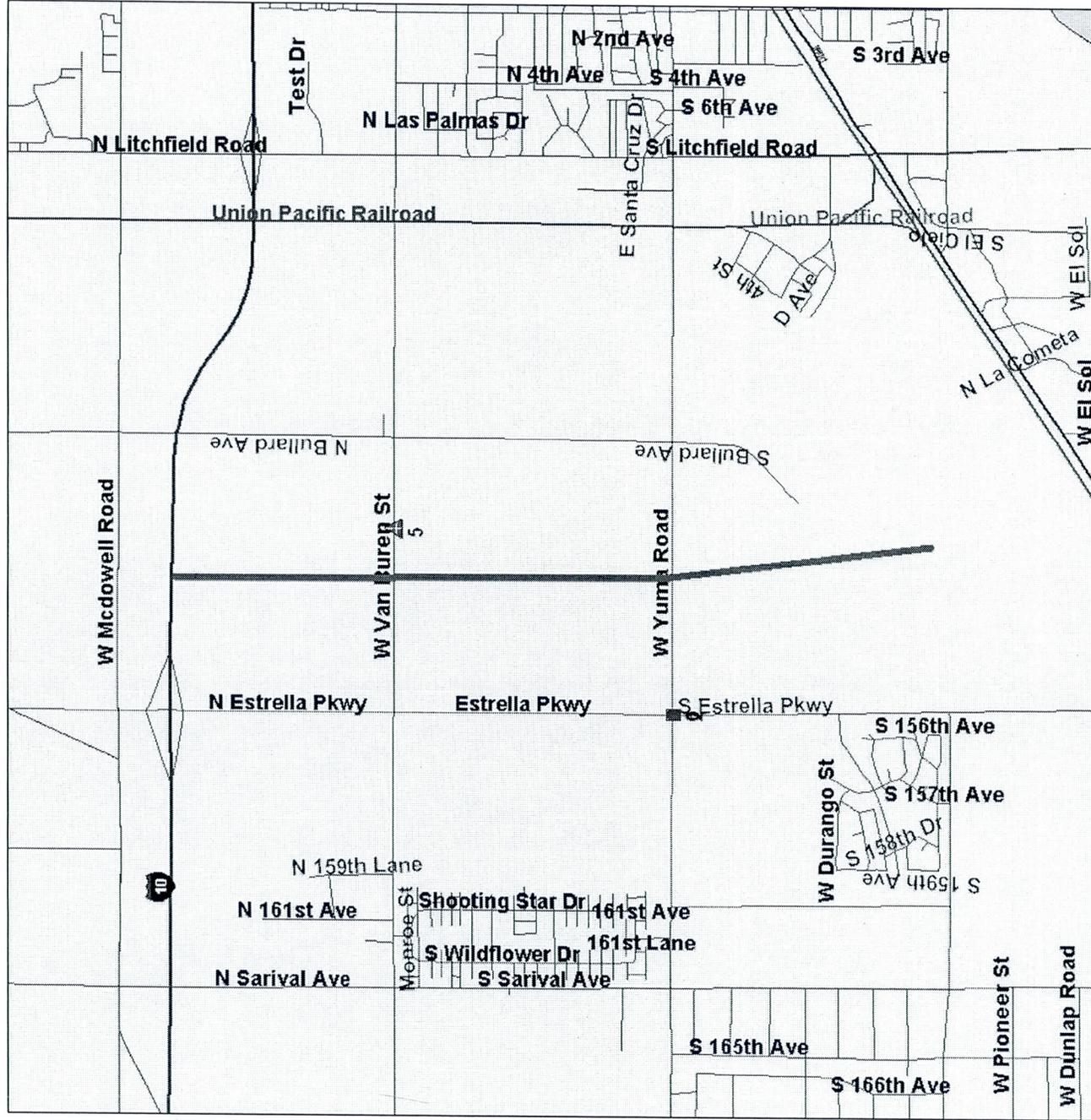


Environmental FirstSearch

.5 Mile Radius from Line
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



FDMC CORRIDOR STUDY , GOODYEAR AZ 85338



Source: 1999 U.S. Census TIGER Files

- Linear Search Line
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

