

PHASE I ENVIRONMENTAL SITE ASSESSMENT
AT A
22-ACRE PARCEL OF AGRICULTURAL LAND
LOCATED AT THE NORTHWEST CORNER OF
85TH AVENUE AND NORTHERN AVENUE
MARICOPA COUNTY, ARIZONA



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

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
AT A
22-ACRE PARCEL OF AGRICULTURAL LAND
LOCATED AT THE NORTHWEST CORNER OF
85TH AVENUE AND NORTHERN AVENUE
MARICOPA COUNTY, ARIZONA**

Prepared For:

**Flood Control District of Maricopa County
2801 West Durango Street
Phoenix, Arizona 85009**

Prepared By:

**CEC/WRA
4041 North Central Avenue, Suite 1050
Phoenix, Arizona 85012
(602) 248-8808**

May 11, 1994
CEC/WRA File AR 390-1580





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

May 11, 1994

Mr. Dave Gardner
Civil Engineering Technician
Flood Control District of Maricopa County
2801 West Durango Street
Phoenix, Arizona 85009

**SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT AT 85TH AVENUE AND
NORTHERN AVENUE**

Dear Mr. Gardner:

CEC/WRA is pleased to submit this Phase I Environmental Site Assessment (ESA) for the subject property. This report is provided in completion of an agreement dated April 8, 1994.

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

Sincerely,

CEC/WRA

Timothy L. Conley
Staff Environmental Scientist

Dennis C. Knudsen, P.E.
Vice President

Enclosure: Phase I ESA Report

cc: CEC/WRA File AR390-1580

EXECUTIVE SUMMARY

The Flood Control District of Maricopa County has retained CEC/WRA to perform a Phase I Environmental Site Assessment at a 22-acre parcel of agricultural land located at the northwest corner of 85th Avenue and Northern Avenue in Maricopa County, Arizona.

At the time of the site visit, the property was fallow farmland. No stains, odors, areas of dumping, unidentified pipes, or other indications of environmental suspicion were observed on the site.

The property has probably received typical overland application of pesticides, herbicides, and fertilizers over the period of its cultivation. Residues of these materials may be present in surface and shallow sub-surface soils on-site. The Arizona Department of Environmental Quality (ADEQ) has established Health-Based Guidance Levels (HBGLs) for many agricultural chemicals. Soil HBGLs are primarily applicable for sites such as day care centers, private homes, and schools, where extensive contact with surface soils by sensitive receptors, such as children, is expected. If the site is to be developed for such sensitive uses, CEC/WRA would recommend sampling of surface soils to quantify potential agricultural residues for comparison to HBGLs. If this site is to be used as farmland, HBGLs would not be applicable, and sampling to qualify potential agricultural residues is not suggested.

CEC/WRA did not observe other evidence to suggest a potential for significant site contamination by petroleum or hazardous substances. No further investigation, other than that discussed above, is recommended at this time.

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1.0 INTRODUCTION

1.1 BACKGROUND

The Flood Control District of Maricopa County has retained CEC/WRA to perform a Phase I Environmental Site Assessment (ESA) at 85th Avenue and Northern Avenue. This work was completed in accordance with an agreement dated April 8, 1994.

1.2 SCOPE OF WORK

This assessment included a review of available public environmental and historical records concerning the subject property and adjacent areas. The assessment also included a visual observation of the site and personal interviews in order to confirm aspects of the records review, and to identify features suggesting the potential presence of petroleum or hazardous substances on the subject property, or the potential for migration of petroleum or hazardous substances from adjacent land onto the subject property.

1.3 LIMITATIONS

The conclusions presented herein are based on CEC/WRA's interpretation of available data and site conditions. This Environmental Site Assessment does not include an evaluation of occupational health and safety hazards. CEC/WRA is not responsible for the accuracy of data obtained from officials of regulatory agencies, nor for discrepancies between these conclusions and future activities at the site which may result in conditions not detected during this investigation. These interpretations are based upon the review of public records, interviews with current and past owners or operators of the subject or adjacent properties, and observations of specific site conditions. This work product has been completed according to applicable ASTM standards. It should also be recognized that CEC/WRA's work was done in accordance with a reasonable understanding of the regulatory standards which existed at the time the work was performed. The nature or extent of any potential contamination on the subject property can only be conclusively determined through appropriate sampling and analysis. No warranties are expressed or implied concerning the nature or extent of potential contaminants not addressed through sampling and analysis.

2.0 SITE INFORMATION

2.1 LOCATION

The subject property is a portion of farmland located on the northwest corner of 85th Avenue. A vicinity map is provided as Figure 1. The subject property is more generally located in the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 34, in Township 3 North, Range 1 East of the Gila and Salt River Baseline and Meridian, in Maricopa County, Arizona.

2.2 SITE DESCRIPTION

CEC/WRA personnel visited the subject property on April 18 and April 20, 1994 in order to confirm aspects of the records review, and to visually identify features that might suggest the presence of petroleum or hazardous substances on the subject property, or the potential for migration of petroleum or hazardous substances from adjacent properties.

Site diagrams based upon field observations are included as Figure 2. A plat map is provided as Figure 3.

The subject property consisted of approximately 22 acres of farmland on the northwest corner of 85th Avenue and Northern Avenue. The land had been recently disced and cleared, apparently in preparation for planting.

CEC/WRA personnel did not access any residential or private properties located near the subject property. Observations were made without physical access where it was possible. There was no structural development on the subject property, other than a concrete-lined concrete irrigation ditch located along the north border and an unlined ditch along the south border of the site.

No drywells were observed on the subject property. No significant chemical storage was observed on, or immediately adjacent to the subject property. No stains, odors, areas of dumping, unidentified pipes, surface depressions, or other indicators of suspicion were observed on the site.

2.3 ADJACENT PROPERTIES

The subject property is surrounded by farm land, ranches, vacant land and a residential neighborhood. Cultivated farm land is located adjacent to the west and northwest. To the north is vacant and undeveloped land. To the northeast is a neighborhood (defined by concrete block walls) and to the east and southern directions are small ranches with houses, barns and other farming facilities. CEC/WRA did not observe evidence to suggest a potential for contaminant migration for the adjacent properties.

3.0 REGIONAL SETTING

3.1 TOPOGRAPHY AND DRAINAGE

CEC/WRA reviewed the United States Geological Survey (USGS) topographic map for the Glendale, Arizona, Quadrangle, dated 1957, and photo-revised in 1982, to confirm field observations of topography and drainage on the subject property. According to the USGS map, the area has a very slight natural downward slope toward the southwest. The subject site is depicted as farm land without structural improvement. Storm-water run-off appears to flow towards the southwest or to collect in low lying areas and evaporate or percolate to the sub-surface.

3.2 GEOLOGY AND HYDROGEOLOGY

3.2.1 Geology

The subject property lies in the Salt River Valley, a broad alluvial basin within the Basin and Range Physiographic Province, which includes southern Arizona. The Basin and Range province is characterized by a series of northwest trending fault-bounded mountain ranges separated by alluvial valleys.

The Salt River Valley is surrounded by mountains composed primarily of granite, metamorphic and volcanic rocks, and minor amounts of sedimentary rocks. The valley floor is generally characterized by basin-fill deposits of varying thickness. The area of the subject property is underlain by irregular fluvial and lacustrine deposits of sand, gravel, silt, and clay extending to approximately 1,500 feet below ground surface (bgs) (Brown and Pool, 1989).

3.2.2 Groundwater

According to records supplied by the Arizona Department of Water Resources, groundwater in the area of the subject property occurs at approximately 140 feet bgs. The general direction of groundwater flow in the area is estimated to be towards the southwest (Reeter and Remick, 1983).

3.3 WATER QUALITY

No specific information regarding groundwater quality in the immediate area of the site could be found through public sources. The 1993 ADEQ Groundwater Quality database did not contain sampling results for wells within 2 miles of the subject site.

3.4 METEOROLOGY

The Salt River Valley lies in the northeastern part of the Sonoran Desert, which is characterized by hot summers and cool winters. The average daily maximum temperature is 105° F in July and 65° F in December, while daily minimum temperatures average 80° F in July and 39° F in December. Annual rainfall averages approximately 7.5 inches on the valley floor, with most of the precipitation occurring during two rainy seasons. In winter, occasional storm systems moving inland from the Pacific Ocean result in widespread rainfall of light to moderate intensity. Summer storm events are typically caused

by warm air masses moving northward from the Gulf of Mexico and the west coast of Mexico. Summer storm events are typically caused by warm air masses moving northward from the Gulf of Mexico and the west coast of Mexico. Summer rainfall events are generally more localized and highly variable in intensity. Potential annual lake evaporation has been measured at 72 inches of water and thus may be approximately ten times annual rainfall in the Salt River Valley (Brown and Pool, 1989).

4.0 HISTORICAL LAND USE

4.1 HISTORICAL AERIAL PHOTOGRAPHS

Selected aerial photographs available from Landiscor Aerial Photography were reviewed for an evaluation of historical conditions on the subject and adjacent properties. The photograph sequence for the subject property begins in 1967. A summary of photograph observations is provided below:

- 1967-1972 The subject property appears to be cultivated farmland with adjacent farmland and ranches.
- 1973 The subject property appears to be relatively unchanged, but a building appears off-site near the west border.
- 1974 The subject property appears to be relatively unchanged from the 1967 photograph.
- 1975 The subject property appears to be relatively unchanged, through a residential area is now visible to the northeast.
- 1976-1993 The subject property and surrounding areas appear to be relatively unchanged.

4.2 CITY DIRECTORIES

CEC/WRA reviewed selected city directories for the metropolitan Phoenix area for the years 1949-1950 through 1993 to investigate historical uses of the property. This search revealed that the subject property has not been listed. The surrounding areas have had only residential listings throughout the same period. This finding corresponds with observation of historical aerial photographs.

4.3 SANBORN MAPS

The Sanborn Fire Insurance Map series illustrates detailed historical development in some older areas of the Salt River Valley. However, the subject property is not located in the geographic region covered by the Sanborn Maps.

4.4 U. S. GEOLOGICAL SURVEY TOPOGRAPHIC MAPS

CEC/WRA reviewed the USGS topographic map for the Glendale, Arizona Quadrangle, dated 1957 and photo-revised in 1982, to evaluate evidence of historical development on the subject property. This review indicated that the subject property was located in a partially developed portion of Glendale, Arizona. No structural development of the property was depicted on the map.

5.0 REGULATORY RECORDS REVIEW

5.1 NATEC REPORT

CEC/WRA contracted NATEC Environmental Reporting Services, Limited to conduct a regulatory records review for the subject property and the surrounding area. The NATEC Search included the following regulatory databases.

- Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)
- EPA National Priorities List (Superfund Sites)
- Resource Conservation and Recovery Act (RCRA) Information System
- ADEQ CERCLA Information and Data System (ACIDS)
- ADEQ Leaking Underground Storage Tanks (LUST)
- ADEQ Underground Storage Tanks (UST)
- ADEQ Solid Waste Landfills and Dumps (SWLD)
- ADEQ Water Quality Assurance Revolving Fund (WQARF)
- A.R.R.A Home Radon Survey
- ADEQ Drywell Registration List
- EPA SARA Title III Toxic Release Inventory
- EPA Emergency Response Notification System

The comprehensive NATEC Report can be found in Appendix B of this report. No sites of environmental concern were identified through this database search.

5.2 ARIZONA DEPARTMENT OF WATER RESOURCES

According to the Arizona Department of Water Resources (ADWR), there are five registered wells located within a 0.5-mile radius of the subject property. Specific information concerning the wells is listed in the following table.

Location	Owner	Depth (ft)	Water Use	Drill Date	Approximate Proximity to Subject Property
A(03-01)34DDD	City of Peoria	1000	E	1989	within 1/4 mile E
A(03-01)34CDB	First Interstate Bank	400	D	1954	1/2 mile WNW
A(02-01)02BAA	Raney II	NL	W	NL	1/2 mile W
A(02-01)03BBA	Rovey	0	DJ	NL	1/2 mile W
A(02-01)03BAB	First Interstate Bank	300	D	NL	3/8 mile W

D = Domestic
E = Municipal
W = Water Production

NL = Not Listed
J = Stock

5.3 MARICOPA COUNTY RECORDS

5.3.1 Utilities

No electrical service was observed being provided to the subject property. No electrical transformers were observed on the site or immediately adjacent to the property.

5.3.2 Registered Septic Tanks

CEC/WRA personnel contacted the Maricopa County Department of Environmental Health (MCDEH) to obtain information about the possibility of the presence of registered septic tanks on the subject property. This request did not reveal any information regarding septic systems on the subject property.

5.3.3 Illegal Dumping

CEC/WRA contacted Mr. Marion Sams of the MCDEH to obtain information regarding any records of illicit dumping in the area of the subject property. This request did not reveal any information regarding illicit dumping on the subject property or in the immediate area.

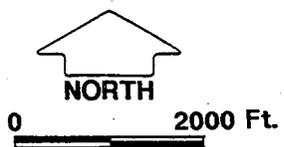
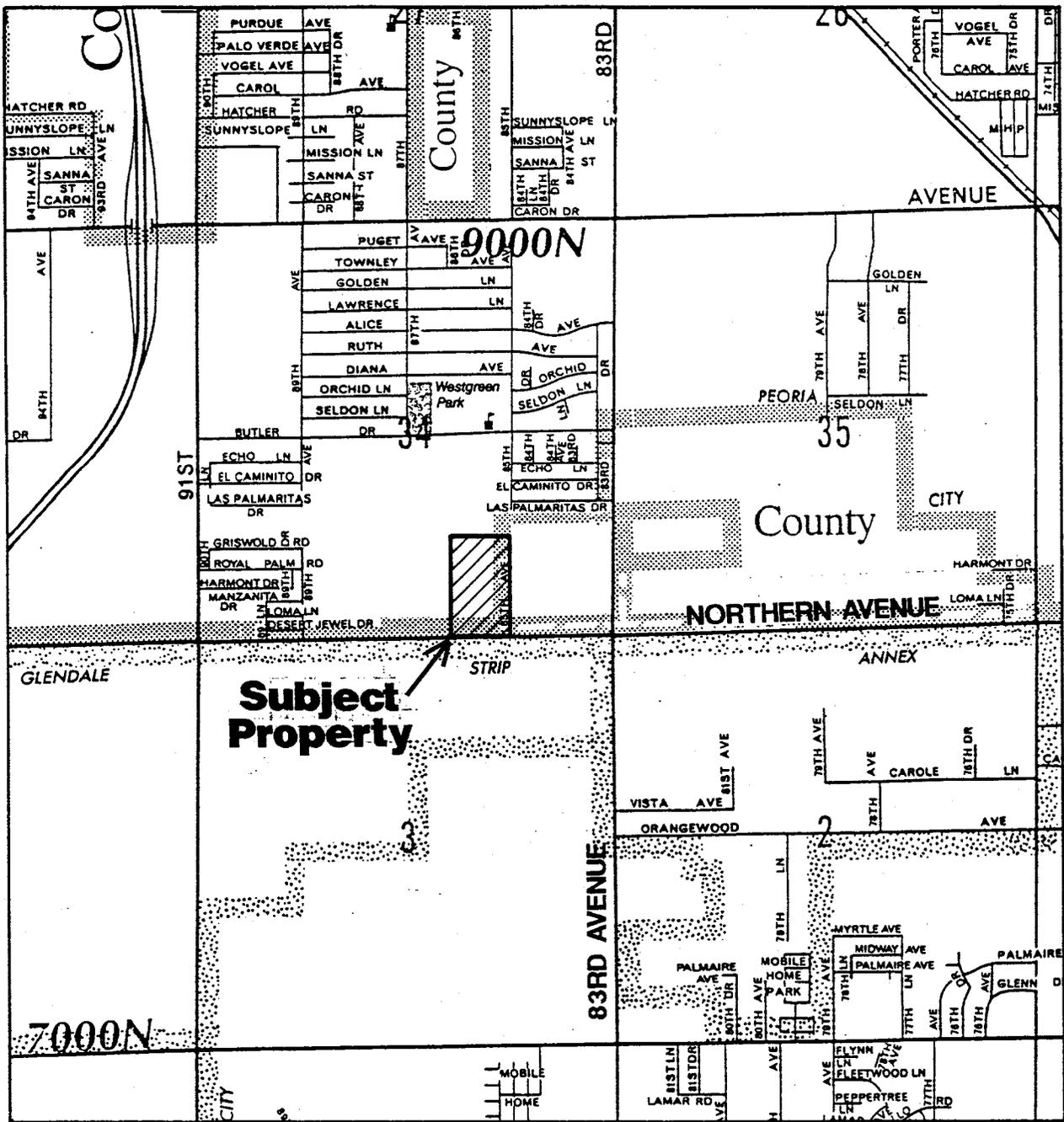
6.0 CONCLUSIONS AND RECOMMENDATIONS

At the time of the site visit, the property was fallow farmland. No stains, odors, areas of dumping, unidentified pipes, or other indications of environmental suspicion were observed on the site.

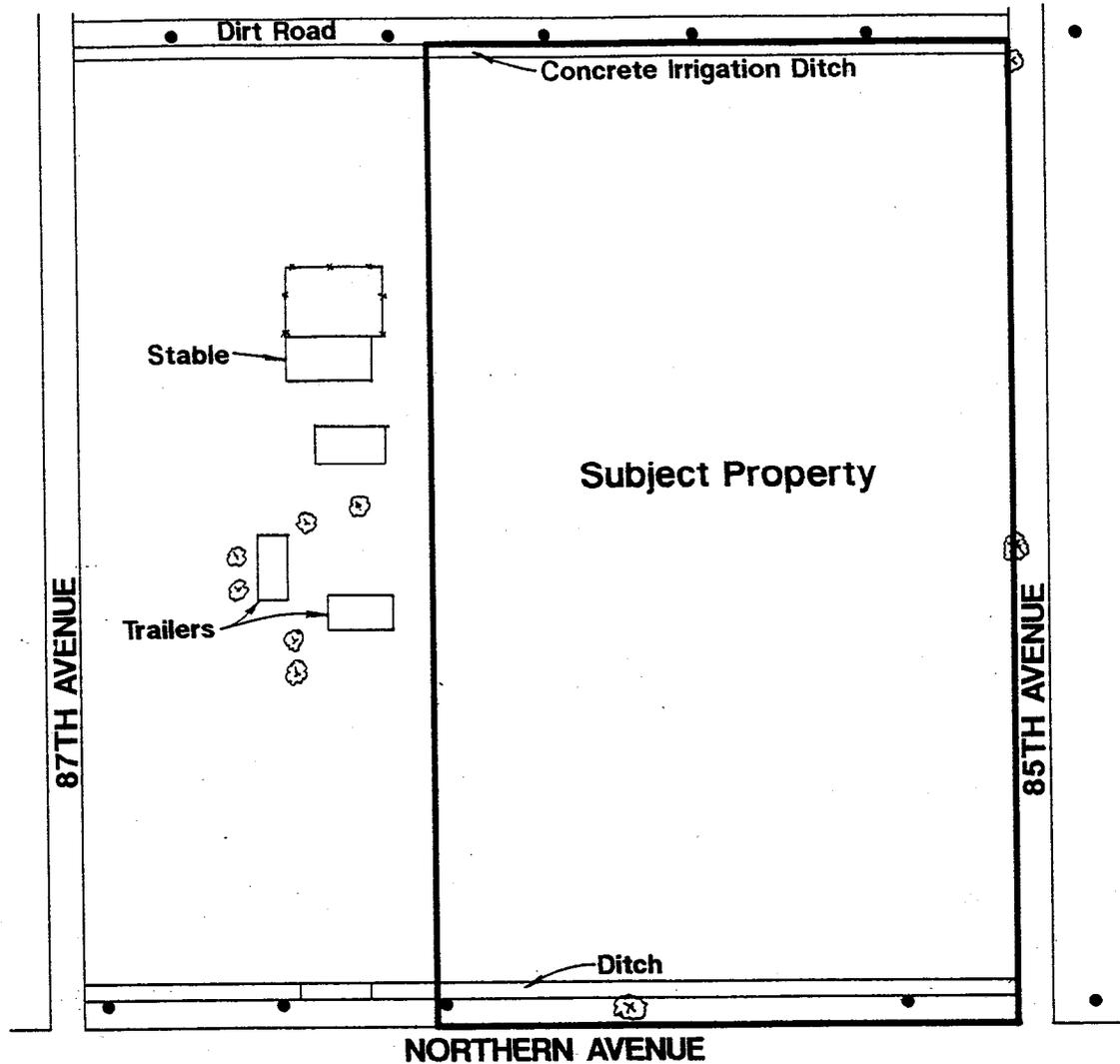
The property has probably received typical overland application of pesticides, herbicides, and fertilizers over the period of its cultivation. Residues of these materials may be present in surface and shallow sub-surface soils on-site. The Arizona Department of Environmental Quality (ADEQ) has established Health-Based Guidance Levels (HBGLs) for many agricultural chemicals. Soil HBGLs are primarily applicable for sites such as day care centers, private homes, and schools, where extensive contact with surface soils by sensitive receptors, such as children, is expected. If the site is to be developed for such sensitive uses, CEC/WRA would recommend sampling of surface soils to quantify potential agricultural residues for comparison to HBGLs. If this site is to be used as farmland, HBGLs would not be applicable, and sampling to qualify potential agricultural residues is not suggested.

CEC/WRA did not observe other evidence to suggest a potential for significant site contamination by petroleum or hazardous substances. No further investigation, other than that discussed above, is recommended at this time.

FIGURES



CEC WRA		VICINITY MAP	FIGURE 1
PROJECT NO. AR390-1580		DRAWN BY KMA	
DATE 4/26/94		CHECKED BY TC	



LEGEND

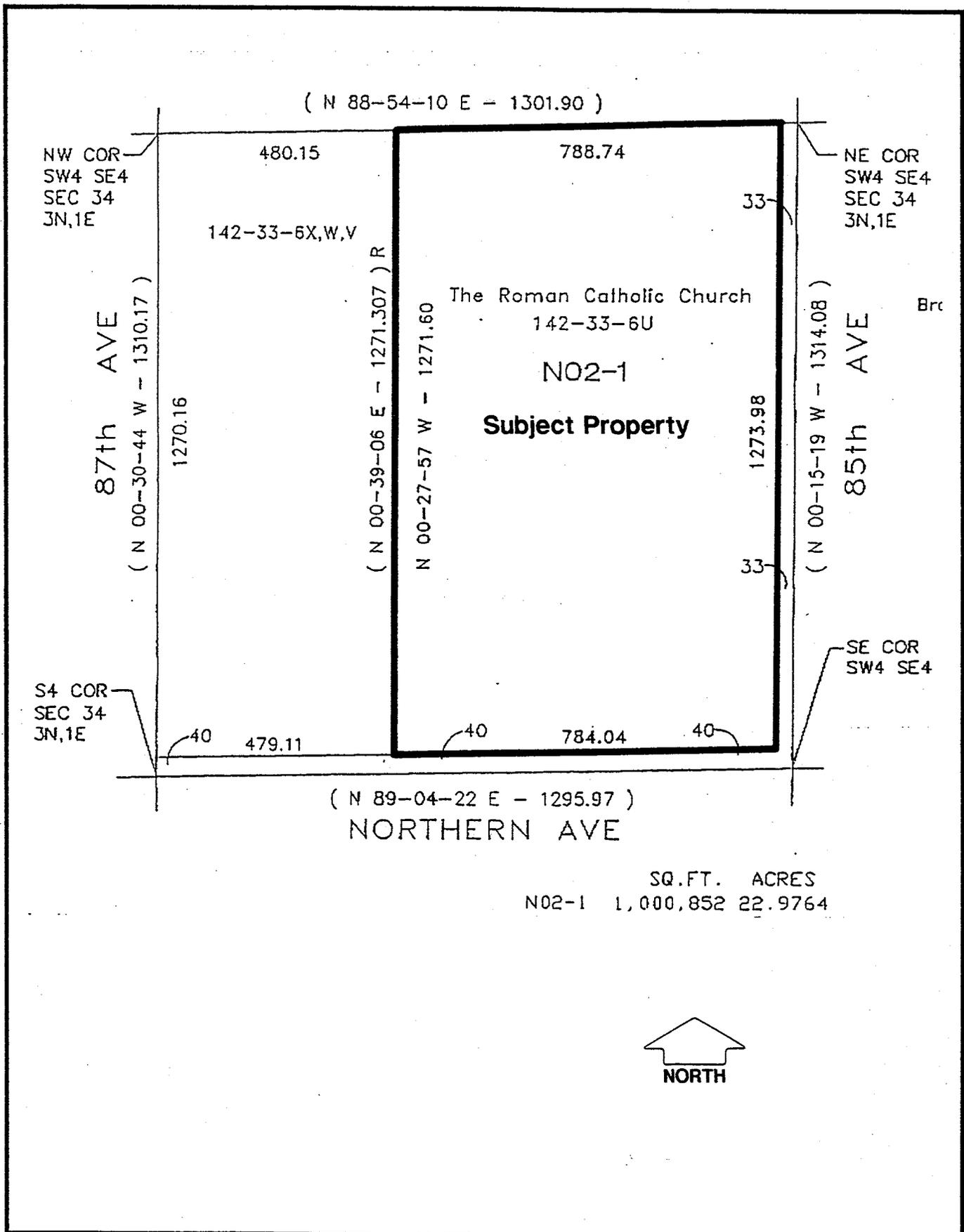
- Telephone Pole
- ⊗ Tree



CEC WRA	
PROJECT NO. AR390-1580	DRAWN BY KMA
DATE 4/26/94	CHECKED BY TC

SITE MAP

FIGURE 2



SQ. FT. ACRES
N02-1 1,000,852 22.9764



	PLAT MAP	FIGURE 3
PROJECT NO. AR390-1580 DATE 4/26/94	DRAWN BY KMA CHECKED BY TC	

APPENDICES

APPENDIX A

Bibliography

**Appendix A
Bibliography**

Aerial Photography, Landiscor, 1967-1993.

Hydrogeology of the Western Part of the Salt River Valley Area, Maricopa County, Arizona, Brown and Pool, 1989.

Sellers, W. D. and R. H. Hill, eds. 1974. Arizona Climate, 1931-1974. Tucson, University of Arizona Press.

Well Registry, Arizona Department of Water Resources, May, 1992

APPENDIX B

NATEC Report

SUBSCRIBER INFORMATION

Contact Person: TIM CONLEY
Name: CEC/WRA
Address: 4041 NORTH CENTRAL AVENUE, SUITE 10
PHOENIX, AZ 85012

Phone: 602-248-8808
Project: 85TH AVE & NORTHERN
DATE: 04/14/94

SUBJECT PROPERTY

Legal Description: NONE
Address: 85TH AVE & NORTHERN
PEORIA, AZ 85345

Order No.: AP94091

REQUESTED INFORMATION

Enviro Scan
0.5 Mile Site Map

Government Records Report

This report is limited in scope and accuracy to the available government records searched as listed in the table of contents. This report represents only a search of those records as of the date specified herein. The specific government records searched do not include all sites of environmental contamination or risk. The subscriber acknowledges that NATEC assumes no responsibility for the completeness and accuracy of the recorded lists as compiled by the various governmental agencies. The purpose of this report is for a records search and is not a substitute for a Phase I Environmental Audit.

Site Map

NATEC Site Maps are based on both U.S. Geological Survey elevation data and U.S. Government Tiger files. The subscriber acknowledges that NATEC assumes no responsibility for the completeness or accuracy of such maps or coordinates derived there from.

Title Custody Report

The Title Custody Report represents a search of the recorded chain of title documents regarding a specific real property. The title reports will show a summary of those deeds, easements, right of ways, and ground leases of record as compiled by the respective County Recorder's Office.

The subscriber acknowledges that other documents that may record pertinent information to the subject property will not be provided in the title report. All services performed shall include only the subject property and shall not include any easements, reversion or other interests in abutting properties. This report is for information only and shall not be deemed to constitute title insurance and will not determine status of ownership or liens on the subject property.

Historical Profile

The Historical Profile report will include a government records search and a written review of pertinent historical aerial photographs of the site on each available decade, including one aerial photograph.

NATEC services does not include an evaluation of the information contained in the recorded documents. The subscriber acknowledges that government records and title records may not include certain information and accepts the limitations of the service provided herein.

ENVIRO-SCAN

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GOVERNMENT
RECORDS

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SUBJECT PROPERTY

STATISTICAL REVIEW

This review is provided as a convenience only. The intent of this review is to flag immediate problems. It is not meant as a substitute for a Government Records Report.

<u>List Name</u>	<u>Date</u>	<u>0.5 Mile</u>	<u>1 Mile</u>	<u>Over 1 Mile</u>	<u>Unknown</u>	<u>Total</u>
CERCLIS	1 /94	0	N/A	N/A	0	0
NPL	1 /94	0	0	N/A	0	0
RCRA	10/93	1	3	N/A	1	5
AZ-CERCLIS	8 /93	0	N/A	N/A	0	0
LUST	9 /93	0	N/A	N/A	0	0
SWLD	7 /92	0	N/A	N/A	6	6
WQARF	6 /92	0	0	N/A	1	1
RADON SURVEY	1 /92	0	0	N/A	3	3
DRYWELL REG.	7 /92	0	1	N/A	0	1
AZ-UST	12/93	0	N/A	N/A	0	0
AZ-SARA	3 /94	0	1	N/A	0	1
ERNS	6 /93	0	N/A	N/A	0	0
Total		1	5	0	11	17

Number of CAL-SITES:

Other then NFA: 0
Superfund: 0

Number of sites in immediate vicinity (<.1 miles): 0

Lists of immediate concern;

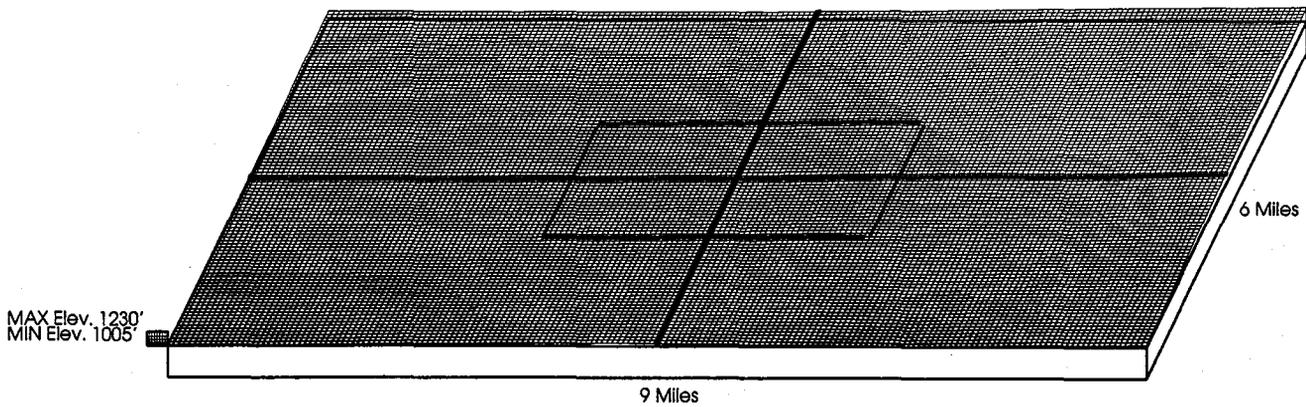
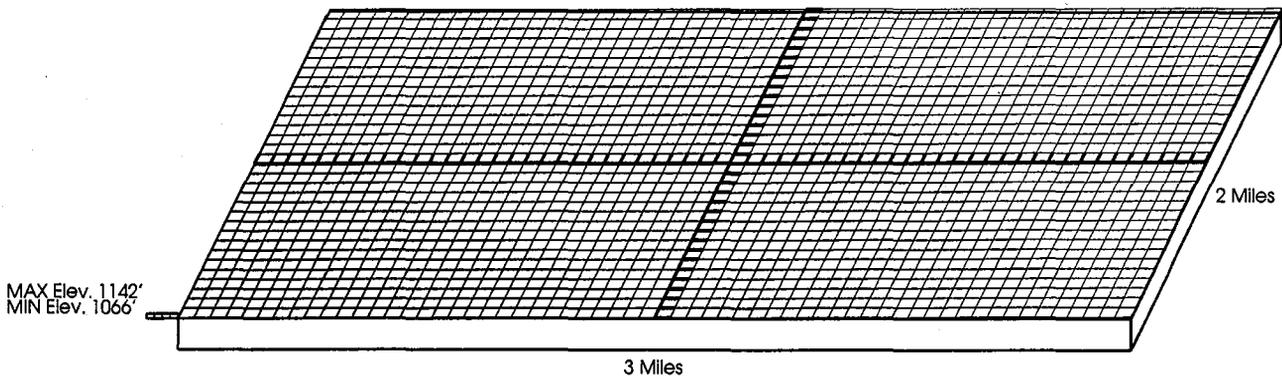
None.

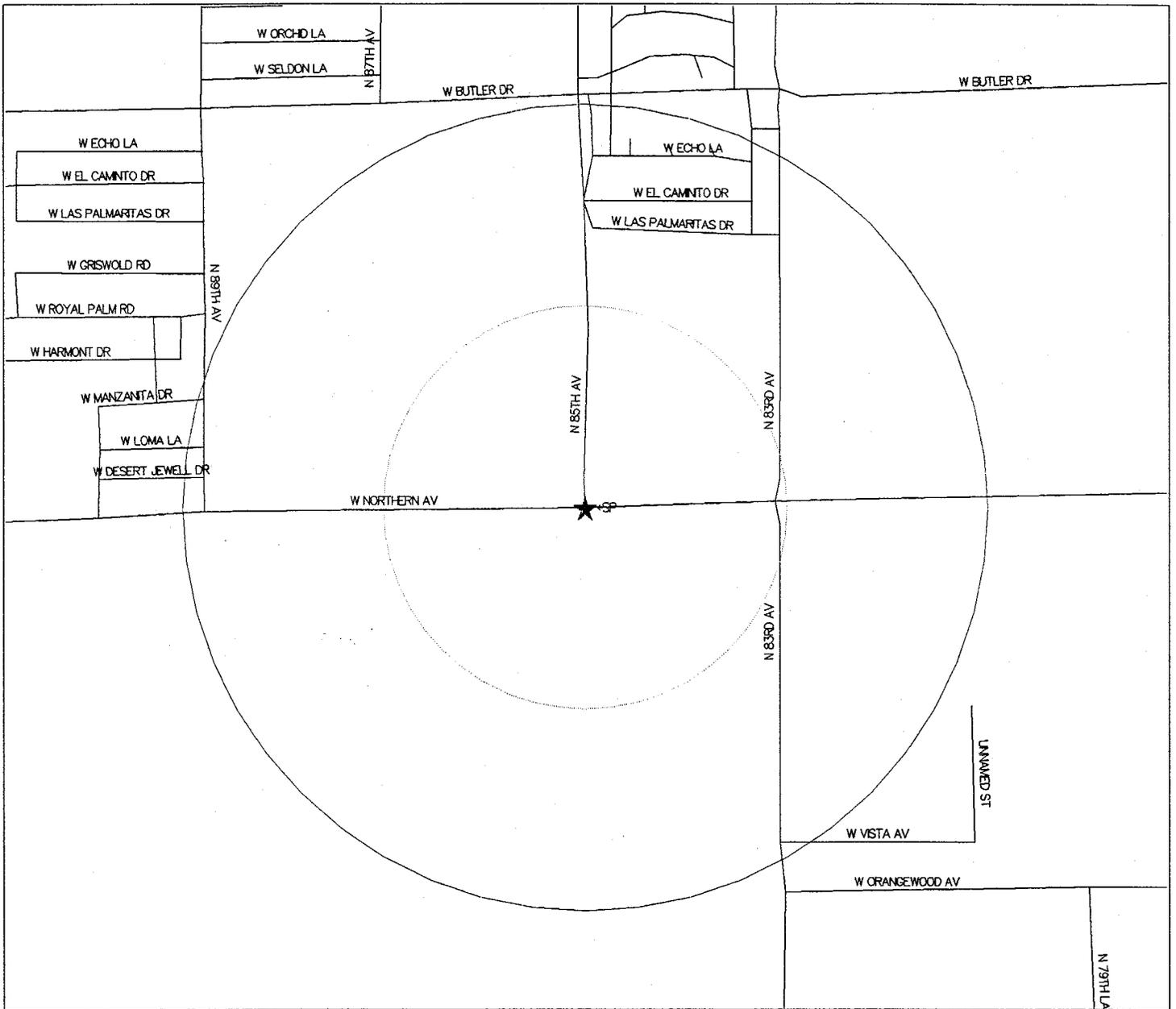
Chemicals reported in the area of this report include:

Subject Elevation: 1092'

Topographic Survey Model

Center of Model
85TH AVE & NORTHERN
PEORIA, AZ 85345
ID:AP94091



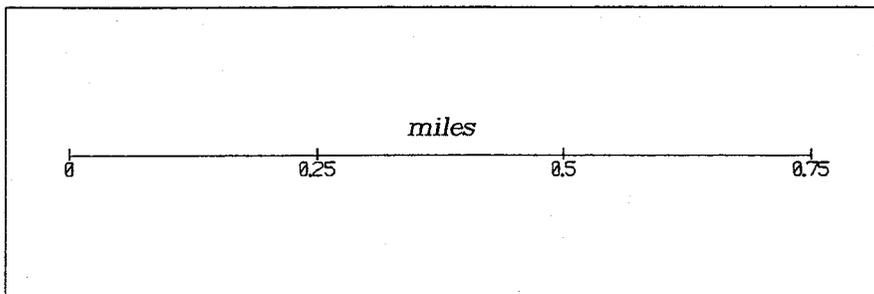


Subject Property

Address: 85TH AVE & NORTHERN
 City: PEORIA
 State: AZ
 Zip: 85345
 ID: AP94091

Legend

- | | | | |
|------------|---|---------|---|
| SITE | ★ | LUST | ▲ |
| CERCLIS | + | SWLD | ▼ |
| NPL | ■ | WQARF | ■ |
| AZ-CERCLIS | ⊙ | CLUSTER | ● |



(C) 1994 NATEC Environmental Reporting Services, Ltd.
 * Map coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street map guides.

MAP KEY

The preceding map represents specific properties found in this report by a corresponding icon and reference number. If more than one site is in a small vicinity (.03 miles) a cluster is assigned to the center of the given group. An example of cluster numbering is as follows:

C1 - (3)

Where C1 indicates CLUSTER #1 and the (3) indicates a total of 3 sites in this cluster.

* Mapping information is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Sites that are not provided on the map are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

<u>Agency Ref. #</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Bearing</u>
----------------------	------------------	---------------------	----------------

QUICK REFERENCE LIST

This report provides a brief list of site information in a sorted by address format for quick and convenient reference when performing on site inspections.

<u>Site</u>	<u>Address Number</u>	<u>Street Name</u>	<u>Page.</u>	<u>Bearing</u>	<u>Agency</u>	<u>Map Ref.</u>
	85	AVE			SUBJECT	SP
			12		HOME RA	N/A
			12		HOME RA	N/A
			13		HOME RA	N/A
INTEL			11		WQARF	N/A
ALLIED		T R SEC	8		SWLD	N/A
APS		T R SEC	9		SWLD	N/A
BOOTHILL		T R SEC	9		SWLD	N/A
GOODYEAR SUMP #4		T R SEC	9		SWLD	N/A
PERRY LANE METHANE		T R SEC	10		SWLD	N/A
RAY ROAD VAL VISTA		T R SEC	10		SWLD	N/A
DUOGRAPHICS	8556	N 78TH AVE	14	1.0 NE	DRYWELL	N/A
TRIANGLE SHEETMETAL, INC	8555	N 79 AVE	17	0.9 NE	AZ-SARA	N/A
PEORIA CITY OF	8850	N 79TH AVE	4	1.0 NE	RCRA	N/A
DIRECT LINE EXPRESS INC	8139	N 83RD AVE	3	0.3 NE	RCRA	N/A
LABATO TRUCKING	8027	W NORTHERN AVE	4	0.6 SE	RCRA	N/A
MCCLUSKEYS DAIRY FARM	9219	W NORTHERN AVE	4	0.9 SW	RCRA	N/A
ARIZONA AGROCHEMICAL CO		RTE 1 BOX 508	5		RCRA	N/A

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

CERCLIS

The information contained in this report is the current database provided by the E.P.A. list as of January, 1994.

The U.S. Environmental Protection Agency (E.P.A.) has compiled this list of contaminated properties for designation under the Federal Superfund Program pursuant to the *Comprehensive Environmental Response Compensation and Liability Act (CERCLA)*. These sites represent environmental concern for the discharge of hazardous materials by hazardous waste generators, treatment and storage facilities, and hazardous waste disposal sites.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

The NATEC database listing as of this date indicates no locations within a one half mile radius of the subject property.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

NPL

NATIONAL PRIORITY LIST

The information contained in this report is the current database provided by the E.P.A. list as of January, 1994.

The Environmental Protection Agency has compiled this list from the designated CERCLIS list. The NPL sites are prioritized as to their significant risk to human health and the environment. The list targets those sites to receive remedial funding under the *Comprehensive Environmental Response Conservation and Liability Act (CERCLA)*. The NPL lists the nation's highest priority sites for remedial action. Only NPL sites can receive CERCLA funding.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

The NATEC database listing as of this date indicates no locations within a one mile radius of the subject property.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

RCRA

RESOURCE CONSERVATION AND RECOVERY ACT

The information in this report is the current database provided by the E.P.A. as of October, 1993.

Under the Resource Conservation and Recovery Act, the Environmental Protection Agency compiles this list classification of generators of hazardous waste materials. Generators in this classification are required to have U.S. E.P.A. I.D. numbers on all waste manifest disposal records. This list is inclusive of, but not limited to: transporters, conditionally exempt small quantity generators, small quantity generators, large quantity generators, treatment/storage/disposal facilities, burner/blenders, transporters, and handler violations.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

FACILITY DATA

Distance: 0.3 mile Northeast
Map Ref.#: Not mapped.
Facility ID: AZD982514499
Facility Name: DIRECT LINE EXPRESS INC
Contact: ENVIRONMENTAL MANAGER 602/878-6193
Address: 8139 N 83RD AVENUE
City, State, Zip: PEORIA, AZ 85345
Date of Existence: N/A
Transporter: Handler transports wastes, but commercial status is unknown
Generator: Not a generator, verified.
Burner/Blender: Unverified
TSD: Unverified
This handler has been verified as:
Unknown - no verification flags are set.
This handler has violations outstanding for:
No violations reported.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

RCRA FACILITY DATA CONTINUED

Distance: 0.6 mile Southeast
Map Ref.#: Not mapped.
Facility ID: AZD982035537
Facility Name: LABATO TRUCKING
Contact: N/A
Address: 8027 W NORTHERN AVE
City, State, Zip: GLENDALE, AZ 85303
Date of Existence: N/A
Transporter: Unverified
Generator: Not a generator, verified.
Burner/Blender: Unverified
TSD: Unverified
This handler has been verified as:
Unknown - no verification flags are set.
This handler has violations outstanding for:
No violations reported.

Distance: 0.9 mile Southwest
Map Ref.#: Not mapped.
Facility ID: AZD982035511
Facility Name: MCCLUSKEYS DAIRY FARM
Contact: N/A
Address: 9219 W NORTHERN AVE
City, State, Zip: GLENDALE, AZ 85305
Date of Existence: N/A
Transporter: Unverified
Generator: Not a generator, verified.
Burner/Blender: Unverified
TSD: Unverified
This handler has been verified as:
Unknown - no verification flags are set.
This handler has violations outstanding for:
No violations reported.

Distance: 1.0 mile Northeast
Map Ref.#: Not mapped.
Facility ID: AZD983479155
Facility Name: PEORIA CITY OF
Contact: LARRY FUDURICH 602/412-7430
Address: 8850 N 79TH AVE
City, State, Zip: PEORIA, AZ 85345
Date of Existence: N/A
Transporter: Unverified
Generator: Small Quantity Generator
Burner/Blender: Unverified
TSD: Unverified
This handler has been verified as:
a small quantity generator (100-1000kg/month) under RCRA.
This handler has violations outstanding for:

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

RCRA FACILITY DATA CONTINUED

No violations reported.

Facility ID: AZD000632786
Facility Name: ARIZONA AGROCHEMICAL CO
Contact: ENVIRONMENTAL MANAGER 602/243-2711
Address: RTE 1 BOX 508
City, State, Zip: PEORIA, AZ 85345
Date of Existence: N/A
Transporter: Handler transports wastes, but commercial status is unknown
Generator: Large Quantity Generator
Burner/Blender: Unverified
TSD: Unverified
This handler has been verified as:
a transporter of wastes subject to RCRA regulation.
This handler has violations outstanding for:
No violations reported.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

CERCLIS

(ARIZONA)

The information contained in this report is the current database provided by the E.P.A. list as of August, 1993.

The U.S. Environmental Protection Agency (E.P.A.) has compiled this list of contaminated properties for designation under the Federal Superfund Program pursuant to the *Comprehensive Environmental Response Compensation and Liability Act (CERCLA)*. These sites represent environmental concern for the discharge of hazardous materials by hazardous waste generators, treatment and storage facilities, and hazardous waste disposal sites.

In addition to the sites listed by E.P.A., the Arizona Department of Environmental Quality, Office of Waste Programs has included sites under Arizona CERCLA Information and Data System (ACIDS). This consists of locations subject to investigation concerning possible contamination of soil, surface water or ground water. If the site has been evaluated a Preliminary Assessment date is indicated.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

The NATEC database listing as of this date indicates no locations within a one half mile radius of the subject property.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

LUST

LEAKING UNDERGROUND STORAGE TANKS

The information in this report is the current list prepared by the Arizona Department of Environmental Quality in Phoenix as of September, 1993.

The Arizona Department of Environmental Quality in Phoenix provides a list of all leaks of hazardous substances from underground tanks. This database provides information on contamination case types.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

The NATEC database listing as of this date indicates no locations within a one half mile radius of the subject property.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

SWLD

SOLID WASTE LANDFILLS AND DUMPS

The information in this report is the current list prepared by the Arizona Department of Environmental Quality as of July, 1992.

This list is maintained by The Arizona Department of Environmental Quality, Office of Waste Programs, and Solid Waste Unit.

It includes:

MSWLF	Municipal Solid Waste Landfills
RLF	Rubbish Landfills
PSWLF	Private Solid Waste Landfills
CSWLF	Closed Solid Waste Landfills
CSWOD	Closed Solid Waste Dumps

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

FACILITY DATA

Site: ALLIED
Address: T , R , SEC. 1/4:
City,State,Zip: AZ
Type: CRLF

Operator

Name: CALMAT OF ARIZONA
Address: 1801 EAST UNIVERSITY
City,State,Zip: PHOENIX AZ 85072
Phone: -/ --

Landowner

Name: CALMAT OF ARIZONA
Address: 1801 EAST UNIVERSITY
City,State,Zip: PHOENIX AZ 85072
Phone: -/ --

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

SWLD FACILITY DATA CONTINUED

Site: APS
Address: T , R , SEC. 1/4:
City,State,Zip: AZ
Type: RLF

Operator

Name: PALO VERDE N GEN. STAT
Address: PO BOX 5399
City,State,Zip: PHOENIX AZ 85072
Phone: 602-/39-3-50

Landowner

Name: PALO VERDE N GEN. STAT
Address: PO BOX 5399
City,State,Zip: PHOENIX AZ 85072
Phone: 602-/39-3-50

Site: BOOTHILL
Address: T , R , SEC. 1/4:
City,State,Zip: AZ
Type: CSWLF

Operator

Name:
Address:
City,State,Zip:
Phone: -/ --

Landowner

Name:
Address:
City,State,Zip:
Phone: -/ --

Site: GOODYEAR SUMP #4
Address: T , R , SEC. 1/4:
City,State,Zip: AZ
Type: CSWLF

Operator

Name:
Address:
City,State,Zip:
Phone: -/ --

Landowner

Name:
Address:
City,State,Zip:
Phone: -/ --

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

SWLD FACILITY DATA CONTINUED

Site: PERRY LANE METHANE
Address: T , R , SEC. 1/4:
City,State,Zip: AZ
Type: CSWLF

Operator

Name:
Address:
City,State,Zip:
Phone: -/ --

Landowner

Name:
Address:
City,State,Zip:
Phone: -/ --

Site: RAY ROAD VAL VISTA
Address: T , R , SEC. 1/4:
City,State,Zip: AZ
Type: CSWLF

Operator

Name:
Address:
City,State,Zip:
Phone: -/ --

Landowner

Name:
Address:
City,State,Zip:
Phone: -/ --

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

WQARF

WATER QUALITY ASSURANCE REVOLVING FUND

The information in this report is the current list prepared by the Arizona Department of Environmental Quality as of June, 1992.

This list is maintained by The Arizona Department of Environmental Quality (ADEQ), Remedial Projects Section. It describes location and remedial action being taken on WQARF sites, Military installations including Federal Superfund sites, non-military Superfund sites, and Superfund Amendments and Re-authorization ACT (SARA) sites.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

FACILITY DATA

ID: INT
Site: INTEL
Address:
City,State,Zip: AZ
Water Quality: AZWQ-023
Category: WQARF-VOLUNTARY

HOME RADON SURVEY

CONDUCTED BY THE ARIZONA RADIATION REGULATORY AGENCY (ARRA)

The information in this report is the current list prepared by the Arizona Radiation Regulatory Agency as of January, 1992.

This survey was conducted in two phases.

Phase I: Based on population density, a survey was conducted during the winter and spring of 1987-88. This consisted of placing charcoal canisters in the lowest livable level of homes for 48 hours. 2,079 canisters were returned and evaluated.

Phase II: Based on geological considerations and areas not included in Phase I, an additional survey was conducted during the winter and spring of 1988-1989. 1,119 canisters were returned and evaluated. This list indicated the highest, lowest and average radon level found for each City-Zip code unit. All results are in picoCuries/liter.

According to the E.P.A. 4 picoCuries/liter is the level at which action should be taken to reduce radon exposure risks.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

FACILITY DATA

Phase 1 total survey samples analyzed for this zipcode: 10
Phase 1 High: 5 picoCuries/liter
Phase 1 Low: 0 picoCuries/liter
Phase 1 Avg: 2 picoCuries/liter
Phase 2 total survey samples analyzed for this zipcode: 5
Phase 2 High: 2 picoCuries/liter
Phase 2 Low: 1 picoCuries/liter
Phase 2 Avg: 2 picorCuries/liter
City,State,Zip: GLENDALE AZ 85303

Phase 1 total survey samples analyzed for this zipcode: 26
Phase 1 High: 3 picoCuries/liter
Phase 1 Low: 1 picoCuries/liter
Phase 1 Avg: 1 picoCuries/liter
Phase 2 total survey samples analyzed for this zipcode: 8
Phase 2 High: 5 picoCuries/liter
Phase 2 Low: 1 picoCuries/liter
Phase 2 Avg: 2 picorCuries/liter

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

RADON SURVEY FACILITY DATA CONTINUED

City,State,Zip: PEORIA AZ 85345

Phase 1 total survey samples analyzed for this zipcode: 0

Phase 1 High: 0 picoCuries/liter

Phase 1 Low: 0 picoCuries/liter

Phase 1 Avg: 0 picoCuries/liter

Phase 2 total survey samples analyzed for this zipcode: 1

Phase 2 High: 1 picoCuries/liter

Phase 2 Low: 1 picoCuries/liter

Phase 2 Avg: 1 picorCuries/liter

City,State,Zip: GLENDALE AZ 85345

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

DRYWELL REGISTRATION

The information in this report is the current list prepared by the Arizona Department of Environmental Quality as of July, 1992.

Registration is handled by the Arizona Department of Environmental Quality, Plan Review and Permit Section.

A Drywell is defined as a hole in the ground for storm water disposal only.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

FACILITY DATA

Distance: 1.0 mile Northeast
Map Ref.#: Not mapped.
Site: DUOGRAPHICS
Address: 8556 N 78TH AVE
City,State,Zip: PEORIA AZ 85345
Wells: 1
Township: 03N
Range: 01E
Section: 35
Quarter Section:

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

UST

UNDERGROUND STORAGE TANKS

The information in this report is the current list prepared by the Arizona Department of Environmental Quality as of December, 1993.

The Arizona Department of Environmental Quality in Phoenix provides a list of all permitted underground tanks containing hazardous substances. This database provides information on all registered underground storage tanks.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

The NATEC database listing as of this date indicates no locations within a one half mile radius of the subject property.

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

SARA TITLE III

TOXIC CHEMICAL RELEASE INVENTORY

Section 313 of the Emergency Planning and Community Right to Know Act (Title III of the Superfund Amendments and Re-authorization Act of 1986) requires certain facilities to file an annual toxic chemical release inventory form with the United States Environmental Protection Agency and the Arizona Emergency Response Commission. Facilities are required to report releases to air, water and land. The current information was compiled from the agency published list as of March, 1994.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

FACILITY DATA

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

AZ-SARA FACILITY DATA CONTINUED

Distance: 0.9 mile Northeast
Map Ref.#: Not mapped.
Facility Name: TRIANGLE SHEETMETAL, INC
Address: 8555 N 79 AV
City and zip: PEORIA 85345

SUBJECT PROPERTY:

85TH AVE & NORTHERN
PEORIA
04/14/94 AP94091

ERNS

EMERGENCY RESPONSE NOTIFICATION SYSTEM

ERNS supports the release notification requirements of section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended; section 311 of the Clean Water Act; and sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan.

ERNS is a national database and retrieval system of Incident-Notification information, as initially reported: regarding incidents of reported releases of oil and hazardous substances. The information contained in this report combines data from the United States Coast Guard National Response Center Database with data from the 10 EPA Regions.

Information is recorded in ERNS when a release is initially reported to the federal government by any party. Most of the information in ERNS is comprised of initial notifications, supplying preliminary information on a release, and are cited as unverified data. The current information was compiled from the agency published list as of June, 1993.

* Distance coordinates are provided as a convenience only. Estimated distance is based on the mapping information provided by the U.S. Government Tiger files and may vary from local street guide maps. Elevation data is based on U.S. Geological Survey data and is limited in scope and accuracy to this source. Sites that are not provided with coordinates are generally the result of inaccurate or incomplete information provided by Federal and State government record lists.

The NATEC database listing as of this date indicates no locations on the subject property.

APPENDIX C
Site Photographs

**Appendix C
Site Photographs**

PHOTOGRAPH NO.	DESCRIPTION
1.	View of subject property from the southeast corner.
2.	View of the ditch at the south border of subject property.
3.	View of the concrete irrigation ditch at the north border of the subject property.
4.	View of 85th Avenue from the southeast corner of the subject property.
5.	View of subject property from the southern border facing northeast. In the background, a small ranch is visible.
6.	View of the small horse ranch at the west border of the subject property.
7.	View of the areas west of the subject property (small horse ranch not visible).
8.	View of the area directly north of the subject property.
9.	View of one of the horse ranches south of the subject property.
10.	View of the well on the northwest corner of 83rd Avenue and Northern Avenue (0.25 mile east of the subject property).

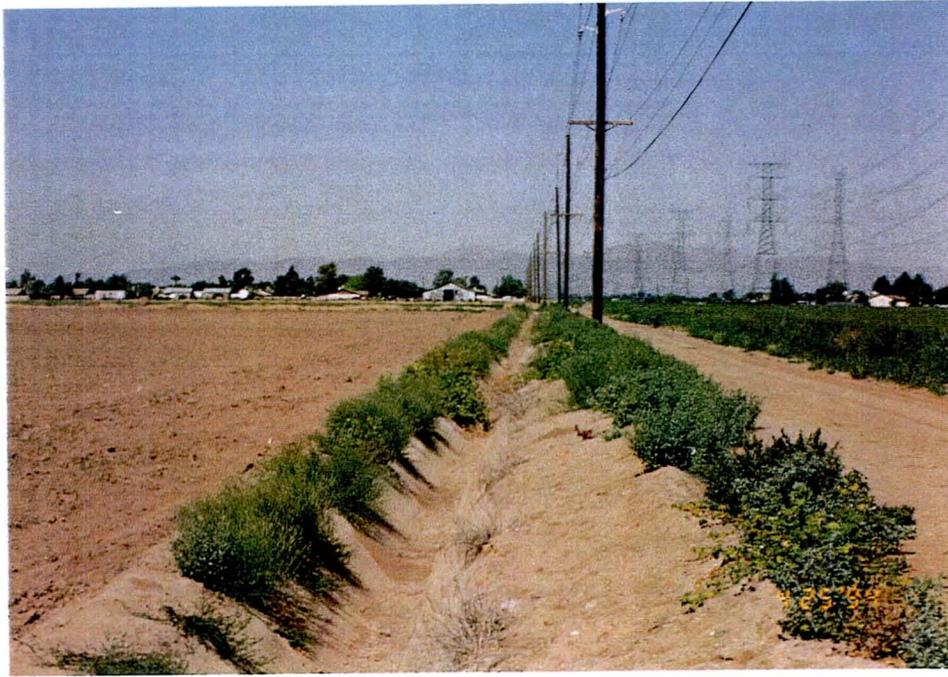
Site Photographs



Photograph #1
View of subject property from the southeast corner.



Photograph #2
View of the ditch at the south border of subject property.



Photograph #3

View of the concrete irrigation ditch at the north border of the subject property.



Photograph #4

View of 85th Avenue from the southeast corner of the subject property.



Photograph #5

View of subject property from the southern border facing northeast. In the background, a small ranch is visible.



Photograph #6

View of the small horse ranch at the west border of the subject property.



Photograph #7

View of the areas whist of the subject property (small horse ranch not visible).



Photograph #8

View of the area directly north of the subject property.



Photograph #9
View of one of the horse ranches south of the subject property.



Photograph #10
View of the well on the Northwest corner of 83rd Avenue and Northern Avenue
(0.25 mile east of the subject property).