



**Trilby Wash Detention Basin**  
**ENVIRONMENTAL SITE ASSESSMENT**  
**FOR**  
**FLOOD CONTROL DISTRICT**  
**OF**  
**MARICOPA COUNTY**

***The Environmental Service Company***



## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION AND PURPOSE	1
2.0 SITE DESCRIPTION AND INSPECTION RESULTS	1
2.1 LEGAL DESCRIPTION	6
2.2 DESCRIPTION OF ADJACENT PROPERTIES	6
2.3 SURROUNDING PROPERTY USES	6
2.4 CREEKS, DRAINAGE DITCHES AND WATERWAYS	6
2.5 DRAINS AND DRY WELLS	7
2.6 UNDERGROUND STORAGE TANKS (USTs)	7
2.7 PESTICIDE USE	7
2.8 DRUMS AND PORTABLE CONTAINER STORAGE	8
2.9 PAINT AND CHEMICAL STORAGE	9
2.10 DISCOLORED SOIL AND DISTRESSED VEGETATION	9
2.11 POLYCHLORINATED BIPHENYLS (PCBs) AND ASBESTOS	9
2.12 ASBESTOS	10
2.13 SEPTIC TANKS AND LEACH FIELDS	10
3.0 HISTORICAL PROPERTY USES	10
3.1 TOPOGRAPHIC MAP REVIEW	10
3.2 HYDROGEOLOGY	11
3.3 HISTORICAL AERIAL PHOTOGRAPH REVIEW	12
4.0 RESULTS OF AGENCY FILE REVIEW	13
5.0 CONCLUSIONS	16

## TABLE OF CONTENTS (CONT.)

	<u>SECTION</u>	<u>PAGE</u>
6.0	RECOMMENDATIONS	19
7.0	LIMITATIONS	19
<b>APPENDICES</b>		
A	SITE LOCATION MAP	
B	TOPOGRAPHIC MAPS	
C	LEGAL DESCRIPTIONS	
D	REPRESENTATIVE SITE PHOTOGRAPHS	

### EXECUTIVE SUMMARY

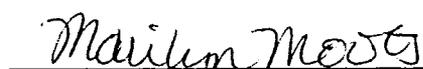
The Flood Control District of Maricopa County (FCDMC) is in the process of developing the Trilby Wash Detention Basin on their property located west of Sun City West, Arizona (hereafter Property). FCDMC has retained Exceltech, Inc. (ET) to perform a Phase I Environmental Site Assessment to evaluate the potential environmental liability associated with the Property. ET representatives performed a site investigation of the Property on March 20, 22, and 25, 1991. The assessment consisted of a drive-through and aerial investigation of the Property to locate visual evidence of contamination; a review of applicable Federal, state, and local agency files; a review of aerial photographs and topographic maps; and personal interviews.

The Property is composed of 1,300 acres of undeveloped desert land and semi-developed land that was designed to control flood waters in the area. No underground storage tanks were identified on the Property, however there are at least four USTs identified within a half mile of the Property. There was no visual evidence of illegal dumping of hazardous materials or waste. However, there are several areas on which illegal domestic garbage dumping has taken place. There were numerous empty, rusted 55-gallon drums identified at various locations on the Property. All of the drums inspected were empty and had no labels. The Town of Surprise former WQARF site is located within five miles of the Property. There are a few isolated areas of land still under cultivation around the Property. It is possible that there is pesticide run-off into the Trilby Wash Basin and a high potential for ground water contamination. Measurable amounts of agricultural chemicals and fertilizers may exist in Trilby Wash and in the areas behind McMicken Dam. No visual evidence was found that would indicate that agricultural pesticides have been abandoned or misused on the Property. The environmental liability associated with the Property is considered low, since the Property will not be developed for commercial or residential use.

Drafted By:

Reviewed By:

  
\_\_\_\_\_  
Janice Petticrew  
Biologist

  
\_\_\_\_\_  
Marilyn Moots  
Manager, Assessments, Compliance, & Training

## **1.0 INTRODUCTION AND PURPOSE**

The Flood Control District of Maricopa County (FCDMC) is in the process of developing the Trilby Wash Detention Basin on their property located west of Sun City West, Arizona. FCDMC has retained Exceltech, Inc. (ET), to perform a Phase I Environmental Site Assessment to evaluate the potential environmental liability associated with the property located in the Trilby Wash Detention Basin between Greenway Road and Happy Valley Road, north and west of Sun City West, in Maricopa County, Arizona (hereafter Property).

The assessment consisted of a drive-through investigation of the Property to locate visual evidence of contamination; an aerial reconnaissance of the Property to further locate visual evidence of contamination; a review of applicable Federal, state, and local agency files; personal interviews; and a review of aerial photographs and topographic maps. The Property is identified in Appendices A and B; Site Location Map and Topographic Maps. The legal descriptions for the Property parcels are included in Appendix C. Included in Appendix D are representative site photographs. This report documents the findings of the assessment.

## **2.0 SITE DESCRIPTION AND INSPECTION RESULTS**

ET representatives performed an on-site investigation of the Property on March 20, 22, and 25, 1991. On March 22, 1991, ET representatives also conducted an aerial reconnaissance of the Property by airplane to identify areas of possible contamination requiring further investigation. The Property is composed of undeveloped desert land and semi-developed land, that was designed to control flood waters in the area. The Property is approximately 1,300 acres in size and stretches along the length of Trilby Wash. The southern boundary of the Property is Greenway Road and the northern boundary is Happy Valley Road. The eastern boundary of the Property is El Mirage Road and the western boundary is Jackrabbit Trail. Grand Avenue intersects the Property at the southwest corner of Section 18, Township 4 North, Range 1 West (T4N, R1W), from a southeast to northwest direction. The Property is located along Trilby Wash in the

following Sections: T3N, R2W - Section 4; T4N, R2W - Sections 23, 26, and 27; T4N, R1W - Sections 8, 9, 10, 14, and 18.

Overhead power lines cross the Property just south of Grand Avenue in an east to west direction. Various types of desert vegetation were identified on the Property, such as Mesquite and Palo Verde trees; Creosote shrubs; Saguaro, Prickly Pear and Cholla cacti; Globe Mallow; and other smaller herbaceous plants and grasses. There is evidence of many different types of desert and riparian wildlife on the Property. McMicken Dam is located near the Property, southwest of Grand Avenue in Section 13 of T4N, R2W, as shown in the Site Location Map included as Appendix A. Various structures were identified on the Property in Sections 9, 10, and 18 of T4N, R1W, such as buildings and residential trailers.

There is evidence of motorcycle paths in Sections 9 and 10 of T4N, R1W, on the Property. No areas of surface staining or discolored soils were visually identified on the Property. The vegetation did not appear stressed, and no areas of distressed vegetation that is usually associated with hazardous waste disposal were identified.

There were several areas identified on the Property where dry washes, that carry runoff from the surrounding area, cross the Property to drain into Trilby Wash. Small areas of ponded water were identified at various locations behind McMicken Dam along the Property at the time of the assessment. There was no visible evidence of dead or oxygen deficient fish or other wildlife in the areas of the ponded water. Additionally, there was no visible evidence of organic globules or an oily sheen in or on the water.

#### **Section 9, of T4N, R1W**

Located at the northwest end of the Property is a small, circular race track. The track is paved with asphalt and there are tires surrounding the entire track. East of this track is a small landing strip for airplanes with a red painted building at the west end. The building is in a state of disrepair. There is a well for water and a small outhouse. There were two 5-gallon paint cans and two of 55-gallon drums that are rusted and empty identified near the building. One of the empty 55-gallon drums was labeled as methyl ethyl ketone.

Located south of the Property is a second landing strip. Dumping of domestic garbage was identified near this landing strip, but no drums that could potentially contain hazardous materials were visually observed. At the west end of the landing strip is a house that has been abandoned. The inside of the house has been stripped and vandalized. The house is a wood frame with stucco on the exterior, gypsum dry-wall interior walls, and has a concrete floor, as shown in the Site Photographs included as Appendix D. A shed-type structure is located west of the house and is constructed of wood and a concrete floor. There is an above ground storage tank for water near a well located east of the house. There is a transformer on a concrete pad near the well, that has a dark oily-type of stain on the concrete pad indicating that the transformer may have leaked in the past, as shown in the Site Photographs included as Appendix D. A second pad-mounted transformer is located west of the house. This transformer did not show signs of having leaked dielectric fluid.

#### **Section 10, of T4N, R1W**

Padelford Wash crosses the west end of the Property, from the north to the south. Along the northern border is a residential trailer east of Padelford Wash. The trailer was occupied at the time of the investigation. Areas of domestic dumping surrounded the trailer. There is some evidence of domestic garbage dumping along Padelford wash such as food cans, tires, etc., on the Property.

Dump Area No. 2 is located south of the Property. The dump contains garbage from domestic dumping and it follows along Padelford Wash. Farther south along Padelford Wash is an area of disturbance designated as Disturbance Area No. 1, and is illustrated in the Site Photographs in Appendix D. A magnetometer scan of this area was conducted and no buried metallic debris was identified. The surface disturbance was similar to an area where a front-end loader had scraped the surface down approximately 6 to 12 inches.

#### **Section 14, of T4N, R1W**

The west half of Section 14 is composed of the Bodine Citrus Grove. At the northeast corner of the grove is a trench, designated as Dump Area No. 3, where 55-gallon drums are being dumped. Refer to Appendix D, Site Photographs, for illustrations of the

dumping. The trench was not accessible for investigation at the time of the assessment. There are several 55-gallon drums of unknown contents in the trench. Most of the drums are rusty, open-ended and appear to be empty. At the north end of the trench are three large pole-mounted type of transformers sitting on the ground. The transformers did not appear to be leaking, as shown in the Site Photographs in Appendix D. South of the trench is an area where the following is stored: smudge pots, pesticide and fertilizer sprayers, and some more 55-gallon drums of unknown contents. Refer to Appendix B, Topographic Maps, for the location of Dump Area No. 3.

Approximately 500 yards south and west of Dump Area No. 3 is an area designated as Disturbed Area No. 2. This area has been scraped by a front end loader of some type down 6 to 12 inches. A magnetometer scan of this area did not identify any buried metallic debris. A photograph of Disturbed Area No. 2 is illustrated in Appendix D, Site Photographs.

Dump Area No. 4 is located at the center point of Section 14. This is an area where dead citrus cuttings have been dumped along with irrigation piping, and a few rusted, empty, 55-gallon drums and 5-gallon cans. Locations of Dump Area No. 4 can be seen in the Topographic Maps contained in Appendix B.

### **Section 18, of T4N, R1W**

The following businesses are located in the southwest corner of this section : Union 76 Self-Serve Mart, Old Father Saloon, Homer's Garage, and a feed store. There are four underground storage tanks at the Union 76 station. The Old Father Saloon is in an old building that was formerly a gasoline station. Homer's Garage is an automotive repair shop. There are four houses on the Property; an area of dumping, designated as Dump No. 1 on the Topographic Map in Appendix B; and dirt roads crossing the Property. Located approximately one mile south of the Property are some old structures with piles of garbage, tires, and empty, rusted 55-gallon drums surrounding them.

House No. 1, as shown on the Topographic Map in Appendix B, has a house and a guest house. There is a pool and a pump house (well). There is a horse shed and corral located

north of the house that is constructed of wood. The power pole north of the house has a pole-mounted transformer. The house was occupied at the time of the investigation.

House No. 2 is a small house and a larger house. There are two other abandoned structures that are falling down in ruin. There are three pole-mounted transformers next to the large and small houses. These houses were occupied at the time of the investigation.

Dump Area No. 1 is located at the west end of the Property. The area has been used for dumping domestic garbage. There are several 55-gallon drums in this area. All of the drums are open ended drums that are rusted and empty with no labels. Also identified in the area are old car bodies and parts, lumber, and three to four 5-gallon cans that are empty and rusted with no identification. A photograph of Dump Area No. 1 is contained in Appendix D.

Located south of the Property are several other buildings and a large pile of old, used tires. Several of the buildings are falling down. All of the buildings are abandoned and are all constructed of wood. No asbestos samples were collected. There are two yellow 55-gallon drums that are empty but have labels. The labels read: B1A 784 227; Burke Res-X; concrete curing compound; petroleum distillates; Burke Co., 2655 Campus Drive, San Mateo, California, 94403; 415-349-7600. The location of this area is shown on the Topographic Maps in Appendix B, and on aerial photographs of the area contained in Appendix D.

### **Section 23, of T4N, R2W**

There is an area where construction debris has been dumped near the ponded water on the Property in the southeast corner of Section 23. The debris consists mostly of concrete slabs. There is an abandoned ranch northeast of Bench Mark No. 1334, as designated on the Topographic Map in Appendix B. There is some domestic dumping around this ranch, however, the ranch is not located on the Property.

## **2.1 LEGAL DESCRIPTION**

The Property is identified by the following Assessors Parcel Numbers: TW7F, TW14F-1, TW16F, TW19F-1, TW19F-2, TW20F, TW22F, TW35F, TW38F, TW42F, TW44F, TW45F, TW46F, TW47F, TW48F, TW49F, TW53F-1, TW53F-2, and TW53F-3. A complete legal description for each of the parcels is included in Appendix C of this report.

## **2.2 DESCRIPTION OF ADJACENT PROPERTIES**

The Property is bordered along the north in T4N, R1W by the Beardsley Canal. The abandoned Luke Auxiliary Air Field Number 2 is located directly north of Section 18, T4N, R1W. North of Section 8, T4N, R1W is Bunker Peak and Lake Bonita. West of Section 10, T4N, R1W is an Arizona Public Service (APS) Substation. In the western portion of Section 14 is the Bodine Family citrus grove. Sun City West is located in the southern portion of T4N, R1W. The Town of Surprise is located south and east of the Property. McMicken Dam is located northeast of Section 23, T4N, R2W. The White Tanks Mountain Regional Park is located west of the Property.

## **2.3 SURROUNDING PROPERTY USES**

Surrounding property use is mainly undeveloped desert land. The Trilby Wash Detention Basin and McMicken Dam were developed to control flood waters in the area. The properties to the south, i.e. Sun City West, are residential. There are isolated areas of agricultural crop production around the Property.

## **2.4 CREEKS, DRAINAGE DITCHES AND WATERWAYS**

Run-off from the surrounding areas, empty into the Trilby Wash Detention Basin and then into the Agua Fria River. The western portion of the Property diverts water to Trilby Wash and McMicken Dam. The Beardsley Canal parallels the Property along its length. The Canal parallels the eastern boundary of the Property south of Grand Avenue. North of Grand Avenue, the canal forms the northern boundary of the Property only in Section 18, T4N, R1W. McMicken Dam and the Trilby Wash Levee are constructed of

compacted dirt. The Levee forms the eastern boundary of the Property south of Grand Avenue, and the southern boundary of the Property north of Grand Avenue.

## **2.5 DRAINS AND DRY WELLS**

The main source of water for the Property is groundwater from wells. There were no drains or dry wells visually observed on the Property. A review of the Dry Well Registry did not disclose any dry wells registered for the Property.

## **2.6 UNDERGROUND STORAGE TANKS (USTs)**

A review of the Arizona Department of Environmental Quality (ADEQ) Underground Storage Tank (UST) registration list did not identify any underground storage tanks registered for the Property. No indication of past or present use of underground storage tanks was visually observed on the Property. No fill or vent pipes or evidence of fill or vent pipes were visually observed on the Property. A Phillips 76 Self-Serve Mart is located within a mile of the Property in the southwest corner of Section 18, T4N, R1W. There are four USTs located at this station: one diesel tank and three gasoline tanks. Review of the Leaking Underground Storage Tank (LUST) list for these tanks did not identify evidence of product leaking from the tanks or pipelines. The Old Father Inn is located next to the Union 76 station. This building was formerly a gasoline station. During the investigation of this property, the old fuel island and a vent pipe for a tank were identified. Review of the UST and LUST lists did not show any registered or leaking tanks for the Old Father Inn property.

## **2.7 PESTICIDE USE**

No evidence was found which would indicate 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 areas on, and surrounding the Property, contain traces of dichlorodiphenyltrichloroethane (DDT) and dibromochloropropane (DBCP) 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 many years after the initial

application. Citrus groves are located within one mile south of the Property. Application of pesticides and fertilizers could potentially have contributed contamination to the Property, however, surface run-off is in a south eastern direction away from the Property. The Town of Surprise, in 1989, requested WQARF site funding for a site located five miles south of the Property. The major groundwater contaminant reported is DBCP. The Town of Surprise has since cancelled their request for funding. ET conducted a telephone interview with Herschel Morrow, City Development Director for the Town of Surprise. Mr. Morrow informed ET that the funding was requested for cleanup of one water well owned by a private Co-Op. The status of the project is that no cleanup has been conducted to date, but will begin sometime in the future.

There are areas of land under cultivation around the Property. Pesticide applications continue, and it is possible that there is pesticide run-off into the Trilby Wash Basin. There is not the over application of chemicals today as there has been in the past. Today applicators are licensed, and many of the chemicals used have a shorter residual effect on the soil and have a half life of 1 to 90 days. Because the drainage from surrounding areas drain into the Trilby Wash Basin, it is likely that measurable amounts of agricultural chemicals and fertilizers exist in the Wash and in the area behind McMicken Dam.

## **2.8 DRUMS AND PORTABLE CONTAINER STORAGE**

There were numerous rusty and empty drums identified on the Property in the areas of dumping and around the structures. Most of the drums have no identification markings. One 55-gallon drum located in Section 9 of T4N, R1W near the landing strip on the Property was labeled as having contained methyl ethyl ketone. However, the drum was empty. This drum is shown in the Site Photographs in Appendix D. There were two yellow 55-gallon drums, labeled as having contained Burke Res-X, that were also empty. The Burke Res-X is a type of concrete curing compound. These two drums were located south of Dump Area No. 1 near the buildings south of the Property, in Section 18 of T4N, R1W, as shown in the Topographic Maps contained in Appendix B.

## **2.9 PAINT AND CHEMICAL STORAGE**

There was no evidence of paint and chemical storage on the Property. At the landing strip south of the Property in Section 9, T4N, R1W, there were two empty 5-gallon paint cans identified.

## **2.10 DISCOLORED SOIL AND DISTRESSED VEGETATION**

No areas of discolored soil or distressed vegetation, indicative of chemical use or misuse, were visually identified on the Property.

## **2.11 POLYCHLORINATED BIPHENYLS (PCBs)**

A total of nine transformers were identified during the on-site investigation of the Property. Four pole-mounted transformers were identified on the Property near the buildings in Section 18 of T4N, R1W. These four transformers did not exhibit signs of leakage, however, close examination was not possible at the time of the investigation due to the properties being occupied. Five other transformers were identified near but not on the Property. There were three pole-mount type of transformers identified sitting on the ground near Dump Area No. 3 by the citrus grove in Section 14 of T4N, R1W. These transformers did not show evidence of leaking. The last two transformers identified near the Property were located near the landing strip south of the Property in Section 9 of T4N, R1W. These were large pad-mounted transformers. One transformer is located near the well and the second transformer is near the house. The transformer near the well had a dark stain, similar to an oil stain, on the concrete pad that may indicate that the transformer has been leaking. A photograph of this transformer is included in Appendix D. The identification number on this transformer is W9612. The transformer is the property of the Arizona Public Service Company (APS).

APS was contacted by telephone and ET spoke with Mr. Jim McBride, of the Environmental Department. Mr. McBride informed ET that any transformers owned by APS that contain PCBs and have leaked, are the responsibility of APS and they will clean up any contamination caused by them.

ET also conducted a telephone interview with Mr. Jerry Johnson, who is responsible for servicing the transformers around the Sun City West area. Mr. Johnson informed ET that most of the APS transformers have been tested. Mr. Johnson searched his records for information concerning the PCB content of the transformer numbered W9612 and informed ET that APS had no record of the PCB content of this transformer.

### **2.12 ASBESTOS**

No asbestos survey of the structures were conducted at the time of the investigation. ET was unable to gain access to the occupied buildings and trailers located on the Property. The abandoned buildings were constructed of wood and no suspect materials were readily visible, however, the buildings were too unstable to safely investigate.

### **2.13 SEPTIC TANKS AND LEACH FIELDS**

The buildings located on the Property will have some type of septic system and possibly leach fields associated with them. Some of the residences may have out-houses instead of a septic tank. Since the residences were occupied at the time of the investigation ET was unable to determine what type of sewage disposal each residence had. There are no city sewer facilities available on the Property.

## **3.0 HISTORICAL PROPERTY USES**

### **3.1 TOPOGRAPHIC MAP REVIEW**

A review was made of the Property location as shown on the McMicken Dam and Calderwood Butte 7.5 minute topographic quadrangles, U. S. Geological Survey (1957; photorevised, 1981), see Appendix C. The Property consists of six separate areas along the Trilby Wash Detention Basin and McMicken Dam Outlet Cannel, located in portions of Sec. 4, T3N, R2W; Secs. 23, 26, and 27, T4N, R2W, and Secs. 8, 9, 10, 14, and 18, T4N, R1W.

The Property is situated in a rural and agricultural setting 2.5 to 9 miles northwest and west of Sun City West, Arizona. The area of study constitutes approximately 1,300 acres. The region is located on a broad alluvial plain with a regional slope of approximately 30 feet per mile to the southwest. The Property generally parallels the land contours with an overall relief of 100 feet from west to east over a length of approximately 12 miles. The Property is bounded on the west by the White Tank Mountains and on the east by the Agua Fria River.

The southwestern boundary of the Property consists of an earthen levee which represents the southern boundary of the Trilby Wash Detention Basin and the McMicken Dam Outlet Channel. This levee acts to detain and divert intermittent runoff from an approximately 270 square mile watershed of Trilby Wash and other drainages on a broad alluvial plain to the northwest situated between the White Tank Mountains and the Hieroglyphic Mountains.

Other improvements and development on the Property include the McMicken Dam, gauging stations located in Section 18, T4N, R1W and Section 27, T4N, R2W. Six small buildings are located on the Property in Section 18, T4N, R1W. Grand Avenue (US Route 60/89) and the Atchinson Topeka and Santa Fe railroad cross the Property on Section 18, T4N, R1W. Several unimproved dirt roads enter the property from the north. A small dirt landing strip and paved oval race track are located in Section 9, T4N, R1W.

### **3.2 HYDROGEOLOGY**

The Property lies within the West Salt River sub-basin of the Phoenix Active Management Area. This is an alluvial basin which receives sediments from the surrounding mountains. Major sediment transport occurs in the channels of the Salt, Gila, and Agua Fria rivers and their tributaries. The hydrogeologic setting is characterized by moderate to low topographic relief and thick deposits of interbedded sand, silt and clay with discontinuous lenses of coarser sand and gravel. The groundwater in the basin alluvium serves as an important source of water for local agriculture and the Metropolitan Phoenix municipal water supplies. The alluvial deposits are underlain by sedimentary, metamorphic and igneous rocks which typically

do not yield significant quantities of water. Recharge is limited throughout most of the area by low precipitation and intermittent flow in ephemeral rivers and streams.

A review of the local hydrology of the Property was made with reference to Reeter and Remick (1986)<sup>1</sup>. No wells are listed as being located on the Property itself. However, nineteen water wells are located within a half mile of the property boundaries. The depth to groundwater varies from 500 feet at the upstream (southwest) end of the Property to 300 feet at the downstream end near the Agua Fria River. The Hydrologic gradient is relatively steep, approximately 0.0189 to 0.0284 to the southwest on the western half of the Property and more gradual, approximately 0.0081 to the south and 0.0142 to the southwest on the eastern half of the Property.

### 3.3 HISTORICAL AERIAL PHOTOGRAPH REVIEW

Aerial photographs were reviewed at the Arizona Department of Transportation Photogrammetry and Mapping Services to determine the existence of hazardous substances on the Property. Two topographic maps of the Property in Sections 18 and 9 of T4N, R1W, were reviewed.

The first photograph, dated January 29, 1989, had the following identification: 1-29-89, 1"=4000', 2715, 8-12. There were buildings north of the Beardsley Canal in Section 18. The abandoned Luke Air Force Base Axillary Field No. 2 was present to the north of Section 18. The businesses in the southwest corner of Section 18 were all present including the Union 76 gasoline station. Dump Area No. 1 was present along the levee channel. Both landing strips in Section 9 were visible with the buildings near them. The race track was also present in Section 9. The Property basically appears as it does today.

---

<sup>1</sup> Reeter, R. W., and Remick, W. H., 1986, Maps showing groundwater conditions in the West Salt River, East Salt River, Lake Pleasant, Carefree and Fountain Hills sub-basins of the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona -- 1983, ADWR Hydrologic Map Series Report No. 12.

The second photograph, dated January 16, 1963, had the following identification: 1-16-63, 1'=2500', 163, 1-21. The abandoned Luke Axillary Field No. 2 was present. There were two houses on the Property in Section 18. There was no visible sign of dumping near these houses; Dump Area No. 1 was not present. Both landing strips and the associated buildings were not present. The Homer's Garage building, located in the southwest corner of Section 18, was present in 1963. The Union 76 station and the Old Father Saloon were not present. The Property was mainly undeveloped desert. The Beardsley Canal and the levee channel were present as well as McMicken Dam. The race track in Section 9 was not present. The area south of the Property that is presently Sun City West was mainly farmland in the 1963 photograph.

Additionally, stereo aerial photographs were obtained from the Bureau of Land Management for the Property in Sections 8, 9, 10, 14, and 18, of T4N, R1W. There are a total of six photographs with the following identification: 10-21-77, BLM 24CN, AZ-77A. There are two sets numbered as follows: Set 1: 1-12-1, 1-12-2, and 1-12-3; and Set 2: 2-13-1, 2-13-2, and 2-13-3. In the 1977 photograph the buildings in the southwest corner of Section 18 were all present except the Union 76 station. The buildings on the Property between the Beardsley Canal and the levee in Section 18 were all present. However, Dump Area No. 1 did not appear to be present. Both landing strips were present but the buildings near these strips were not visible. The race track was present. Section 14 was all cultivated farmland. The area where Sun City West is located presently was mostly agricultural crop land in 1977.

#### 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 March 4, 1991, update of

the RCRA Database was reviewed searching by the cities of Surprise and Sun City West. The Property was not listed.

RCRA Compliance Log

The RCRA Compliance Log lists facilities that are or have been under investigation for non-compliance with RCRA regulations. The RCRA Compliance Log, March 15, 1991, update was reviewed. The Property was not listed.

Hazardous Materials Incident Logbook

This logbook documents chemical spills and incidents which are referred to the State Emergency Response Unit. This unit has been in operation since 1984. The log book was reviewed for the period 1984 to February 29, 1990. There are no references made to the Property.

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 May 1, 1990, list of WQARF Sites was reviewed. The Property is not located within a WQARF site. However, the Town of Surprise applied for WQARF funding for a site located within five miles of the Property:

Town of Surprise WQARF - The pesticide DBCP contamination of the groundwater. The application was cancelled and the Town of Surprise elected to clean up the groundwater contamination without the WQARF funding. To date, the cleanup has not started.

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 March 11, 1991, was reviewed and the following zip codes were searched: 85374, 85375, and 85382. The Property is not listed.

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 the Superfund Sites was reviewed. The Property is not located within five miles of an NPL site nor is it located in an NPL site.

List of Active Landfills

The list of Active Landfills is compiled by ADEQ and lists all active landfills in the State of Arizona. The January, 1990, list was reviewed. There are no active landfills located on the Property, but the following site is located within five miles of the Property:

Northwest Regional Municipal Solid Waste Landfill  
Located 3.5 miles west of U.S. 89 on Deer Valley Road in Section  
21 of T4N, R1W; owner/operator is Maricopa County; no liquids  
and no asbestos are dumped at this site.

Closed Solid Waste landfills (CSWLF) and Closed Solid Waste Dumps List (CSWD)

These lists are compiled by ADEQ and are updated quarterly. The lists reviewed for this Property were updated in September 1990. There are no closed solid waste landfills located on the Property, nor are there any located within five miles of the Property.

Dry well Registry

Arizona Revised Statutes require the registration of dry wells. The dry well list, dated September 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 February 5, 1990, was reviewed. The LUST list notes leaking underground storage tanks. The LUST list dated May 1, 1990, was reviewed. There are no underground storage tanks or leaking underground storage tanks

listed for the Property. However, there are USTs located within half a mile of the Property in Section 18 of T4N, R1W. The Union 76 Self-Serve Mart has four USTs. None of these four USTs were listed in the LUST list as having leaked. The Old Father Saloon is in a building that was formerly an old gasoline station. A fuel pump island is still present. There was an UST vent pipe in the back of the building. No record of any USTs were identified in either the UST or the LUST lists.

## **5.0 CONCLUSIONS**

On March 20, 22, and 25, 1991, Exceltech, Inc. (ET) performed a Phase I Environmental Site Assessment of the Flood Control District of Maricopa County Property located within the Trilby Wash Detention Basin between Greenway Road and Happy Valley Road in Maricopa County, Arizona. The Property is located along Trilby Wash in the following sections: T3N, R2W - Section 4; T4N, R2W - Sections 23, 26, and 27; T4N, R1W - Sections 8, 9, 10, 14, and 18. The assessment consisted of a physical 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 undeveloped and semi-developed land of approximately 1,300 acres in size. The region is located on a broad alluvial plain and lies within the West Salt River sub-basin of the Phoenix Active Management Area. The southwestern boundary of the Property consists of an earthen levee which represents the southern boundary of the Trilby Wash Detention Basin and the McMicken Dam Outlet Channel. This levee acts to detain and divert intermittent run-off from the Trilby Wash watershed and other drainages between the White Tank Mountains and the Hieroglyphic Mountains to the northwest. The semi-developed areas of the Property are the Trilby Wash Detention Basin and McMicken Dam that were designed to control flood waters in the area. Overhead power lines cross the Property just south of Grand Avenue in an east to west direction. Various types of structures were identified on the Property in Sections 9, 10, and 18 of T4N, R1W, such as residential houses and trailers.

Run-off from the surrounding areas, empty into the Trilby Wash Detention Basin and further on into the Agua Fria River. The main source of water for the Property is surface run-off and groundwater from wells. No drains or dry wells were identified on the Property.

No underground storage tanks (USTs) were identified on the Property. However, there are at least four USTs, at the Union 76 station, that were identified within a half mile of the Property, in the southwest corner of Section 18, T4N, R1W. None of these four tanks were not listed as leaking underground storage tanks in the LUST list. The Old Father Inn, located directly north of the Union 76 station, is a former gasoline station. Visual evidence of an old fuel island and vent pipes were identified suggesting that an UST was located at the Old Father Inn at one time. This tank was not listed in either the LUST or the UST list.

No visual evidence was found which would indicate that agricultural pesticides have been abandoned or misused on the Property. However, the surrounding property use in the past was for agricultural crops and pesticides were used extensively in Arizona since the early 1940's. There are a few isolated areas of land still under cultivation around the Property. It is possible that there is pesticide run-off into the Trilby Wash Basin and a high potential for groundwater contamination. The Town of Surprise, located south and east of the Property has reported groundwater contamination from the pesticide DBCP. It is possible that measurable amounts of agricultural chemicals and fertilizers may exist in Trilby Wash and in the areas behind McMicken Dam.

There were numerous empty, rusted 55-gallon drums identified at various locations on the Property in the designated areas of dumping illustrated in Appendix B, Topographic Maps. All of the drums inspected on the Property were empty and most of the drums had no identification on them. There was no evidence of paint and/or chemical storage identified on the Property. No areas of discolored soil or distressed vegetation, indicative of chemical use or misuse, were identified on the Property.

A total of four pole-mounted transformers were identified on the Property near the buildings located in Section 18 of T4N, R1W. These four did not exhibit any visible signs of leaking. Mr. Jim McBride, of the Arizona Public Service Company (APS)

Environmental Department, informed ET representatives that APS is responsible for any leakage of dielectric fluid from any of the transformers that APS owns.

No asbestos surveys were conducted for the structures on the Property since most of the buildings were not accessible to ET at the time of the assessment. There are no city sewer facilities available on the Property, therefore, all of the occupied as well as unoccupied buildings have some type of septic tank system and possibly leach fields associated with them. At least one out-house was identified near the landing strip located on the Property in Section 9, T4N, R1W.

Aerial photographs obtained from the Arizona Department of Transportation Photogrammetry and Mapping Service were reviewed of certain sections of the Property for the years 1989 and 1963. The 1989 photograph showed the Property much as it appears today. In the 1963 photograph fewer buildings were present in Section 18, T4N, R1W. The Property is mainly undeveloped desert. The Trilby Wash Detention Basin Levee and McMicken Dam were present. The area south of the Property in T4N, R1W, where Sun City West is located presently, was mainly agricultural crop land. Additionally, photographs were obtained from the Bureau of Land Management for Sections 8, 9, 10, 14, and 18 of T4N, R1W. The Union 76 station is not present in Section 18. Both landing strips in Section 9 are present. The race track is present in Section 9 also. Section 14 is all cultivated farmland. Sun City West has not been developed yet.

Review of public records available from agencies within the Arizona Department of Environmental Quality (ADEQ) was conducted by ET representative. The Property was not listed in the following records: RCRA Database, RCRA Compliance Log, Hazardous Materials Incident Logbook, ACIDS list, UST list, and LUST list. No NPL Sites were identified within five miles of the Property. No closed solid waste landfills or dumps were identified within one mile of the Property. There is an active landfill located within five miles of the Property. It is the Northwest Regional Municipal Solid Waste Landfill owned and operated by Maricopa County. It is located 3.5 miles west of U. S. 89 on Deer Valley Road in Section 21 of T4N, R1W. No liquids or asbestos are dumped at this site. The Town of Surprise WQARF Site is located within five miles of the Property, however, this application for WQARF funding was cancelled. The clean up of the

contaminated groundwater has yet to be conducted by the private owners. The groundwater is reported to be contaminated with the pesticide DBCP.

## **6.0 RECOMMENDATIONS**

Exceltech does not make any further recommendations concerning the Property at this time, except, if the structures on the Property are to be scheduled for acquisition, an asbestos survey should be conducted for each structure.

The environmental liability associated with the Property is considered low, and because the Property investigated will not be developed for commercial or residential uses, the contamination by current pesticide applications and leaking landfills poses a minor threat to potential occupants. However, the FCDMC should be aware that current pesticide application and landfills exist in close proximity to the Property.

## **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.

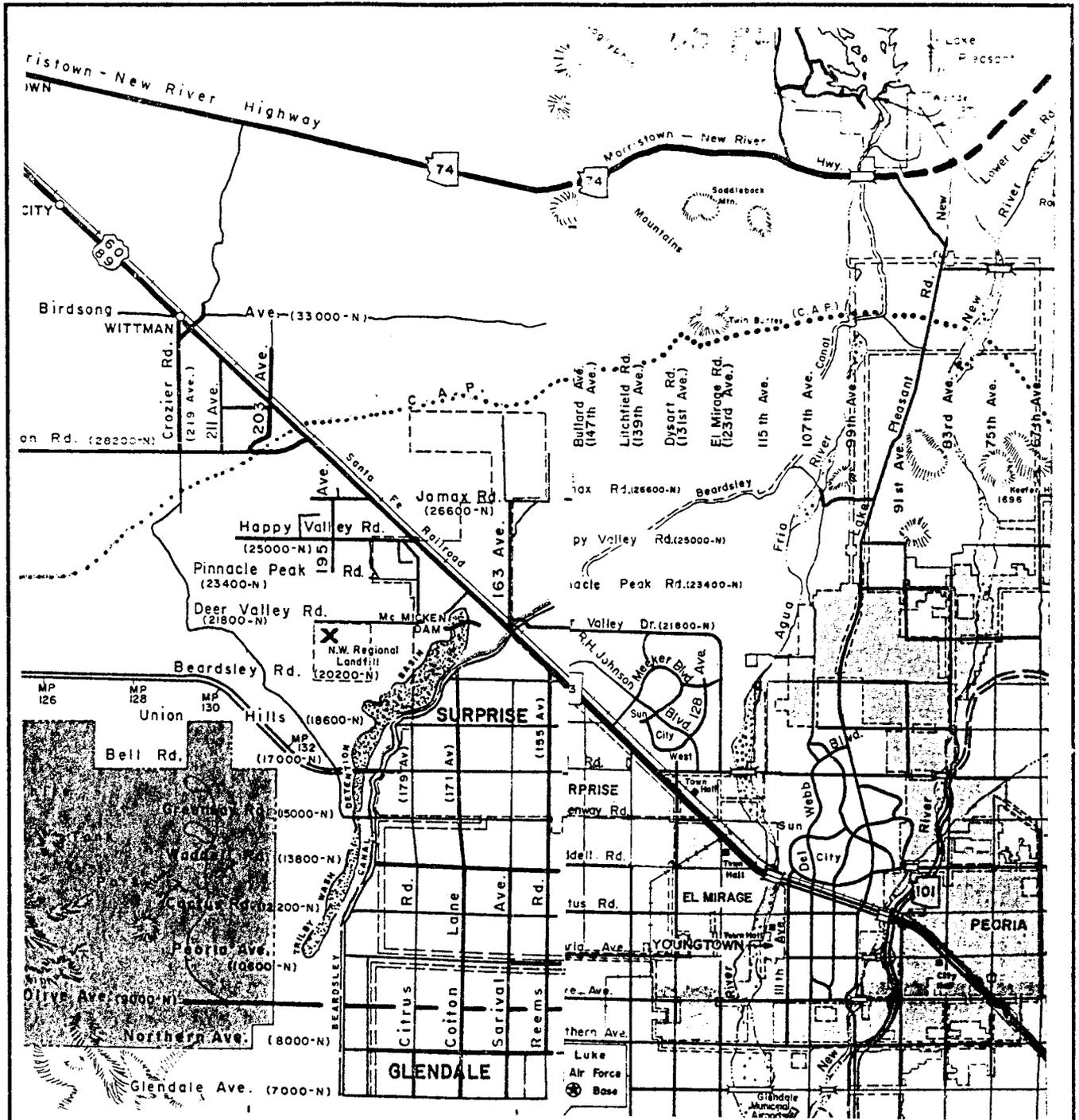
Exceltech, Inc., makes no warranty, expressed or implied, except that these services have been performed in accordance with generally accepted existing environmental engineering, health, and safety principles and applicable regulations at the time and location of the proposed study.

---

**APPENDIX A**

**SITE LOCATION MAP**

---



Graphic Scale in Miles



**SITE LOCATION MAP**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

APPROVED BY:

*mm*

JOB #:

5-50076-51

DRAWN BY:

JMP

DATE:

29 MAR 91

DRAWING #:

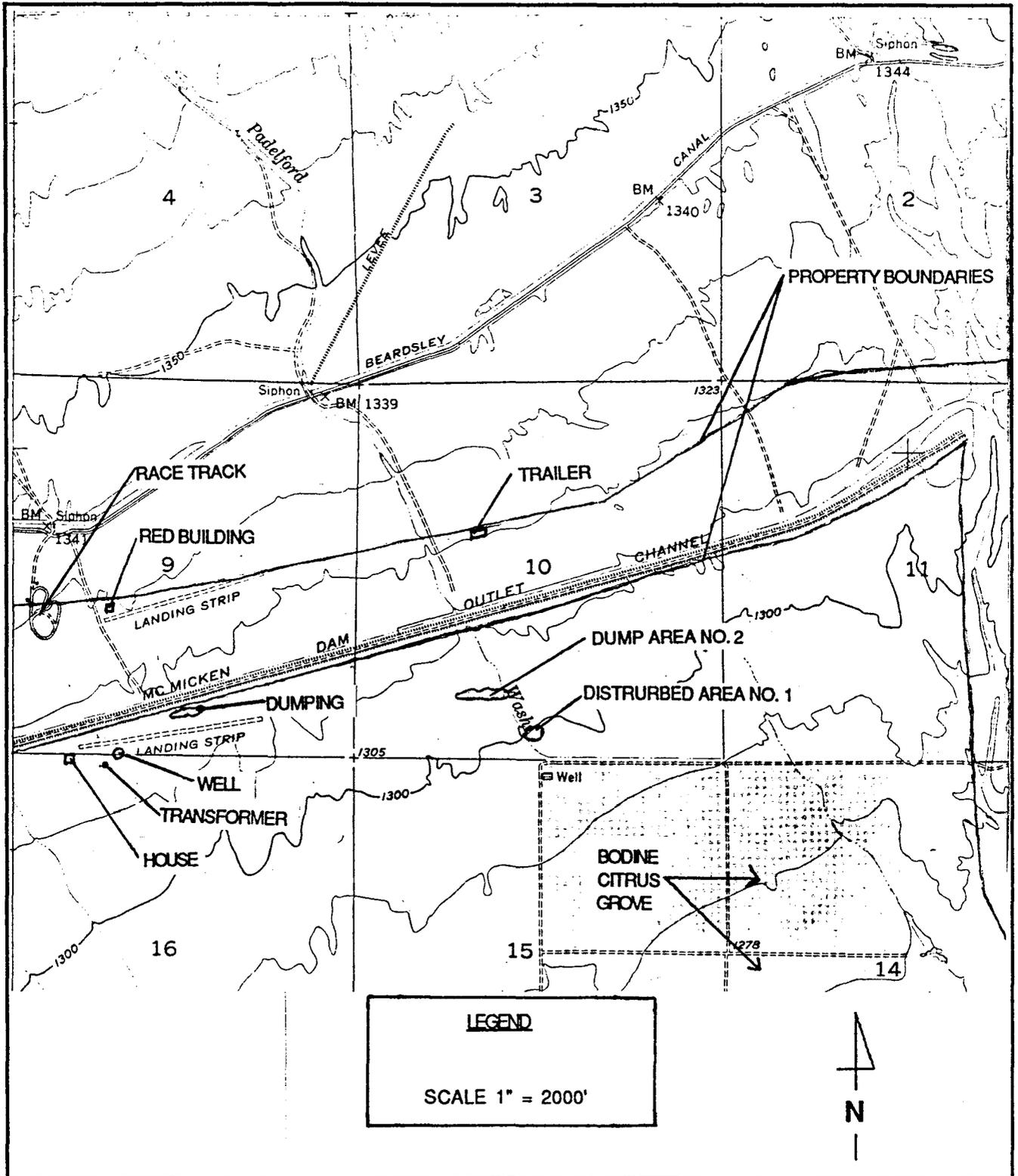
50076-A1

---

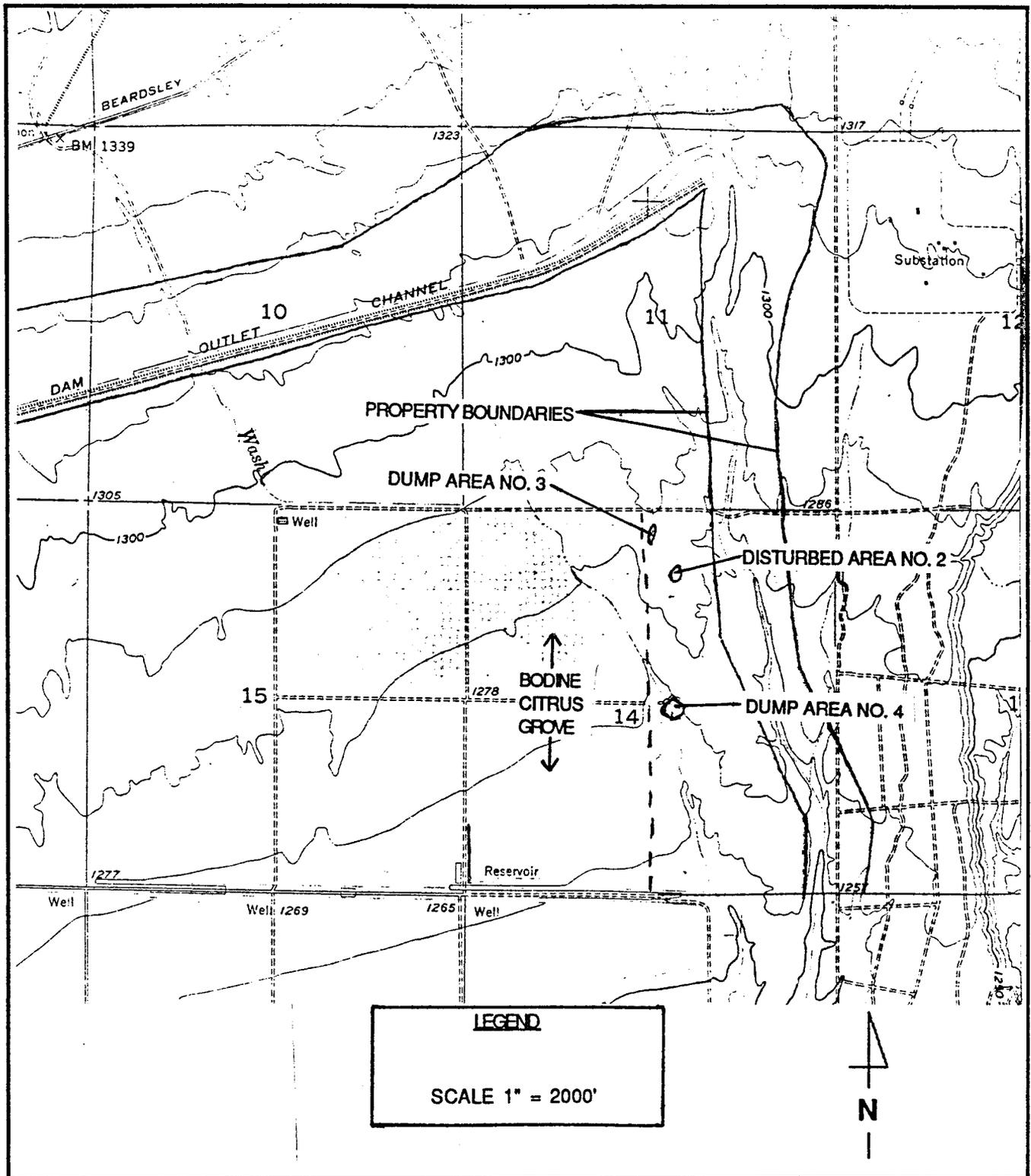
**APPENDIX B**

**TOPOGRAPHIC MAPS**

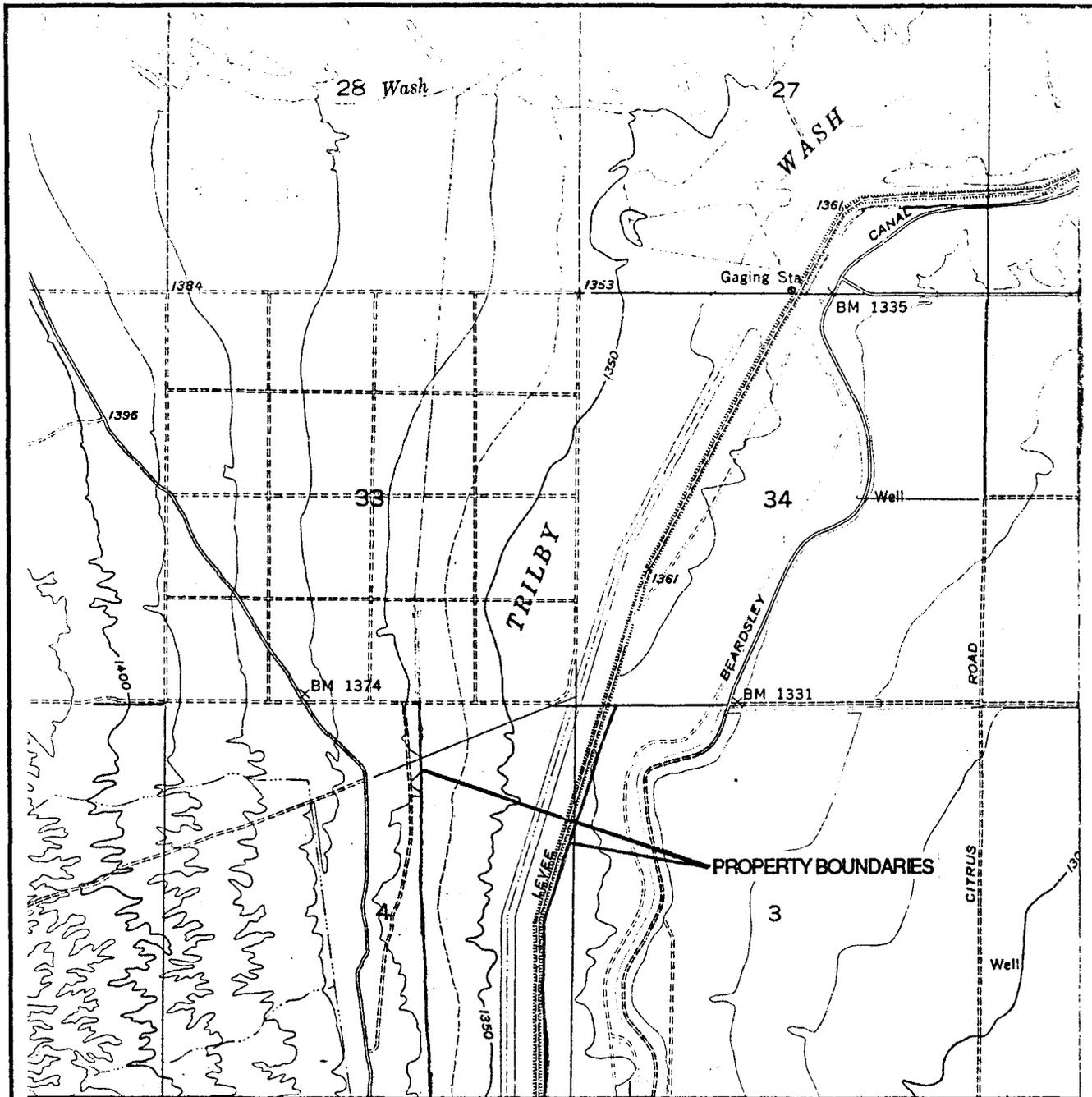
---



	<b>TOPOGRAPHIC MAP</b>		REVIEWED BY:	APPROVED BY:
	FCDMC		<i>JMP</i>	<i>ZM</i>
	SECTIONS 9 AND 10 T4N, R1W		JOB #: 5-50076-51	DRAWN BY: JAB
	TRILBY WASH DETENTION BASIN AND MCMICKEN DAM, ARIZONA		DATE: 11 APR 91	DRAWING #: 50076-B1



	<b>TOPOGRAPHIC MAP</b>		REVIEWED BY:	APPROVED BY:
	FCDMC		<i>JMP</i>	<i>mm</i>
	SECTION 14 T4N, R1W		JOB #: 5-50076-51	DRAWN BY: JAB
	TRILBY WASH DETENTION BASIN AND MCMICKEN DAM, ARIZONA		DATE: 11 APR 91	DRAWING #: 50076-B2



LEGEND

SCALE 1" = 2000'



EXCELTECH

TOPOGRAPHIC MAP

FCDMC

SECTION 4  
T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

JOB #:  
5-50076-51

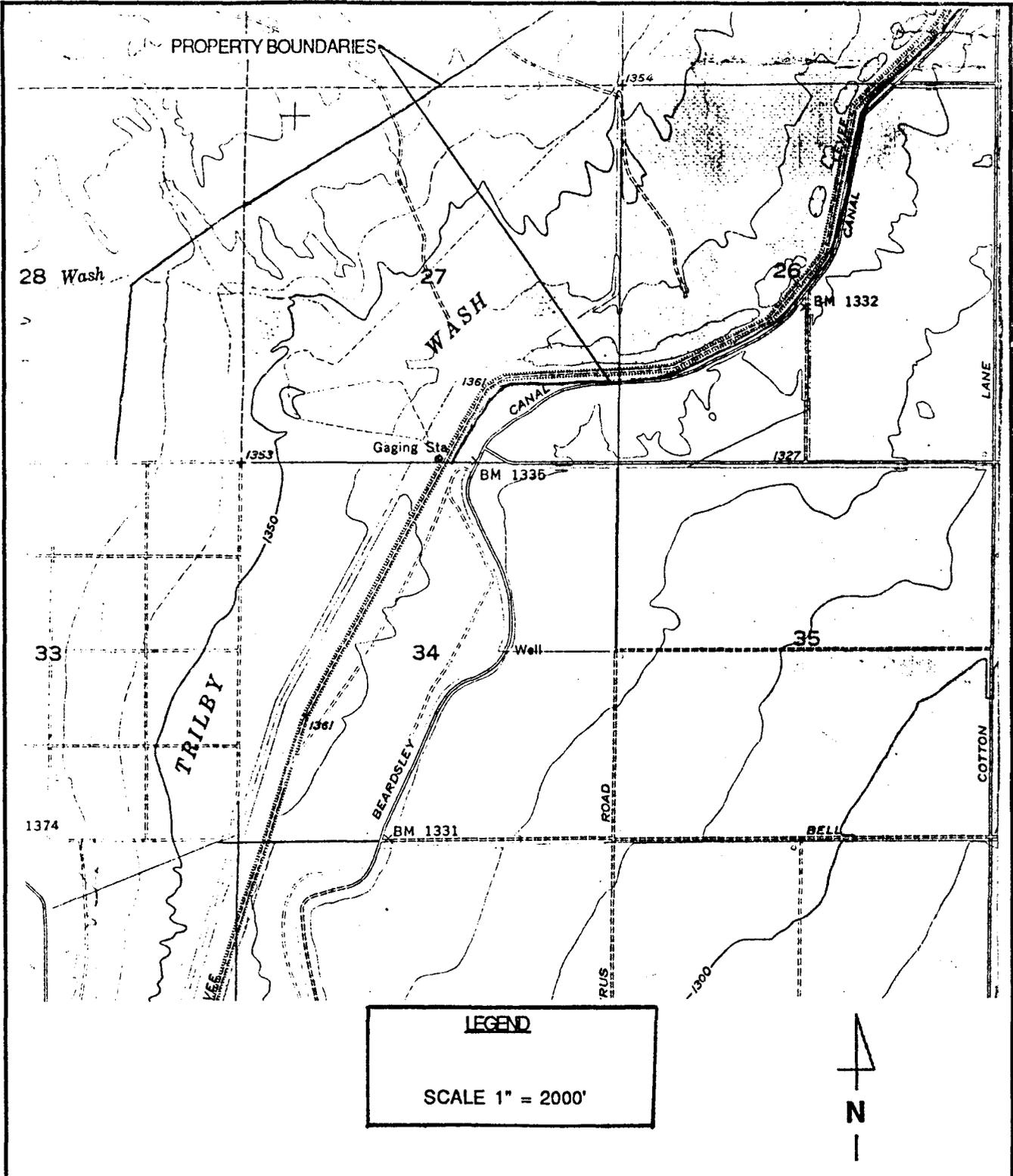
DATE:  
11 APR 91

APPROVED BY:

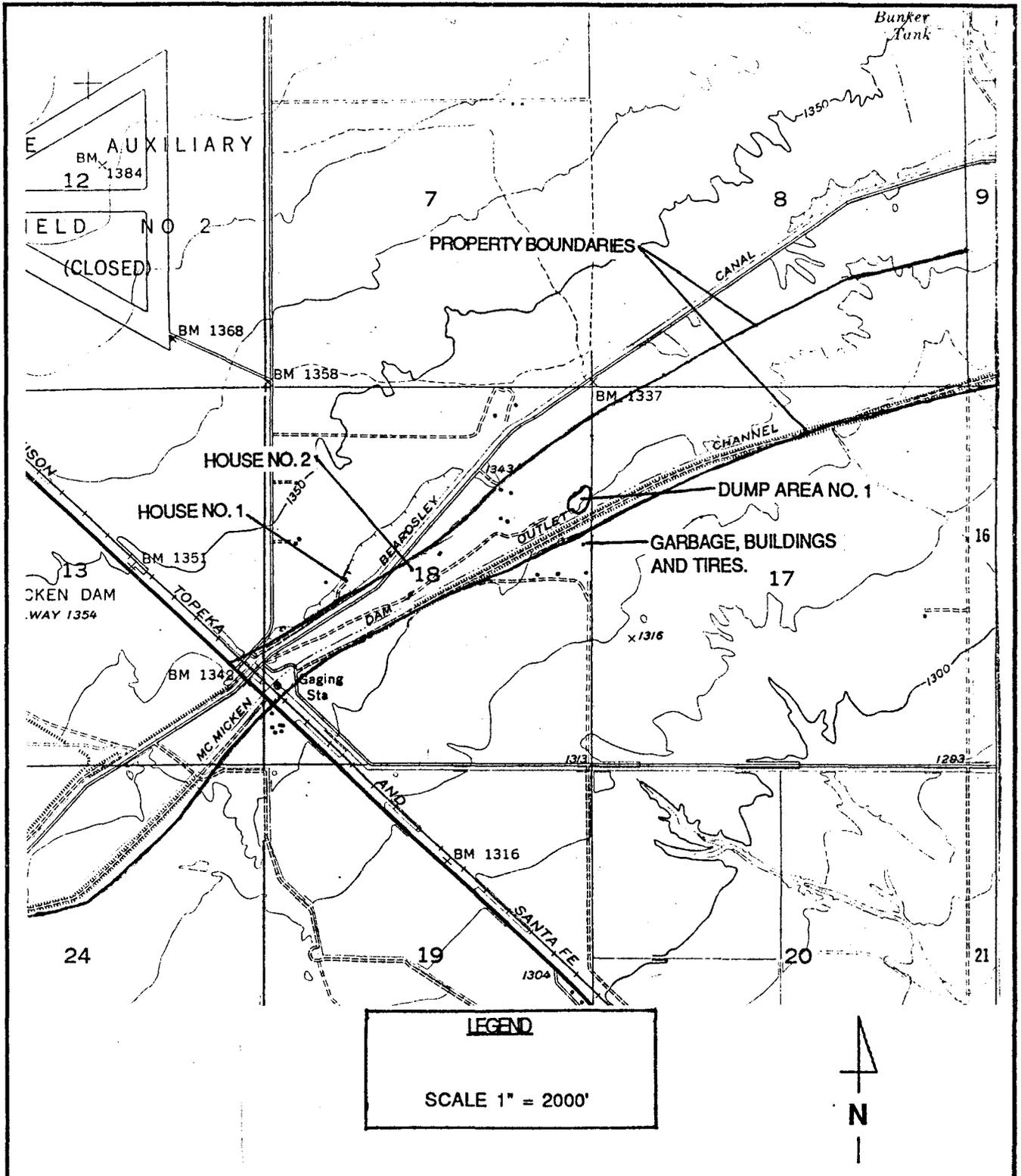
*mm*

DRAWN BY:  
JAB

DRAWING #:  
50076-B3



 <b>EXCELTECH</b>	<b>TOPOGRAPHIC MAP</b>		REVIEWED BY:	APPROVED BY:
	FCDMC		<i>JMP</i>	<i>nm</i>
	SECTIONS 26 AND 27 T4N, R2W		JOB #: 5-50076-51	DRAWN BY: JAB
	TRILBY WASH DETENTION BASIN AND MCMICKEN DAM, ARIZONA		DATE: 11 APR 91	DRAWING #: 50076-B4



**TOPOGRAPHIC MAP**

FCDMC

SECTIONS 18 AND 8  
T4N, R1W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:  
*JMP*

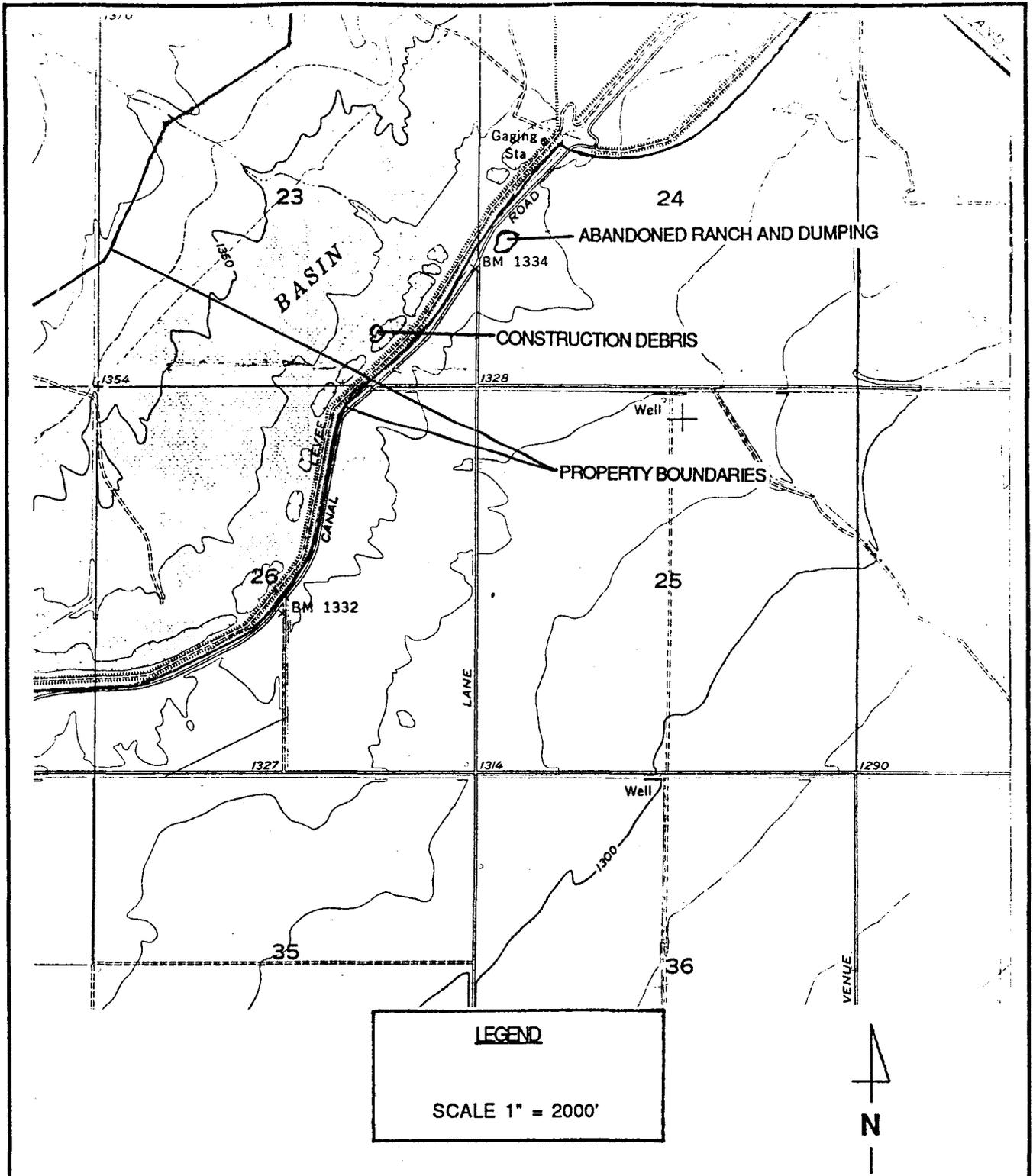
JOB #:  
5-50076-51

DATE:  
11 APR 91

APPROVED BY:  
*mm*

DRAWN BY:  
JAB

DRAWING #:  
50076-B5



**LEGEND**

SCALE 1" = 2000'



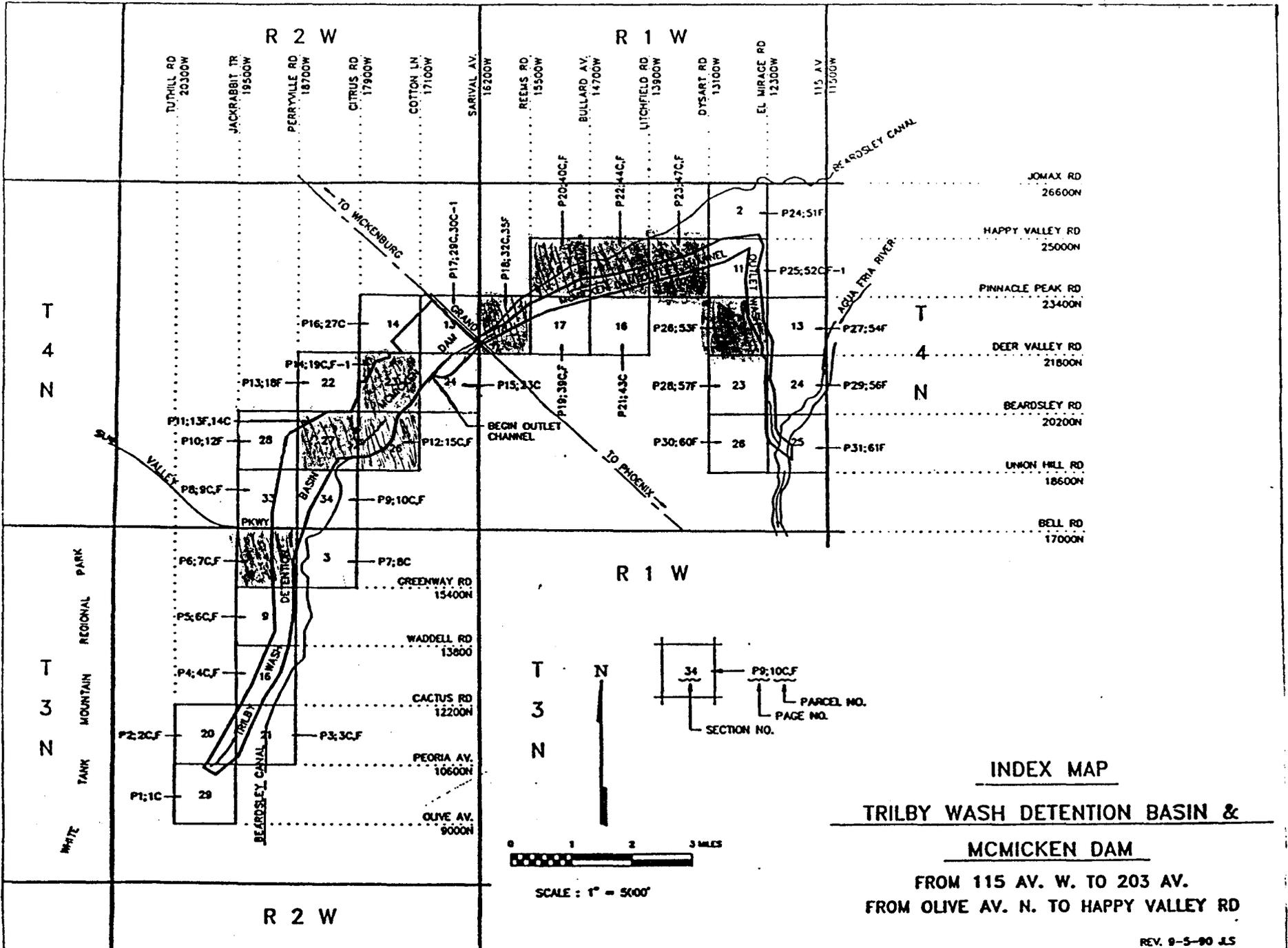
	<b>TOPOGRAPHIC MAP</b>		REVIEWED BY:	APPROVED BY:
	FCDMC		<i>JMP</i>	<i>mm</i>
	SECTION 23 T4N, R2W		JOB #: 5-50076-51	DRAWN BY: JAB
	TRILBY WASH DETENTION BASIN AND MCMICKEN DAM, ARIZONA		DATE: 11 APR 91	DRAWING #: 50076-B6

---

**APPENDIX C**

**LEGAL DESCRIPTIONS**

---



**INDEX MAP**

**TRILBY WASH DETENTION BASIN & MCMICKEN DAM**

FROM 115 AV. W. TO 203 AV.  
FROM OLIVE AV. N. TO HAPPY VALLEY RD

Tribby Wash Detention Basin and McMickenDam  
by Parcel and Owner

<u>Parcel Number</u>	<u>Owner</u>
TW7F, TW14F-1, TW16F	Linda (975-2151) Maricopa County Municipal Water Conservation District #1 P.O. Box 260 Waddell, Arizona 85345
TW19F-1, TW20F, TW22F	Deer Valley Commerce Park 7204 North 16th Street Phoenix, Arizona 85020
TW19F-2	Comvest Capital Corporation 7204 North 16th Street Phoenix, Arizona 85020
TW35F	Hester R. Bowers (584-2776) 22611 North 159th Avenue Sun City, Arizona 85373
TW38F	Mr. and Mrs. Joe E. Rodriguez P.O. Box 626 El Mirage, Arizona 85335
TW42F	Mike Dinan (864-6311) Pinnacle Peak/Bullard Northwest Partners 8433 North Black Canyon Highway Suite 100 Phoenix, Arizona 85021
TW44F	McHenry County Partners 4050 South Taylor Drive Tempe, Arizona 85282
TW45F	John S. Levy Sun City West - 57 Partners 6643 East Caballo Drive Paradise Valley, Arizona 85253
TW46F	Brent V. Collins 3110 Churn Creek Road Redding, California 96002
TW47F	Martha Youngker c/o Rancho Cabrillo Investments 7204 North 16th Street Phoenix, Arizona 85020
TW48F	Widtso Shumway 887 East Devon Drive Bountiful, Utah 84010

Tribby Wash Owners  
Page Two

TW49F

Edward K. Diehl, Jr.  
1611 Freeman Street  
Santa Ana, California 92703

TW53F-1

Republic National Bank  
2020 North Central Avenue  
Phoenix, Arizona 85004

TW53F-2

Ronald So (860-9331)  
c/o So Partnership  
10393 East Baker Lane  
Scottsdale, Arizona 85260

TW53F-3

Ying and Chao, Incorporated (860-9331)  
10393 East Baker Lane  
Scottsdale, Arizona 85260

Tribby Wash Detention Basin  
and McHicken Dam  
TW7F; 502-2-1  
MCHWCD #1

That portion of the East half of Section  
4-T3N, R2W, G&SR&M, Maricopa County,  
Arizona, described as Tract 7F of  
"Tribby Wash Detention Basin & McHicken  
Dam" as shown in Book 63 of Maps, Page  
31, Sheets 1, 2, and 3, Maricopa County  
Records; containing 140.8714 acres more  
or less.

Flood Control District of Maricopa County; AZ	<del>5012</del> 11-1A-90	11/15/90	Ref: Page 6
PRELIMINARY: 11/05/90		1	
Revised:		FINAL:	

TW7F

Sec 4 T 24 N R 24 W  
 Back 502 Map 3  
 Twp 24 N R 24 W



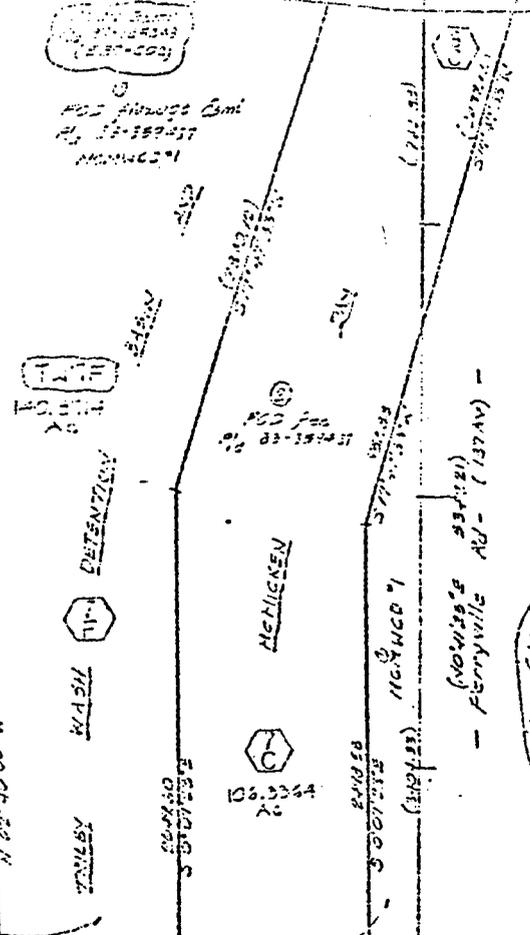
(N 29° 55' 00" W)  
 - Sun Valley Parkway - Bell Rd -

(S 02° 25' 00" E 2857.97' 1222.68)

- Jackson Rd - (1154V) -

State Trust Land

2.200 ±  
 except tract 10  
 (502-2-1)  
 MEMPHIS #1



WEST			
4	3	2	1
42.21	42.20	42.21	42.21
Gid Survey 1896 200 ± 3.12W 650.27 AC			
574.21 1207			

Trillium Wash Detention Basin  
 and McMicken Dam  
 1102 631, 5473 1, 2, 3

Field Control District of Madison Co.  
 Trillium Wash Detention Basin and  
 McMicken Dam  
 Sec 4 T 24 N R 24 W  
 Fr. Ferryville rd (1154V) N. to  
 Jackson rd (1154V) W.  
 Fr. Greenway rd (115402V) N. to  
 Bell rd (115402V)

- Greenway Rd -

(N 29° 15' 00" E 2633.95)

Trilby Wash Detention Basin  
and McMicken Dam  
TW14F-1;503-75-37 to 42  
MCMWCD #1

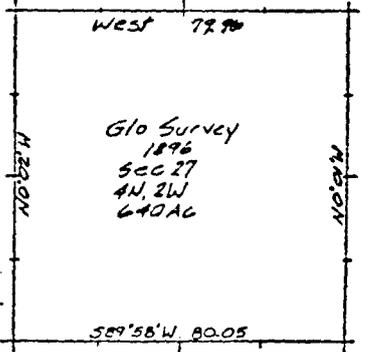
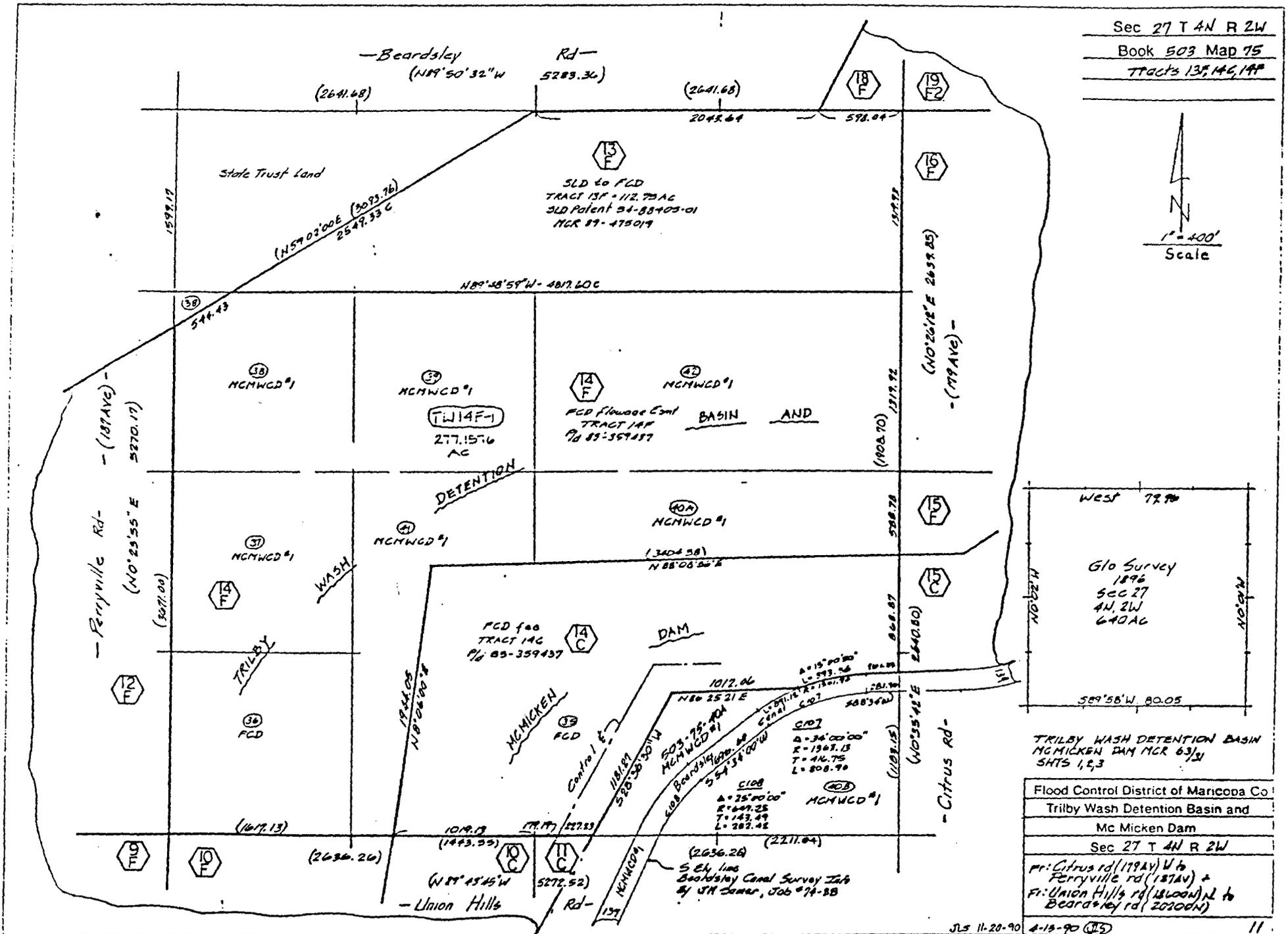
That portion of the South half of the North half and the North half of the Southeast quarter and the East half of the Southwest quarter and the Northwest quarter of the Southwest quarter of Section 27 - T4N,R2W, G&SRB&M, Maricopa County, Arizona, lying within Tract 14F of "Trilby Wash Detention Basin and McMicken Dam" as shown in Book 63 of Maps, Page 31, Sheets 1, 2, and 3, Maricopa County Records; containing 277.1576 acres more or less.

Flood Control District of Maricopa County; AZ	<i>EMD</i> 11-19-90	<i>JS</i> 11/19/90	Ref: Page 11
PRELIMINARY: 11/19/90			
Revised:		FINAL:	

TW14F-1

21

Sec 27 T 4N R 2W  
 Book 503 Map 75  
 Tracts 13F, 14G, 14F



TRILBY WASH DETENTION BASIN  
 Mc MICKEN DAM MCR 63/21  
 SHTS 1, 2, 3

Flood Control District of Maricopa Co  
 Trilby Wash Detention Basin and  
 Mc Micken Dam  
 Sec 27 T 4N R 2W  
 fr: Citrus rd (199AV) W to  
 Ferryville rd (187AV) &  
 fr: Union Hills rd (18100AV) N to  
 Beardslay rd (20200N)

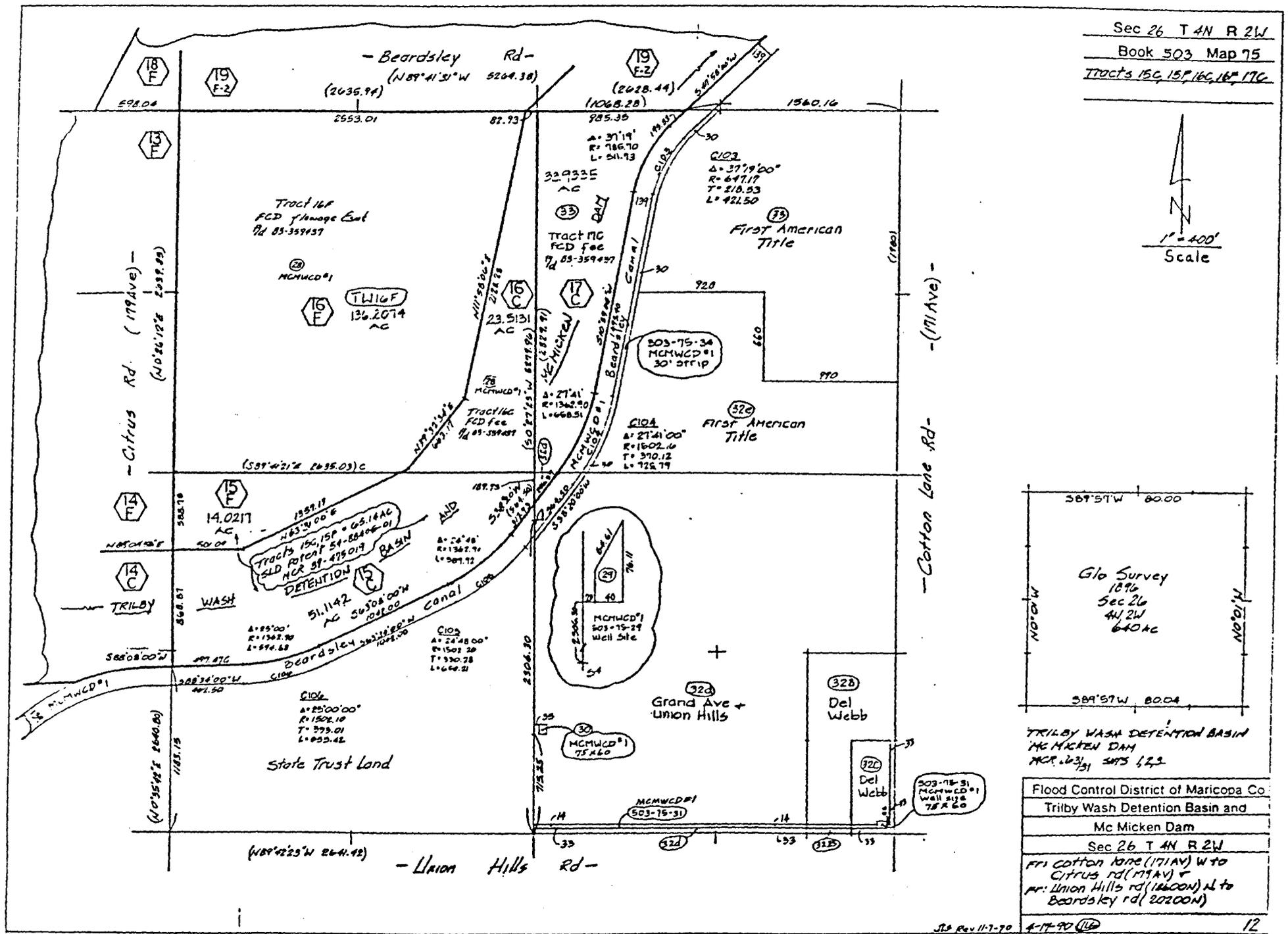
Trilby Wash Detention Basin  
and McMicken Dam  
TW16F; 503-75-28  
MCMWCD #1

That portion of the Northwest quarter  
of Section 26 - T4N, R2W, G&SRB&M,  
Maricopa County, Arizona, described as  
Tract 16F of "Trilby Wash Detention  
Basin and McMicken Dam" as shown in  
Book 63 of Maps, Page 31, Sheets 1, 2,  
and 3, Maricopa County Records;  
containing 136.2074 acres more or less.

Flood Control District of Maricopa County: AZ	11-15-90	18 11/15/90	Ref: Page 12
PRELIMINARY: 11/07/90			
Revised:		FINAL:	

TW16F

Sec 26 T 4N R 2W  
 Book 503 Map 75  
 Tract's 15C, 15P, 16G, 16P, 17C



TRILBY WASH DETENTION BASIN  
 Mc MICKEN DAM  
 MCR 623/31 SHS 1, 2, 3

Flood Control District of Maricopa Co.  
 Tribby Wash Detention Basin and  
 Mc Micken Dam

Sec 26 T 4N R 2W

From Cotton Lane (171AV) W to  
 Citrus rd (179AV) +  
 Union Hills rd (1600N) N to  
 Beardsley rd (20200N)

11-7-90 (16)

Trilby Wash Detention Basin  
and McMicken Dam  
TW19F1; 503-75-8  
Deer Valley Commerce Park

That portion of the North half of the  
Northeast quarter of Section 23 - T4N, R2W,  
G&SRB&M, Maricopa County, Arizona, described  
as Tract 19F-1 of "Trilby Wash Detention  
Basin and McMicken Dam" as shown in Book 63  
of Maps, Page 31, Sheets 1, 2, and 3,  
Maricopa County Records; containing 50.6105  
acres more or less.

Flood Control District of Maricopa County; AZ	<i>EMD</i> 11-16-90	1/5 11/19/90	Ref: Page 14
PRELIMINARY: 11/08/90	Revised: FINAL:		

TW19F1

Trilby Wash Detention Basin  
and McMicken Dam  
TW19F2; 503-75-7C,D,E,F  
Deer Valley Commerce Park

That portion of the South half of Section  
23 - T4N, R2W, G&SRB&M, Maricopa County,  
Arizona, described as Tract 19F-2 of  
"Trilby Wash Detention Basin" as shown in  
Book 63 of Maps, Page 31, Sheets 1, 2, and  
3, Maricopa County Records; containing  
224.1074 acres more or less.

Flood Control District of Maricopa County; AZ	<i>EMP</i> 11-15-90	<i>JS</i> 11/15/90	Ref: Page 14
PRELIMINARY: 11/08/90			
Revised:		FINAL:	

TW19F2

Trilby Wash Detention Basin  
and McMicken Dam  
TW20F; 503-75-12  
Deer Valley Commerce Park

That portion of the South half of the  
Northeast quarter of Section 23 - T4N,  
R2W, G&SRB&M, Maricopa County, Arizona,  
described as Tract 20F of "Trilby Wash  
Detention Basin and McMicken Dam " as  
shown in Book 63 of Maps, Page 31, Sheets  
1, 2, and 3, Maricopa County Records;  
containing 70.4553 acres more or less.

Flood Control District of Maricopa County; AZ	<i>EMD</i> 11-15-90	<i>js</i> 11/15/90	Ref: Page 14
PRELIMINARY: 11/08/90			
Revised:		FINAL:	

TW20F

Trilby Wash Detention Basin  
and McMicken Dam  
TW22F; 503-75-6  
Deer Valley Commerce Park

That portion of the West half of the  
Northwest quarter of Section 23 - T4N,  
R2W, G&SRB&M, Maricopa County, Arizona,  
described as Tract 22F of "Trilby Wash  
Detention Basin and McMicken Dam" as shown  
in Book 63 of Maps, Page 31, Sheets 1, 2,  
and 3, Maricopa County Records; containing  
14.1330 acres more or less.

Flood Control District of Maricopa County; AZ	END 11-15-90	11/15/90	Ref: Page 14
PRELIMINARY: 11/08/90			
Revised:		FINAL:	

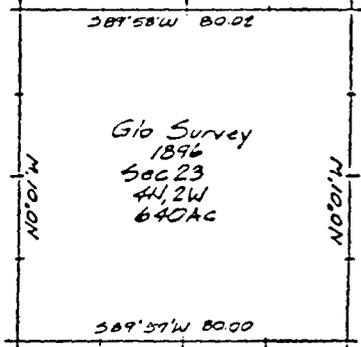
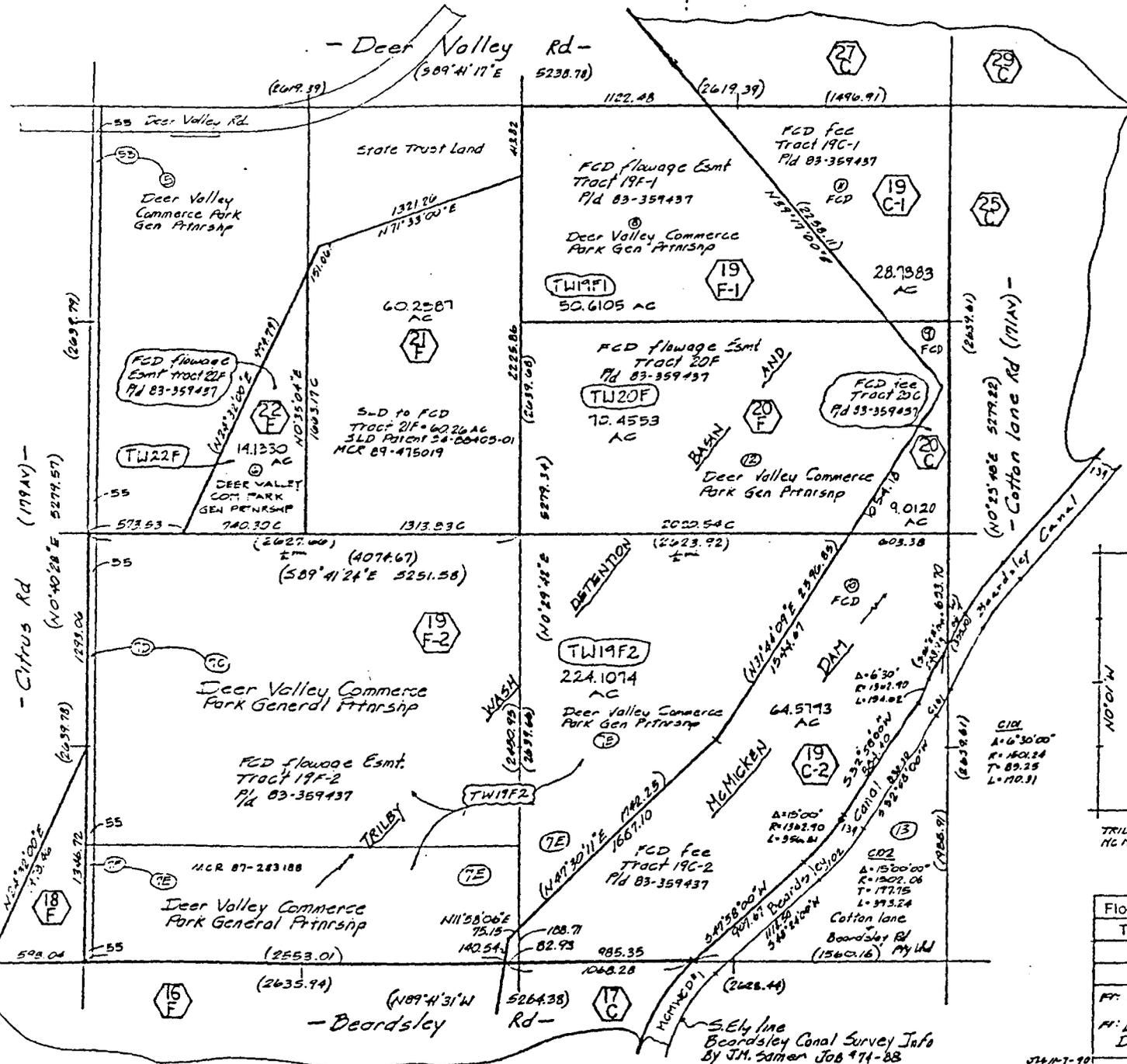
TW22F

Sec 23 T 4N R 2W

Book 503 Map 75

Tracts 19C-1, 19C-2, 20C

Tracts 19F-1, 19F-2, 20F, 21F, 22F



TRILBY WASH DETENTION BASIN & MC MICKEN DAM MCR 83, SH125 (23)

Flood Control District of Maricopa Co  
 Trilby Wash Detention Basin and  
 Mc Micken Dam  
 Sec 23 T 4N R 2W  
 From Cotton Lane (171AV) W. to  
 Citrus rd (179AV) =  
 From Beardsley rd (20200N) N to  
 Deer Valley rd (21800N)

Trilby Wash Detention Basin  
and McMicken Dam  
TW35F; 503-57-20  
Bowers

That portion of the Southwest quarter  
of the Northeast quarter of Section 18  
- T4N, R1W, G&SRB&M, Maricopa County,  
Arizona, described as Tract 35F of  
"Trilby Wash Detention Basin and  
McMickem Dam" as shown in Book 63 of  
Maps, Page 31, Sheets 1, 2, and 3,  
Maricopa County Records; containing  
2.9968 acres more or less.

Flood Control District of Maricopa County; AZ	<i>EMD</i> 12-4-90	15 12/4/90	Ref: Page 18
PRELIMINARY: 11/09/90			
Revised:		FINAL:	

TW35F

Trilby Wash Detention Basin  
and McMicken Dam  
TW38F; 503-57-22  
Rodriguez

That portion of the East half of the  
Northeast quarter of Section 18 - T4N,  
R1W, G&SRB&M, Maricopa County, Arizona,  
described as Tract 38F of "Trilby Wash  
Detention Basin and McMicken Dam" as  
shown in Book 63 of Maps, Page 31, Sheets  
1, 2, and 3, Maricopa County Records;  
containing 14.5141 acres more or less.

Flood Control District of Maricopa County; AZ	<u>EDM</u> 12-4-90	12/4/90	Ref: Page 18
PRELIMINARY: 11/09/90			
Revised:		FINAL:	

TW38F



Trilby Wash Detention Basin  
and McMicken Dam  
TW42F; 503-69-1  
Pinnacle Peak/  
Bullard Northwest Partners

That portion of the East half of the  
Southeast quarter of Section 8 - T4N,  
R1W, G&SRB&M, Maricopa County,  
Arizona, described as Tract 42F of  
"Trilby Wash Detention Basin and  
McMicken Dam" as shown in Book 63 of  
Maps, Page 31, Sheets 1, 2, and 3,  
Maricopa County Records; containing  
38.7558 acres more or less.

*END*

Flood Control District of Maricopa County; AZ	12-5-90	12-5-90	Ref: Page 20
PRELIMINARY: 11/09/90			
Revised: 12/5/90		FINAL:	

TW42F



Trilby Wash Detention Basin  
and McMicken Dam  
TW44F; 503-69-19  
McHENRY COUNTY  
PARTNERS

That portion of the West half of the Southwest quarter of Section 9 - T4N, R1W, G&SRB&M, Maricopa County, Arizona, described as Tract 44F of "Trilby Wash Detention Basin and McMicken Dam" as shown in Book 63 of Maps, Page 31, Sheets 1, 2, and 3, Maricopa County Records; containing 33.3634 acres more or less.

*EDM*

Flood Control District of Maricopa County: AZ	12-5-90	<i>js</i> 12-5-90	Ref: Page 22
PRELIMINARY: 11/09/90			
Revised: 12/5/90		FINAL:	

1 W-4-71

Trilby Wash Detention Basin  
and McMicken Dam  
TW45F; 503-69-11D  
Sun City West

That portion of the East half of  
the Southwest and the West half of  
the Southeast quarter of Section 9  
- T4N, R1W, G&SRB&M, Maricopa  
County, Arizona, described as Tract  
45F of "Trilby Wash Detention Basin  
and McMicken Dam" as shown in Book  
63 of Maps, Page 31, Sheets 1, 2,  
and 3, Maricopa County Records;  
containing 57.0797 acres more or  
less.

Flood Control District of Maricopa County; AZ	<i>12-5-90</i>	<i>js 12-5-90</i>	Ref: Page 22
PRELIMINARY: 11/09/90			
Revised: 12/5/90		FINAL:	

TW45F

Tribby Wash Detention Basin  
and McMicken Dam  
TW46F; 503-69-9  
Sun City West

That portion of the East half of the  
East half of Section 9 - T4N, R1W,  
G&SRB&M, Maricopa County, Arizona,  
described as Tract 46F of "Tribby  
Wash Detention Basin and McMicken  
Dam" as shown in Book 63 of Maps,  
Page 31, Sheets 1, 2, and 3, Maricopa  
County Records; containing 26.9932  
acres more or less.

Flood Control District of Maricopa County; AZ	11-15-90	11/15/90	Ref: Page 22
PRELIMINARY: 11/09/90 Revised:		FINAL:	

TW46F



Trilby Wash Detention Basin  
and McMicken Dam  
TW47F; 503-53-21  
Rancho Cabrillo  
Investments

That portion of the North half of  
Section 10 - T4N, R1W, G&SRB&M,  
Maricopa County, Arizona, described  
as Tract 47F of "Trilby Wash  
Detention Basin and McMicken Dam" as  
shown in Book 63 of Maps, Page 31,  
Sheets 1, 2, and 3, Maricopa County  
Records; containing 91.7081 acres  
more or less.

Flood Control District of Maricopa County; AZ	<i>EGM</i> 12-5-90	js 12-5-90	Ref: Page 23
PRELIMINARY: 11/09/90 Revised: 12/5/90	FINAL:		

TW47F

Trilby Wash Detention Basin  
and McMicken Dam  
TW48F; 503-53-17B  
Shumway

That portion of the North half of the  
North half of the North half of the  
Southwest quarter Section 10 - T4N,  
R1W, G&SRB&M, Maricopa County,  
Arizona, described as Tract 48F of  
"Trilby Wash Detention Basin and  
McMicken Dam" as shown in Book 63 of  
Maps, Page 31, Sheets 1, 2, and 3,  
Maricopa County Records; containing  
12.1929 acres more or less.

*EMD*

Flood Control District of Maricopa County; AZ	11-16-90	11/19/90	Ref: Page 23
PRELIMINARY: 11/09/90			
Revised:		FINAL:	

TW48F

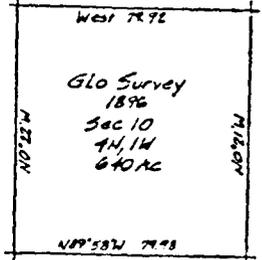
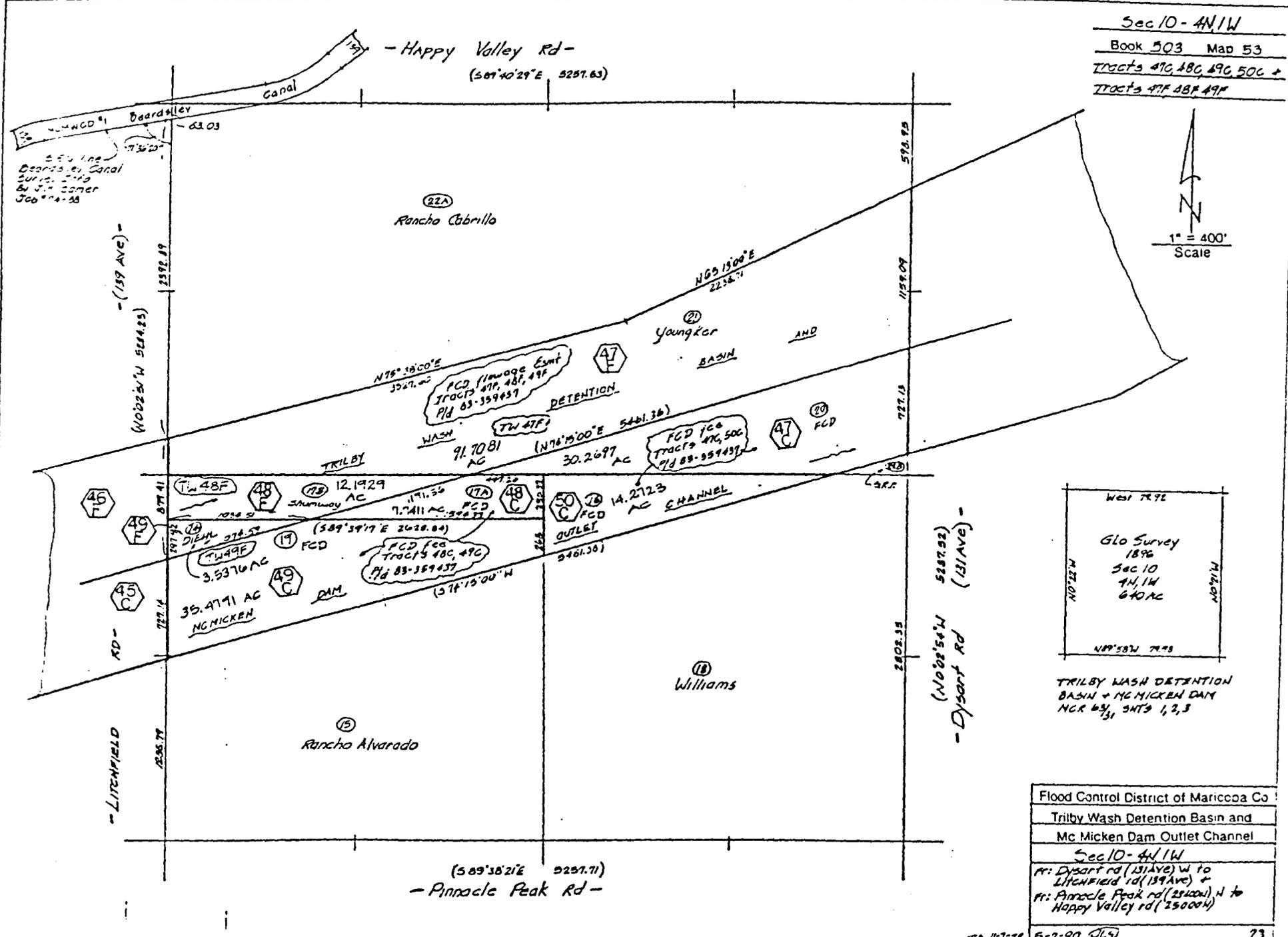
Trilby Wash Detention Basin  
and McMicken Dam  
TW49F; 503-53-14  
Diehl

That portion of the Northwest quarter  
of the Southwest quarter Section 10 -  
T4N, R1W, G&SRB&M, Maricopa County,  
Arizona, described as Tract 49F of  
"Trilby Wash Detention Basin and  
McMicken Dam" as shown in Book 63 of  
Maps, Page 31, Sheets 1, 2, and 3,  
Maricopa County Records; containing  
3.5376 acres more or less.

*EAP*

Flood Control District of Maricopa County; AZ	11-16-90	<i>js</i> 11/19/90	Ref: Page 23
PRELIMINARY: 11/09/90			
Revised:		FINAL:	

Sec 10 - 4N1W  
 Book 503 Map 53  
 TRACTS 47C, 48C, 49C, 50C +  
 TRACTS 47F, 48F, 49F



TRIBBY WASH DETENTION  
 BASIN + MC MICKEN DAM  
 NCR 63, SHTS 1, 2, 3

Flood Control District of Maricopa Co  
 Tribby Wash Detention Basin and  
 Mc Micken Dam Outlet Channel  
 Sec 10 - 4N1W  
 Fr: Dysart rd (131AVE) W to  
 Litchfield rd (139AVE) +  
 Fr: Pinnacle Peak rd (2500N) N to  
 Happy Valley rd (2500W)

Trilby Wash Detention Basin  
and McMicken Dam  
TW53F-1; 503-53-34A  
Republic National Bank  
Bank of Casa Grande Valley

That portion of the North half of  
the Northeast quarter Section 14 -  
T4N, R1W, G&SRB&M, Maricopa  
County, Arizona, lying within  
Tract 53F of "Trilby Wash  
Detention Basin and McMicken Dam"  
as shown in Book 63 of Maps, Page  
31, Sheets 1, 2, and 3, Maricopa  
County Records; containing 40.5722  
acres more or less.

*EMM*

Flood Control District of Maricopa County; AZ	12-10-90	J. S.	Ref: Page 26
PRELIMINARY: 11/09/90 Revised: 12-06-90	FINAL:		

TW53F-1

Trilby Wash Detention Basin  
and McMicken Dam  
TW53F-2; 503-53-34C  
S.O. Partnership

That portion of the Southwest  
quarter of the Northeast quarter  
Section 14 - T4N, R1W, G&SRB&M,  
Maricopa County, Arizona, lying  
within Tract 53F of "Trilby Wash  
Detention Basin and McMicken Dam"  
as shown in Book 63 of Maps, Page  
31, Sheets 1, 2, and 3, Maricopa  
County Records; containing 12.1215  
acres more or less.

*EMD*

Flood Control District of Maricopa County; AZ	11-16-90	18 11/19/90	Ref: Page 26
PRELIMINARY: 11/09/90	Revised: FINAL:		

TW53F-2

Tribby Wash Detention Basin  
and McMicken Dam  
TW53F-3; 503-53-35C  
Ying and Chao

That portion of the Southeast quarter  
of the Northeast quarter Section 14 -  
T4N, R1W, G&SRB&M, Maricopa County,  
Arizona, lying within Tract 53F of  
"Tribby Wash Detention Basin and  
McMicken Dam" as shown in Book 63 of  
Maps, Page 31, Sheets 1, 2, and 3,  
Maricopa County Records; containing  
25.5594 acres more or less.

Flood Control District of Maricopa County; AZ	<i>EMD</i> 11-16-90	<i>1/5</i> 11/19/90	Ref: Page 26
PRELIMINARY: 11/09/90			
Revised:		FINAL:	

TW53F-3



---

**APPENDIX D**

**REPRESENTATIVE  
SITE PHOTOGRAPHS**

---

Aerial view of the area south of the Property in Section 9 of T4N, R1W, where buildings, dumping, and old tires are located.



Aerial view of Dump Area No. 1 in Section 18 or T4N, R1W.



**SITE PHOTOGRAPHS**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

APPROVED BY:

*JMP*

JOB #:  
5-50076-51

DRAWN BY:  
JMP

DATE:  
12 APR 91

DRAWING #:  
50076-D1

Photograph illustrating  
Dump Area No. 1 in Section  
18 of T4N, R1W.



Aerial view of Dump  
Area No. 3 near the  
Bodine citrus grove in  
Section 14 of T4N, R1W.



**SITE PHOTOGRAPHS**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

JOB #:  
5-50076-51

DATE:  
12 APR 91

APPROVED BY:

*mm*

DRAWN BY:  
JMP

DRAWING #:  
50076-D2

Photograph of two 55-gallon drums of unknown content at Dump Area No. 3 in Section 14 of T4N, R1W.



Old rusty, empty 55-gallon drums located at Dump Area No. 3.



**SITE PHOTOGRAPHS**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

JOB #:  
5-50076-51

DATE:  
12 APR 91

APPROVED BY:

*JMP*

DRAWN BY:  
JMP

DRAWING #:  
50076-D3

Three transformers located at Dump Area No. 3 located near the citrus grove in Section 14, T4N, R1W.



Transformer near the well by the landing strip south of the Property in Section 9 of T4N, R1W. Note the oily stain on the concrete pad.



**SITE PHOTOGRAPHS**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

JOB #:  
5-50076-51

DATE:  
12 APR 91

APPROVED BY:

*JMP*

DRAWN BY:  
JMP

DRAWING #:  
50076-D4

The house located near the landing strip south of Section 9 of T4N, R1W.



The empty 55-gallon drum located near the red building by the landing strip on the Property in Section 9 of T4N, R1W. The drum is labeled as having contained methyl ethyl ketone.



**SITE PHOTOGRAPHS**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

JOB #:  
5-50076-51

DATE:  
12 APR 91

APPROVED BY:

*JMP*

DRAWN BY:  
JMP

DRAWING #:  
50076-D5

Disturbed Area No. 1 located south of the Property in Section 10 of T4N, R1W.



Disturbed Area No. 2 located east of the Bodine citrus grove in Section 14 of T4N, R1W.



**SITE PHOTOGRAPHS**

FCDMC

T4N, R1W; T4N, R2W;  
AND T3N, R2W

TRILBY WASH DETENTION BASIN  
AND MCMICKEN DAM, ARIZONA

REVIEWED BY:

*JMP*

JOB #:  
5-50076-51

DATE:  
12 APR 91

APPROVED BY:

*JMP*

DRAWN BY:  
JMP

DRAWING #:  
50076-D6