EXCELTECH

ENVIRONMENTAL SITE ASSESSMENT

FOR

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY

The Environmental Service Company

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EXCELTECH

ENVIRONMENTAL SITE ASSESSMENT

FOR

FLOOD CONTROL DISTRICT
OF
MARICOPA COUNTY

CROSSCUT CANAL
EXCELTECH PROJECT NO. 5-50057-51
DECEMBER, 1990

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EXECUTIVE SUMMARY

The Flood Control District of Maricopa County (FCDMC) is participating with the Salt River Project (SRP) in renovation and remediation of the Crosscut Canal in Phoenix, Arizona. The FCDMC has retained Exceltech, Inc. (ET) to perform a Phase I - Environmental Site Assessment to evaluate the potential environmental liability associated with the Property. The Property was inspected on December 5, 6, and 7, 1990. The inspection consisted of the following: a walk-through investigation of the Property to locate visual evidence of contamination; a review of applicable Federal, state, and local agency files; and a review of aerial photographs and topographic maps.

The Property is an earthen banked canal with easements on both sides of the canal, and consists of approximately 37 acres. The Property is bordered on both sides by residential tracts. A paved street (48th Street) runs along the west bank of the canal from Indian School Road to Osborn Road where it switches to the east bank from Osborn to McDowell Roads. There are numerous commercial enterprises and businesses at the major intersections of Oak, Indian School, Thomas, and McDowell Roads. There is a large, vacant lot on the northeast corner of 48th Street and Thomas Road.

One area of surface soil discoloration was identified on the Property. The discoloration is from the outlet of a PVC drain that appears to emanate from the adjoining Safeguard Security Company's vehicle service bay located on the east bank of the canal, at the southeast corner of Indian School Road and 48th Street.

Based on the results of the assessment, ET considers the environmental liability associated with the Property to be moderate.

Drafted By:

Tammy E. Dignan for C. Oakley

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Reviewed By:

Marilyn Moots

Marilyn Moots
Manager of Assessments, Compliance, and Training

1.0 INTRODUCTION AND PURPOSE

The Flood Control District of Maricopa County (FCDMC) is participating with the Salt River Project (SRP) in renovation and remediation of the Crosscut Canal in Phoenix, Arizona. The FCDMC has retained Exceltech, Inc. (ET) to perform a Phase I Environmental Site Assessment to evaluate the potential environmental liability associated with the Crosscut Canal property located between the Arizona Canal and McDowell Road in Phoenix (hereafter Property).

The Property crosses portions of Sections 19, 20, 30, and 31 in Township 2 North, Range 4 East, of the Gila and Salt River, Baseline and Meridian, within the city limits of Phoenix, Arizona. ET personnel performed an assessment of the Property on December 5, 6, and 7, 1990. The assessment consisted of a walk-through investigation of the Property to locate visual evidence of contamination; a review of applicable Federal, state, and local agency files; and a review of aerial photographs and topographic maps. The Property is identified in Appendices A, B, and C; Site Location Map, Site Specific Map, and Topographic Map. Appendix D contains representative site photographs. This report documents the findings of the assessment.

2.0 SITE DESCRIPTION AND INSPECTION RESULTS

The Property is an earthen banked canal used for the collection of storm water run-off and was formerly used to divert water from the Arizona Canal. Exceltech examined that portion of the Crosscut Canal that emanates from the Arizona Canal, north of Indian School Road, and travels southward to McDowell Road, paralleling 48th Street. The Property consists of approximately 37 acres. There are no structures present on the Property. An SRP monitor well is located on the west bank of the canal between Thomas and McDowell Roads. The Property is essentially flat lying, gently sloping to the south. The banks of the canal are soil, showing mild to moderate signs of erosion. Storm drains from the numerous residential streets on both sides of the canal drain into the canal. The bottom of the canal is partially strewn with construction debris and litter. The vegetation found in the canal consists primarily of salt cedar and small palm trees. The

residential areas on both sides of the canal contain numerous large palm trees and seeds from those trees have proliferated to the canal. In the canal, from Thomas to McDowell Roads, there are areas of ponded water from run-off of the storm drains. The ponded water is clear with no oily sheen. The ponded water supports a significant amount of green algae. During the on-site evaluation, no areas of distressed vegetation were identified.

Overhead electrical and telephone lines run along the canal. There is a buried Southwest Gas gas line along the east side of the canal. In part, there are buried electrical lines and sewer systems. A drain is located on the east bank of the canal approximately 100 yards south of Indian School Road. The drain appears to emanate from the vehicle service bay of an adjacent business. There is significant soil discoloration from a petroleum type substance from the outlet of the drain into the bottom of the canal.

2.1 DESCRIPTION OF ADJACENT PROPERTIES

The Property is bordered on both sides by residential tracts. A paved street, 48th Street, runs along the west bank of the canal from Indian School Road to Osborn Road where it switches to the east bank from Osborn Road to McDowell Road. Paved and dirt bike paths are on the opposite bank of the canal. There are numerous commercial enterprises and businesses at the major intersections of Oak, Indian School, Thomas and McDowell Roads. There is a large, vacant lot on the northeast corner of 48th Street and Thomas Road.

From north to south, property use on adjacent areas is as follows:

Indian School road:	NW: Service station, strip mall NE: Mortuary SE: Private security company SW: R&G Ranch (recreational area)
Indian School Road to Thomas Road:	Residential
Thomas Road:	NW: Restaurant NE: Vacant lot former service station

	SW: Strip Mall, Phoenix Fire Dept. Station #13 SE: Service Station
From Thomas Road to McDowell Road:	The west bank is primarily residential. The east bank is residential with the exception of a cemetery that extends 600 feet north and 600 feet south of Oak Street.
McDowell Road:	NW: Residential NE: Convenience Store

There are 17 overhead pole-mounted transformers adjacent to the Property boundary.

2.2 TOPOGRAPHIC MAP REVIEW

A review was made of the Tempe 7.5 minute quadrangle of the U.S. Geological Survey. The map was published in 1952, and photo-revised in 1967 and 1973. No major changes have occurred since the last photo-revision (1973).

The Property extends from the southwest quarter of the southwest quarter of Section 20, Township 2 North, Range 4 East, where it curves to the south-southwest and into Section 19, along the borders of Sections 29 and 30, Section 32, and Section 31, where it curves to the southwest to intersect McDowell Road in the southeast quarter of the southeast quarter of the section.

The developments shown on the quadrangle include:

1. The canal with the business, and residential areas on both sides.
2. St. Francis Cemetery on the east bank of the canal on the north and south sides of Oak Street.

Elevations range from 1,250 feet at the Arizona canal, north of Indian School, to approximately 1,185 feet at McDowell Road.

2.3 MAGNETOMETER SURVEY

Due to the interference presented by the overhead and underground utilities, a magnetometer survey of the Property was not conducted.

2.4 PESTICIDE USE

No evidence was found that agricultural pesticides have been abandoned or misused on the property. Agricultural chemicals have been used extensively since the early 1940's, and it is possible that the canal contains traces of DDT (dichlorodiphenyl-trichloroethane) and DBCP (dibromochloropropane) due to the long term applications of these chemicals in Arizona. Although the chemicals were restricted by the Environmental Protection Agency (EPA) in 1972, they are persistent and can exist in the soil for several years after the initial application.

Pesticide run-off into the canal has two potential sources; the Arizona Canal which services agricultural areas upstream, and the orange groves that preceded the commercial and residential development of the area.

2.5 CREEKS, DRAINAGE DITCHES AND WATERWAYS

The Property consists of the Crosscut Canal water way with an easement on both sides. For the most part, no water was in the canal on the day of the inspection. However, there were small areas of ponded water in the canal between Thomas and McDowell Roads. The water appeared clear on the day of the inspection. No organic globules or oily sheen were identified in the ponded water. Storm drains from the residential streets perpendicular to the Property drain into the canal. A PVC drain pipe, that appears to emanate from a vehicle service bay of the adjacent service company, was noted draining into the canal from the east bank, a few hundred feet south of Indian School Road. The contents of the drain pipe appeared to be a petroleum hydrocarbon substance.

2.6 DRY WELLS

No dry wells were identified on the Property. A review of the Dry Well Registry did not disclose any dry wells registered for the Property.

2.7 UNDERGROUND STORAGE TANKS (USTS)

A review of the Arizona Department of Environmental Quality (ADEQ) Underground Storage Tank registration list did not identify any underground storage tanks registered for the Property. No indication of past or present use of underground storage tanks were observed on the Property. No fill or vent pipes or evidence of fill or vent pipes were located on the Property.

2.8 DRUMS AND PORTABLE CONTAINER STORAGE

There were no 55-gallon drums or other type of portable containers used for chemical storage identified on the Property.

2.9 PAINT AND CHEMICAL STORAGE

There was no evidence of paint and chemical use or storage on the Property.

2.10 DISCOLORED SOIL AND DISTRESSED VEGETATION

One area of discolored soil was identified. The soil discoloration emanates from the PVC drain that appears to be connected to the service bay area of the Safeguard Security Company. The stain is six inches to one foot wide, and begins at the drain, continues down the bank, and into the bottom of the canal.

No distressed vegetation indicative of chemical misuse or dumping was identified on the Property.

2.11 POLYCHLORINATED BIPHENYLS (PCBS) AND ASBESTOS

There are three overhead, pole-mounted transformers located off-site which are in close enough proximity to cause possible leakage onto the banks of the canal. Two of the transformers are located on the northwest corner of Thomas Road and 48th Street. One transformer was covered with rust, and the other had an oily stain. The third transformer is located along the east side of the canal, half-way between Thomas and McDowell Roads, near Oak Street. The transformer is rusted. No signs of leakage from the transformers onto the surface were noted at any of the locations. Photographs of the transformers are included in Appendix D. The transformers are the property of the Salt River Project Utility Company. If the transformers leak or fail, SRP will be responsible for cleanup.

No visible sources of asbestos were identified on the Property.

3.0 HISTORICAL PROPERTY USES

The topographic map prepared in 1952, and photo-revised in 1967, and 1972, showed substantial building and improvement in the areas adjacent to the Property. The Property, however, has remained unchanged. The surrounding commercial and residential areas appear to have been agricultural land (citrus groves). The canal has been used for the collection of storm water run-off and to divert water from the Arizona Canal.

3.1 HISTORICAL AERIAL PHOTOGRAPH REVIEW

Aerial photographs dated December 1964, December 1976, December 1982, and December 1985, were reviewed at the City of Phoenix Engineer's office. The Property appeared constant on all of the photographs. The photographs revealed the development on the adjacent properties.

In the 1964 photograph, no significant commercial buildings were present. The area surrounding the canal was either citrus groves or desert. Residential development had just begun. The cemetery was completely south of Oak Street.

The 1976 photograph shows commercial development and substantial residential development similar to what is seen today.

The 1983 and 1985 photographs show complete commercial and residential development and appear as they do today.

3.2 PERSONAL INTERVIEWS

On December 11, 1990, ET contacted Jarril Kaplan, Managing Partner of Thomas 48 Joint Venture. The Thomas 48 Joint Venture is attempting to sell the large vacant lot on the northeast corner of 48th Street and Thomas Road. Mr. Kaplan confirmed that there was at one time, a service station located on the southwest corner of the lot. All buildings have been razed from the lot. In addition, Mr. Kaplan stated that the underground storage tanks associated with the service station were removed prior to the purchase of the property by Thomas 48 Joint Venture, and at time of removal, the USTs and site were given a "clean bill of health". Confirmation of the UST removal was not obtained during the agency file review.

4.0 RESULTS OF AGENCY FILE REVIEW

To identify potential hazardous materials exposures, ET reviewed public records available from various agencies within the Arizona Department of Environmental Quality (ADEQ). Results of the records review were as follows:

Resource Conservation and Recovery Act (RCRA) Database

The RCRA Database lists facilities involved in the generation, transport, treatment, storage or disposal of hazardous waste. The November 2, 1990,

update of the RCRA Database was reviewed. The Property is not listed, but the following sites are located within a one mile radius:

1. KBC Eastside
   4820 E. McDowell Road
   Phoenix, Arizona

2. Motorola, Inc.
   5005 E. McDowell Road
   Phoenix, Arizona

3. Papago Park Military Reservation
   5636 E. McDowell Road
   Phoenix, Arizona

4. Big Apple Cleaners
   4910 E. Indian School Road
   Phoenix, Arizona

5. Exxon Co., USA
   4752 E. Indian School Road
   Phoenix, Arizona

6. Magic Touch Cleaners
   4730 E. Indian School Road
   Phoenix, Arizona

7. City of Phoenix Wastewater Treatment
   5204 E. Thomas Road.
   Phoenix, Arizona

RCRA Compliance Log

The RCRA Compliance Log lists facilities that are or have been under investigation according to the latest RCRA listing. There were no listings for the Property, nor the adjacent properties.

Water Quality Assurance Revolving Fund (WQARF) Sites

The WQARF sites are areas which are under study by ADEQ for actual or potential impact upon "Waters of the State" by hazardous substances. The 1990 list of WQARF Sites was reviewed. The Property lies within, or is contiguous with two WQARF sites. The two sites are:

1. East Central Phoenix, an area bounded by 28th Street on the west, 48th on the east, Thomas Road on the south, and Camelback Road on the north. The area is being investigated for trichloroethane (TCE), tricarboxylic acid (TCA) and tetrachloroethylene (PCE) contamination.

2. The East Washington, Phoenix, site is bounded by Thomas Road on the north, Lower Buckeye Road on the south, 7th Avenue on the west, and 48th Street on the east. In this area, 27 volatile organic compounds (VOC) have been identified with 15 of compounds exceeding the maximum contaminant level (MCL) and/or the Action Level guideline (AAL).

Arizona Comprehensive Environmental Response compensation and Liability Act (CERCLA) Information and Data System (ACIDS)

The ACIDS list consists of locations subject to investigation under the State WQARF and Federal CERCLA programs. The ACIDS list for September 14, 1990, was reviewed. The Property was not listed. There were seven listings within a one mile radius and are as follows:

1. Arizona National Guard Supply Maintenance
   5636 E. McDowell Rd.
   Phoenix, AZ

2. Cactus Transmissions
   4737 E. McDowell Road
   Phoenix, AZ

3. Marina del Sol
   4931 E. McDowell Road
   Phoenix, AZ

4. Motorola, Inc.
   5005 E. McDowell Road
   Phoenix, AZ

5. Mountain Bell Equipment Yard
   44th Street and Thomas Road
   Phoenix, AZ

6. A to Z Rents
   4050 East Indian School Road
   Phoenix, AZ

7. EGR Company
   4420 East Osborn Road
   Phoenix, AZ

Superfund National Priorities List (NPL)

The NPL is a listing of hazardous waste sites currently under investigation by the EPA. The May 1, 1990, update for Superfund Sites was reviewed. There is one site located within a one mile radius of the Property:

Motorola, Inc. (52nd St. plant)
5005 E. McDowell Road
Phoenix, AZ

Investigations at this site are being conducted for volatile organic compounds (VOC) in groundwater.

List of Active Landfills

The list of Active Landfills is compiled by ADEQ and lists all active landfills in the State of Arizona. The March 1989, list was reviewed. There are no active landfills in close proximity to the Property.

Closed Solid Waste Landfills (CSWLF) and Closed Solid Waste Dumps (CSWD) Lists

These lists are compiled by ADEQ and are updated quarterly. The lists reviewed for this Property were updated in March 1989. There are no listings in close proximity to the Property.

Dry Well Registry

Arizona Revised Statutes require the registration of dry wells. The dry well list, updated April 1990, was reviewed. There are no dry wells registered on the Property.

Underground Storage Tanks and Leaking Underground Storage Tanks (USTs and LUSTs)

The UST list notes facilities which have completed a notification form for ownership of an underground storage tank which contains a regulated substance. The UST list dated October 28, 1990, was reviewed. The LUST list notes leaking underground storage tanks. The LUST list dated October 11, 1990, was reviewed. There are no underground storage tanks or leaking underground storage tanks

listed for the Property. There are, however, listings for both USTs and LUSTs within a one mile radius of the Property and are as follows:

1) 7-Eleven Store No. 19650
4748 E. McDowell Road
Phoenix, AZ
Mgr: Scott Hoyt (602) 967-8717
3 tanks: 1 gasoline 9,940 gal
2 gasoline 7,900 gal
3 gasoline 7,900 gal

2) Exxon RAS No. 71674, 4752 E. Indian School Road.
Mgr: The Exxon Company (602) 840-9858
4 tanks: 1 gasoline 8,000 gal
2 gasoline 8,000 gal
3 gasoline 8,000 gal
4 Used oil 550 gal

3) City of Phoenix Fire Station #13, 2838 N. 48th Street
Mgr: Elton Brakhane (602) 261-8086
1 tank: Diesel 280 gal

4) Mobil #18-598, 4801 East Thomas Road
Mgr: Dorothy Armstrong (602) 840-7451
8 tanks: 1 gasoline 10,000 gal
2 gasoline 10,000 gal
3 gasoline 10,000 gal
4 gasoline 10,000 gal
5 gasoline 8,000 gal
6 gasoline 8,000 gal
7 gasoline 8,000 gal
8 gasoline 8,000 gal

5) Associated Security Co., 4033 N. 48th Street
Mgr: John Jennings (602) 957-2851
1 tank: unknown product 1,000 gal

6) Phillips 66 Co., 4840 E. Indian School Road
Mgr: Ronald Smoller (918) 661-6600
4 tanks: 1 gasoline 10,000 gal
2 gasoline 4,000 gal
3 gasoline 560 gal
4 gasoline 10,000 gal

7) Koll Business Park, The Koll Company, 4800 E. McDowell
Mgr: Susan Dunst (602) 968-7808
2 tanks: 1 gasoline 10,000 gal
2 gasoline 5,000 gal

The LUST entries are:

Discovery Date:	Name & Location:	Tank:
July 20, 1989	7-Eleven 4748 E. McDowell Road Phoenix, Az	Unknown Type or Quantity Not closed
August 10, 1989	City of Phoenix 4802 E. McDowell Road	Unknown Type or Quantity

5.0 CONCLUSIONS

On December 5, 6, and 7, 1990, Exceltech, Inc. (ET) performed a Phase I Environmental Site Assessment of the Crosscut Canal and easements, approximately two miles long, from its origin at the Arizona Canal, north of Indian School Road, to McDowell Road in Phoenix, Arizona. The assessment consisted of a walk-through investigation of the Property; a review of applicable Federal, state, and local agency files; and a review of aerial photographs and topographic maps.

The Property is an earthen banked canal with easements on both sides of the canal, and consists of approximately 37 acres. The Property is flood plain gravels, gently south sloping. The only structure present on the Property, excluding the canal, is an SRP Monitor Well, No. 19E-7.6N on the west bank of the canal at 48th and Whitton Streets.

One area of surface staining and discolored soil was identified on the Property. The discoloration appears to be emanating from PVC drain from the adjoining Safeguard Security Company's vehicle service bay on the east bank of the canal on the southeast corner of Indian School Road and 48th Street. The vegetation occurring along the canal does not appear to be chemically stressed. The ponded water in the canal identified south of Thomas Road, was clear and there was no evidence of organic globules or oily sheen in or about the ponds.

No paint or chemical storage areas were identified on the Property.

A personal interview conducted with Jarril Kaplan of Thomas 48 Joint Venture disclosed the fact that there was a service station at one time at the northeast corner of 48th Street and Thomas Road, adjoining the Property. Mr. Kaplan stated that the building was razed, the accompanying USTs were removed, and the property was "given a clean bill of health" by government officials. Conformation of the removal was not available in ADEQ records.

The Property is within, or contiguous to, two WQARF sites; East Central Phoenix and East Washington, Phoenix. In addition, the Motorola Superfund site is less than one mile from the Property.

Based on the results of the on-site investigation and records review, ET considers the environmental liability of the Property to be moderate.

6.0 RECOMMENDATIONS

ET recommends that further investigation into the extent of possible soil contamination on the Property be conducted. Samples of the petroleum type substance emanating from the PVC drain should be collected. Soil samples from the bottom of the canal at this location and down stream should also be collected to determine if the contamination has migrated down the canal. The soil may contain hazardous materials regulated by 40 CFR 261.24 or 40 CFR 761.

7.0 LIMITATIONS

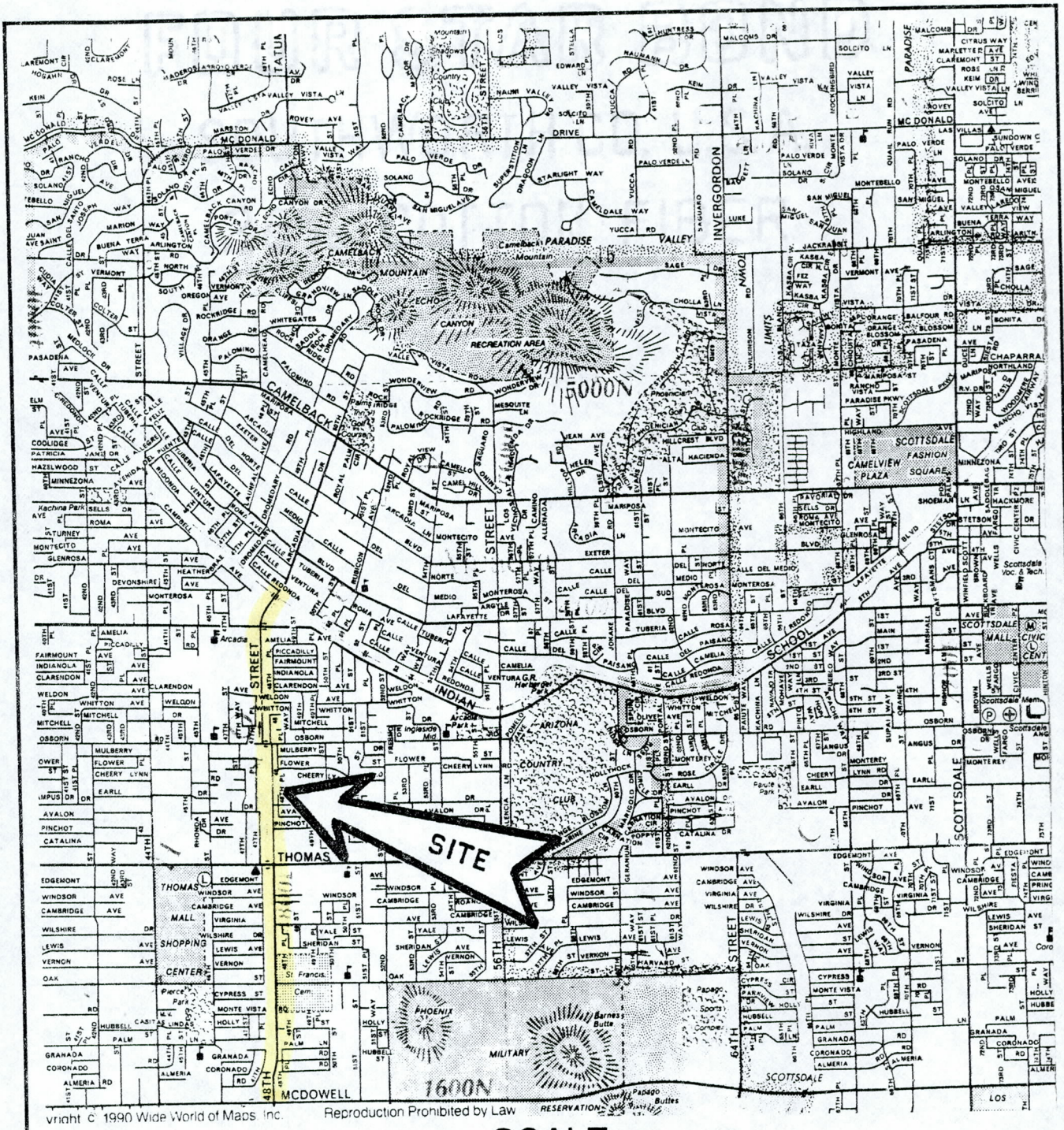
Environmental regulations on a Federal, state or local level can vary significantly over a period of time. Similarly, Property conditions will inevitably change over time. Consequently, the conclusions presented in the environmental assessment are strictly applicable to the status of the environmental regulations and the Property conditions existing at the time that Exceltech, Inc., performs the assessment. Exceltech believes

the data obtained and the inferences made in the course of this investigation are reasonably representative of the Property.

Exceltech, Inc., makes no warranty, expressed or implied, except that these services have been performed in accordance with generally accepted existing environmental engineering, health, and safety principles and applicable regulations at the time and location of the proposed study.

APPENDIX A

SITE LOCATION MAP



SCALE

1 mile

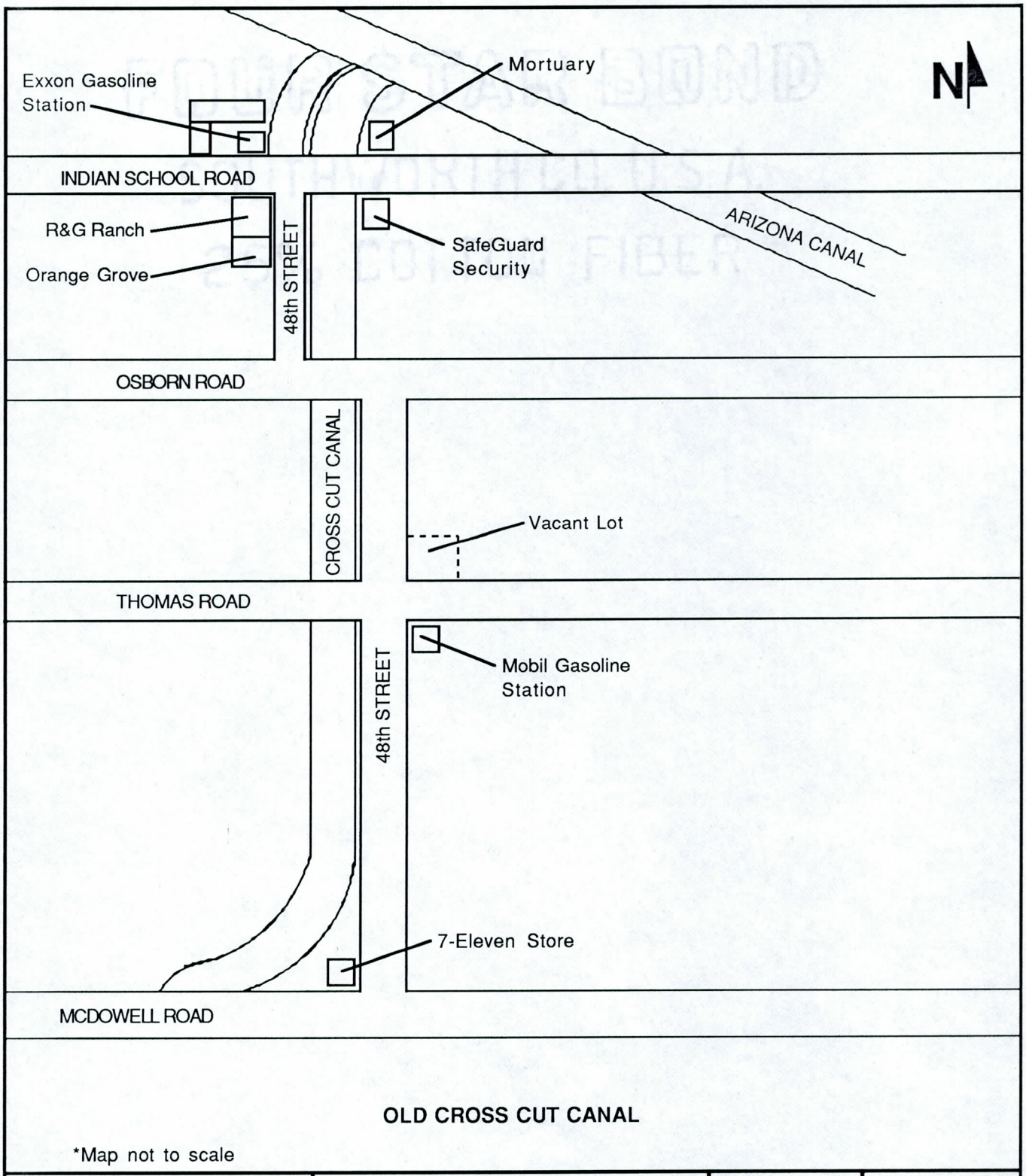
N

EXCELTECH

SITE LOCATION MAP		REVIEWED BY: FEW	APPROVED BY: MM
CROSS CUT CANAL			
48TH ST. BETWEEN MCDOWELL RD. AND INDIAN SCHOOL RD.		JOB #: 5-50057-51	DRAWN BY: JMP
PHOENIX, ARIZONA		DATE: 10 DEC 90	DRAWING # 50057-A1

APPENDIX B

SITE SPECIFIC MAP

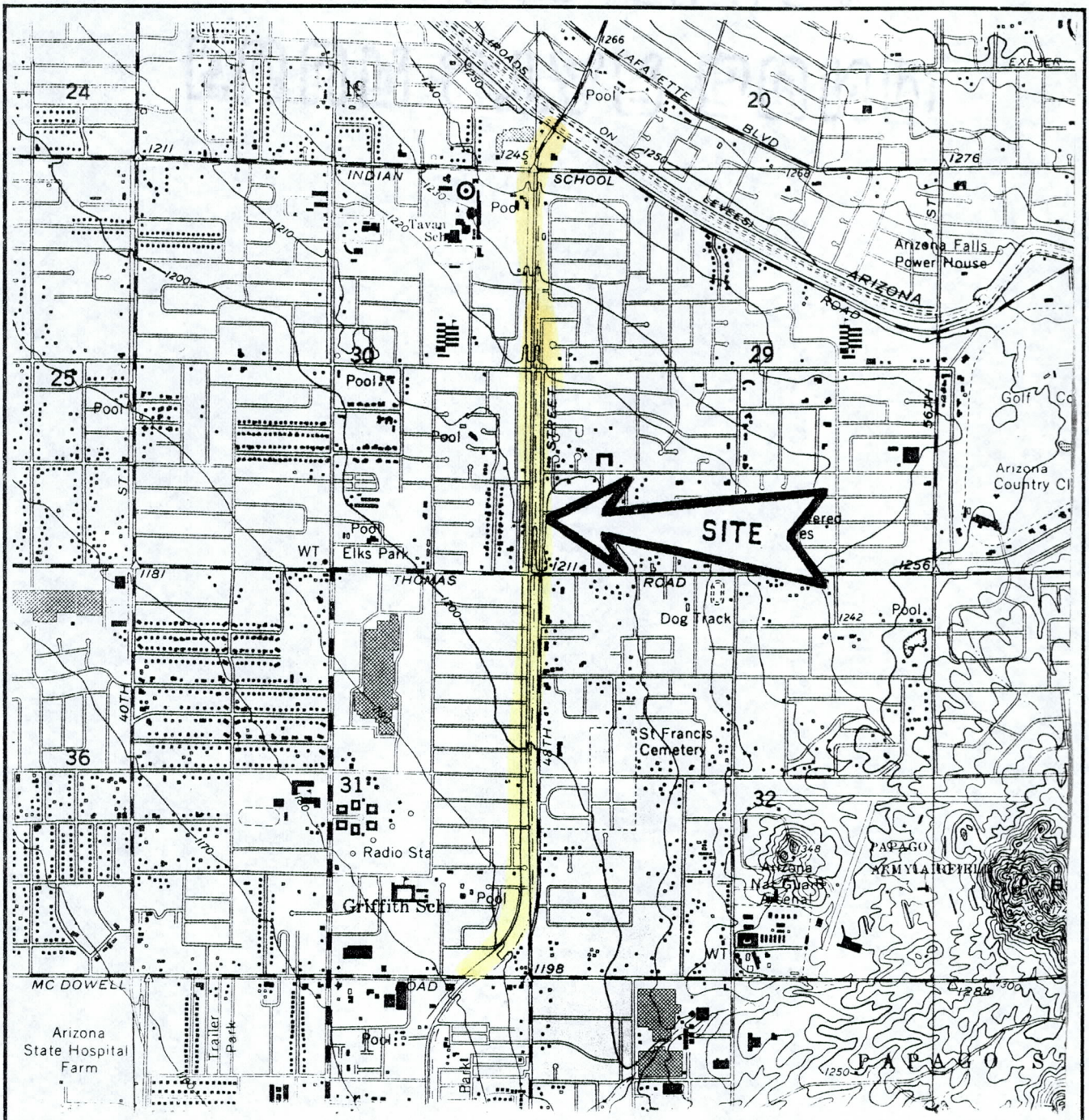


*Map not to scale

EXCELTECH	SITE SPECIFIC MAP	REVIEWED BY:	APPROVED BY:
	CROSS CUT CANAL		
	48TH ST. BETWEEN MCDOWELL RD. AND INDIAN SCHOOL RD.	JOB #: 5-50057-51	DRAWN BY: JMP
	PHOENIX, ARIZONA	DATE: 10 DEC 90	DRAWING # 50057-B1

APPENDIX C

TOPOGRAPHIC MAP



N

SCALE : 1" = 2000 FEET

EXCELTECH	TOPOGRAPHIC MAP	REVIEWED BY: JED	APPROVED BY: MM
	CROSS CUT CANAL		
	48th ST. BETWEEN MC DOWELL RD. AND INDIAN SCHOOL RD.	JOB #: 5-50057-51	DRAWN BY: TED
	PHOENIX, ARIZONA	DATE: 1 JAN 91	DRAWING #: 5-50057-C1

APPENDIX D

SITE PHOTOGRAPHS

View of Property looking north from Indian School Road.

View of Property looking north from south of Indian Scool Road.

EXCELTECH

SITE PHOTOGRAPHS	REVIEWED BY: TED	APPROVED BY: M
CROSS CUT CANAL		
48TH ST. BETWEEN MCDOWELL RD. AND INDIAN SCHOOL RD.	JOB #: 5-50057-51	DRAWN BY: TED
PHOENIX, ARIZONA	DATE: 1 JAN 91	DRAWING #: 50057-D1

View of Property looking south from Indian School Road.

View of Property looking south from Thomas Road.

EXCELTECH	SITE PHOTOGRAPHS	REVIEWED BY:	APPROVED BY:
	CROSS CUT CANAL	JEO	MM
	48TH ST. BETWEEN MCDOWELL RD. AND INDIAN SCHOOL RD.	JOB #: 5-50057-51	DRAWN BY: TED
	PHOENIX, ARIZONA	DATE: 1 JAN 91	DRAWING #: 50057-D2

3-inch PVC drain pipe emanating from Safeguard Security Company.

Soil staining from PVC drain emanating from Safeguard Security Company.

EXCELTECH	SITE PHOTOGRAPHS	REVIEWED BY:	APPROVED BY:
	CROSS CUT CANAL		
	48TH ST. BETWEEN MCDOWELL RD. AND INDIAN SCHOOL RD.	JOB #: 5-50057-51	DRAWN BY: TED
	PHOENIX, ARIZONA	DATE: 1 JAN 91	DRAWING #: 50057-D3

3-inch PVC drain emanating from Safeguard Security Vehicle Service Bay showing discoloration and staining of canal bank.

Leaking and rusted transformers at 48th Street and Thomas Road (west bank of canal).

EXCELTECH	SITE PHOTOGRAPHS	REVIEWED BY: 2EQ	APPROVED BY: MM
	CROSS CUT CANAL		
	48TH ST. BETWEEN MCDOWELL RD. AND INDIAN SCHOOL RD.	JOB #: 5-50057-51	DRAWN BY: TED
	PHOENIX, ARIZONA	DATE: 1 JAN 91	DRAWING #: 50057-D4