

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**NORTH OF WICKENBURG WAY
CASSANDRO WASH DAM PROJECT
PARCELS CWD-1 THROUGH CWD-14
WICKENBURG, ARIZONA**



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

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CASSANDRO WASH DAM PROJECT
PARCELS CWD-1 THROUGH CWD-14
WICKENBURG, ARIZONA**

Prepared For:

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

Prepared By:

**CEC/WRA
4041 North Central Avenue, Suite 1050
Phoenix, AZ 85012-3393**

January 21, 1994
WRA File AR390-2105





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

January 21, 1994

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

SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT, CASSANDRO WASH DAM PROJECT, PARCELS CWD-1 THROUGH CWD-14, WICKENBURG, ARIZONA

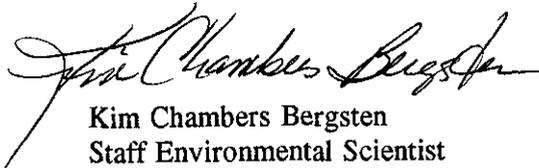
Dear Mr. Gardner:

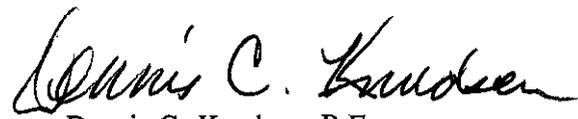
CEC/WRA is pleased to submit the Phase I Environmental Site Assessment (ESA) for the subject property. This report is provided in completion of the Scope of Work as described in our proposal dated November 23, 1993, which was accepted in your letter dated November 24, 1993.

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

Respectfully submitted,

CEC/WRA


Kim Chambers Bergsten
Staff Environmental Scientist


Dennis C. Knudsen, P.E.
Vice President

Enclosure: Phase I ESA Report

cc: Edward D. Ricci, Vice President - WRA
WRA File AR390-2105

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used as fill material for the earthen flood control structure and will be in the pool area behind the dam, CEC/WRA recommends that the mounded area be excavated and examined for potential hazardous materials.

A knowledgeable person should be located on the site to characterize the debris piles prior to disposal. Any stained soil or potentially hazardous materials observed during excavation should be sampled for hazardous constituents at that time. The household and other non-hazardous debris should be removed from the site and properly disposed of according to applicable local, county or state regulations.

Potential Asbestos Containing Materials. Access to the interior of buildings was not available during the site visits. If MCFCD plans to demolish any building, CEC/WRA recommends that a comprehensive asbestos survey be conducted prior to demolition.

Septic Tank. No septic tank was observed during the site visits and no information has been received from Maricopa County regarding potential septic tanks on the site. However, according to anecdotal information received from MCFCD, residents in the area north of parcel CWD-6 have complained about a "trailer" dumping into a septic tank. Information received from the Town of Wickenburg indicated that a septic tank for the bowling alley south of parcel CWD-6, was originally located at the bottom of the hill. According to the Town of Wickenburg, the property owner had to relocate the septic tank to his own property. No mobile homes or recreational vehicles were observed on the parcel during the site visits.

Because septic tanks provide a continuous access to the sub-surface, they represent an element of risk to environmental conditions of the property through the potential introduction of petroleum or hazardous substances through sinks, toilets, drains and other openings to the sub-surface. If MCFCD wishes to conclusively address this risk, CEC/WRA recommends a program of soil sampling and analysis if a septic tank is found during development of the site.

Paint Building. The Freight Dock Building located near the north property boundary of CWD-6, appears to currently be used for painting. A 55-gallon drum of paint thinner was observed in a fenced area on the east side of the building. A area of staining was located east of the fenced area and on the south side of the building. CEC/WRA recommends that a shallow sub-surface soil sample be taken from the areas of paint-stained soil in order to analyze for selected hazardous substances.

Petroleum-Stained Soil. A water truck was observed adjacent to the east side of the small warehouse building on CWD-6. Diesel fuel was observed leaking from the truck during a site visit. The soil beneath the truck was stained and a distinct diesel odor was detected. Although the staining appears to be limited in vertical and horizontal extent, CEC/WRA recommends that the stained soil be over-excavated and removed from the site and disposed of in an approved landfill. Confirmatory soil samples should be collected upon completion of over-excavation to assure total removal of contaminated soil.

Vehicles and Other Equipment. Numerous vehicles and heavy equipment and other miscellaneous equipment was observed on CWD-6. CEC/WRA recommends that the equipment and vehicles be removed from the site and the ground beneath the equipment be examined for staining. If evidence of soil contamination is discovered, CEC/WRA recommends that the stained soil be over-excavated and removed from the site and disposed of in an approved landfill. Confirmatory soil samples should be collected upon completion of over-excavation to assure total removal of contaminated soil. In addition, other trash and discarded items should be removed to a landfill prior to excavation of soils.

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1.0 INTRODUCTION

1.1 BACKGROUND

The Maricopa County Flood Control District has retained Certified Environmental Corporation, Inc./Water Resources Associates, Inc. (CEC/WRA) to perform a Phase I Environmental Site Assessment at the Cassandro Wash Dam Project, Parcel CWD-1 through CWD-14. The property is located north of Wickenburg Way in Wickenburg, Arizona. This work was performed in accordance with the Scope of Work outlined in the CEC/WRA proposal dated November 23, 1993, which was accepted by the Maricopa County Flood Control District letter dated November 24, 1993.

1.2 SCOPE OF WORK

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

1.3 LIMITATIONS

The conclusions presented herein are based on CEC/WRA's interpretation of selected available data. 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 which were not present during this investigation. CEC/WRA interpretations are based upon the review of selected public records, observations of specific field conditions and upon analytical data resulting from samples taken at discrete locations. 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.

No buildings were entered during the Phase I Environmental Site Assessment per instructions from Maricopa County Flood Control District. Due to the size of the property and MCFCD's interest in the property, a thorough investigation of each square foot of the site was not possible under the time and budget constraints. The site investigation focused on the area of the subject property which would be impacted by construction of the flood control structures according to the project manager at MCFCD.

The presence, nature, or extent of potential contamination on the subject property can only be conclusively determined through appropriate sampling and analysis. No warranties are expressed or implied concerning potential contaminants or environmental media not addressed through sampling and analysis.

2.0 SITE INFORMATION

2.1 LOCATION

The subject property is north of Wickenburg Way in Wickenburg, Arizona. The property consists of 14 parcels located west of Mariposa Road and east of Ocotilla Drive. A site location map is provided as Figure 1. The subject property is more generally located in the Northwest Quarter of Section 11, Township 7 North, Range 5 West of the Gila and Salt River Baseline and Meridian. Plat maps of the subject property are included in Appendix A.

2.2 SITE DESCRIPTION

CEC/WRA personnel visited the subject property on December 14 and 20, 1993 and January 5 and 14, 1994, in order to confirm aspects of the records review, and to visually identify features suggesting the potential presence of hazardous substances on the subject property, or the potential for migration of hazardous substances from adjacent properties. Selected photographs taken at the time of the site inspection are included as Appendix C.

A site diagram based upon the field observations is included as Figure 2.

At the time of the field observations, the subject property consisted of 14 parcels of land located on the north side of Wickenburg Way. These parcels include various businesses, single and multi-family residential property and vacant land, including a portion of Cassandro Wash. The property varies in elevation, with hills and terraced bluffs bordering the wash on the north and south. The central portion of the site consists of a low-lying plain and the bed of Cassandro Wash. Wickenburg Way, which forms the southern property boundary, is also known as U.S. Highway 60/70 and Whipple Street.

A list of property owners and type of development on each parcel of land follows. A more detailed description of each parcel follows the table.

Parcel	Owner	Land Use
CWD-1	Johnson	Single-family residence, corral and undeveloped land
CWD-2	Friend	SonLight Christian Fellowship, Cable America, Mini-Storage, B & S Discount
CWD-3	Woodys Enterprises Ltd.	Vacant land, temporary Christmas tree lot
CWD-4	Mrs. Susan Blakely	Performance Motor Service, Two Vacant buildings, and Allens Automotive Service
CWD-5	Kimball	Rancher Bar
CWD-6	Lewis	Portion of the Cassandro Wash. Approximately 40 vehicles and 10 pieces of heavy equipment on property. U.S. West and equipment yard, vacant machine shop and yard, and Freight Dock

Parcel	Owner	Land Use
CWD-7	Bernat	Sun Tire Auto Center, Sun Lanes Bowling
CWD-8	Chryanowski	Golden Gate Apartment complex
CWD-9	Ryan	Two single family residences and sheds
CWD-10	Northern Properties, Inc.	Cassandro Wash, undeveloped land
CWD-11	Northern Properties, Inc.	Cassandro Wash, undeveloped land
CWD-12	Juarez	Cassandro Wash, undeveloped land
CWD-13	Syzporik	Single family residence
CWD-14	Mason	Single family residence

CWD-1. Signage indicating the presence of an underground gas pipeline was observed near a small wash adjacent to a dirt road near the north edge of CWD-1. A trash pile was observed east of a single-family residence on CWD-1 in a small gully. The trash pile contained empty paint containers, three empty one-gallon plastic cans labelled paint thinner, a tire, scraps of carpet and carpet padding as well as empty quart oil containers. The bottom of the trash pile was not visible due to grass clippings and other landscaping debris obscuring the pile. No staining or odors were observed by CEC/WRA personnel in the trash pile. A pole mounted transformer was visible adjacent the residence to the east.

A corral was observed on the southern portion of CWD-1 located on the north side of the wash. Water to the corral appears to be trucked in. Several hoses were observed leading from the residence on the hill to the corral.

CWD 2 through 5 and 7. Parcels CWD-2, 3, 4, 5, and 7 are located on the north side of Wickenburg Way (U.S. Highway 60) and with the exception of CWD-3 (Woody's Enterprises Ltd.), are developed with commercial establishments.

CWD-2 contains Sun Plaza Mini-Storage and an L-shaped commercial building. The mini-storage consists of four buildings. The L-shaped building east of the mini-storage facility houses Cable America Corp., B & S Discount, and SonLight, a fellowship hall. A pole-mounted transformer was observed near the west property boundary and directly south of B & S Discount. No staining was observed on the ground or transformers. Five satellite dishes and a television antenna are located on the north side of the property. West of the satellite dishes is a fenced area which contained a portable generator and several spools of cable. An area of oil stained soil was observed adjacent to the generator. North of the satellite dishes was an area of dumped asphalt. A dirt drive located on the east side of the L-shaped building slopes down to Cassandro Wash. Two crushed 5 gallon cans were observed at the bottom of the hill north of the satellite dishes. No markings were observed on the cans. A sanitary sewer manhole was visible near the west side of the dirt drive which slopes down to Cassandro Wash north of the satellite dishes.

CWD-3 is a vacant gravel lot. A Christmas tree lot was observed by CEC/WRA on the west side of the parcel during the December site visits. Four 12 foot pieces of metal pipe were observed near the edge where the property drops off towards Cassandro Wash. An empty 55-gallon drum which had tar stains

on the top was observed near the northern property boundary of CWD-3. The drum was marked "Fresh Trees" in white paint around the sides of the drum. No staining was observed on the ground around the drum.

Four buildings are located on CWD-4. These include Allens Automotive Service, Performance Motor Service, a two-story apartment building, and a semi-circular building. A chain-link fence is located on the west and south side of the property.

A fenced area on the west side of Allens Automotive service contained several vehicles and a small faded sign on the south side of the fenced area indicated it was an impound area. West of the impound area, near the southwest corner of the property, a concrete pad approximately six feet wide and ten feet long was observed. The north end of the pad contained several pieces of broken concrete.

Vent pipes, generally associated with underground storage tanks, were visible on the north, east and west sides of Allens Automotive Service. According to the ADEQ UST data base, the underground storage tanks were removed from the subject property in 1992. The removal of the tanks is discussed in more detail in Section 6. According to the UST removal report, a well was reported as being located on the site of the former Blakely Service Station, now the site of Allen's Automotive. A 2-inch diameter well is registered at A(7-5)11 bdb in the northeast corner of the southwest quarter. However, no well was observed during the site investigation.

Six 55-gallon drums of used motor oil and two flat pans of used motor oil were located on a concrete island under a canopy on the north side of Allen's Automotive. No petroleum product dispensers were observed. The area north of the canopy was unpaved and was heavily stained with what appeared to be motor oil.

A rectangular building located near the north edge of the bluff houses Performance Motor Service, a motorcycle repair facility. A dirt drive is located on the west side of Performance Motors. The dirt drive slopes down to the wash below. The area in front of Performance Motors is unpaved. No evidence of large scale staining was observed in the dirt area in front of the motorcycle repair shop.

A small depression was visible on the north side of the two-story vacant apartment building during the site visit. A concrete block was partially buried in the depressed area. The concrete block was removed from the depression and concrete was observed approximately six inches below the ground surface. No openings in the concrete or odors were detected by CEC/WRA personnel.

A vacant semi-circular building located directly south of the apartments, appeared to formerly have been a restaurant. West of the semi-circular building, a rectangular metal cover was partially off what appeared to be sewer pipes. The pipes were disconnected under the metal cover. In addition, the cap was off of a sewer clean-out located on a concrete pad directly west of the vacant restaurant. No staining or odors were detected on the concrete pad. The sewer pipes appear to have been repaired by the January 14, 1994 site visit. The metal grate had been removed and the gravel replaced over the opening. The sewer clean-out had been recapped.

CWD-5 is developed with the Rancher Bar. The parking lot surrounding the bar, consisted of both asphalt and gravel lot. A dumpster was observed near the northwest corner of this parcel. A pole-mounted transformer is located near the east fence line. A small amount of staining was observed on the transformer.

Directly east of the Rancher Bar is the Sun Tire Auto Center, an auto repair center; and Sun Lanes Bowling. Sun Tire Auto Center and Sun Lanes Bowling are located on CWD-7. The parking area of Sun Tire Auto Center is concrete. No evidence of large scale staining was visible in the concrete parking area. A concrete drainage channel was observed near the north edge of the property and sloped down to Cassandro Wash. An above-ground diesel tank and vent-pipes were located on a concrete pad behind the building. No staining was observed on the concrete pad. In addition, an above-ground used oil tank was observed at the north end of the parking lot behind a retaining wall. The tank was sitting directly on the ground. No staining was observed on the dirt. However, the top and south side of the retaining wall was stained with oil. Directly east of the used oil tank is a solid-waste dumpster which appears to be used by Sun Tire Auto Center and Sun Lanes Bowling. The dumpster contained empty quart motor oil containers, air filters, automobile hoses and paper and wood trash. Adjacent to the dumpster is a grease dumpster for the bowling alley.

Four empty 55-gallon drums were observed directly east of the dumpster. These drums were sitting directly on the dirt. In addition, a 20-gallon empty solvent drum labelled "360 Solvent" was observed upside down. CEC/WRA observed that the ground under the solvent drum was stained, damp and had a distinct solvent odor. Moisture was observed around the bung hole of the drum.

An unidentified stand pipe was observed approximately ten feet north of the building. The steel pipe reduced in two sections. It is possible that this pipe may have been the pole for an outside light. A light fixture was observed next to the bowling alley in the vicinity of the standpipe.

In addition to the drums observed behind the bowling alley, CEC/WRA personnel observed a discarded unidentified pressurized empty tank, wood and glass debris, and large pieces of rolled asphalt sheeting and metal which appeared to have been blown off the roof of the bowling alley.

At the rear of the buildings the property drops off approximately 15 feet. Concrete culverts were observed near the corners of the buildings to channel storm-water runoff to the wash. Portions of the slope appeared to be severely eroded in areas.

CWD-6. Directly north of the bowling alley at the edge of the wash is a rectangular warehouse building. A sign in the east half of the warehouse building indicated that the RB Automotive Machine Shop, had occupied the space at 860-2 Whipple. The west half of the building is occupied by U.S. West. The east half of the building was unoccupied during the site visit. A fenced equipment yard was located east and south of the former RB Automotive Machine Shop. A water truck was observed to be leaking diesel fuel adjacent to the east side of the building. Other equipment observed in the east portion of the equipment yard included a ditch witch, trailer, dump truck, backhoe, and coal prep scrubber. An above-ground propane gas tank was observed near the west fence line in the equipment yard. Unidentified equipment located in the yard appeared to be a scrubber, autoclave, and sandblaster, as well as two cylinders of unidentified pressurized gas. A pad-mounted transformer was observed on the slope behind the bowling alley. Gas lines for natural gas were observed adjacent to the building.

The U.S. West equipment yard is fenced and contains spools of cable, heavy machinery, vehicles and other equipment. Two generators were stored in the equipment yard. Neither generator appeared to be used on the site.

North of the U.S. West building, a small square block building is located. Several empty five-gallon paint buckets were located around the building. A metal roll-up door is located near the northeast corner of the building. A 5-gallon bucket containing approximately 2.5 gallons of used oil was observed on the concrete by the roll-up door. A storage yard enclosed with a wooden fence is located on the east side

of the freight dock building. A 55-gallon drum of paint thinner was observed adjacent to the building in the fenced area. CEC/WRA personnel observed an area of paint stained soil adjacent to the south side of the building during the site visit. An area of oil-stained soil, approximately five feet in diameter was observed on the west side of the building. Approximately 12 tires were observed adjacent to a barbed-wire fence west of the Freight Dock.

West of the equipment yard is an area where approximately 40 vehicles and approximately 10 pieces of heavy equipment are located. A mounded area of dirt was observed on the site. The area which is oriented north and south contained buried tires, automobile parts and pieces of scrap metal.

According to Mr. Skip Blunt, Zoning Inspector for the Town of Wickenburg, the septic tank for the bowling alley formerly was located north of bowling alley at the bottom of the hill. Mr. Blunt understood that the property formerly was owned by the same party and was later subdivided. The septic tank was discovered on the adjacent property when the current warehouse building was constructed. According to Mr. Blunt, the owner of the bowling alley had to relocate the septic tank to his own property.

No evidence of a septic tank was observed on CWD-6. An area of disturbed earth was located directly east of a Allis Chalmers track-hoe. Several small shrubs had been dug and laid on top of the ground. Several lengths of perforated PVC pipe approximately 4 inches in diameter were observed beneath the shrubs.

CWD-8. Golden Gate Apartment Complex and a vacant lot are located on CWD-8. Golden Gate Apartment Complex is located at 80 Mariposa Road. A pad-mounted transformer was observed on the north side of the apartment complex. No staining was observed on the transformer or ground. The parking lot of the apartment complex was paved. Adjacent to the south of the apartments is a vacant lot. No evidence of dumping was observed in the vacant lot.

CWD-9. North of the U.S. West building are two single-family residences. A hillside near the northwest corner of CWD-9 was littered with trash, wood, and the remains of a abandoned car. No evidence of hazardous materials was observed. A small shed was visible at the top of the hill and the materials appeared to have been placed against the hillside to control erosion and to stabilize the hill.

CWD-10 - 14. Parcels CWD-10, 11 and 12 are located in Cassandro Wash or its floodplain. Cassandro Wash cuts through the subject property from the southwest to the northeast. The wash varies in width from approximately 30 to sixty feet. A dirt road was observed on the north side of the wash from Mariposa Road at the east edge of the property. The dirt road leads to several houses on hills north of the wash. In addition, several dirt trails which appear to have been made by recreational vehicles criss-cross a portion of the wash and low hills in the floodplain.

Sanitary sewer manhole covers were observed near the northeast corner of CWD-10. The wash was relatively free of debris and no evidence of hazardous materials was observed. According to Mr. Skip Blunt, the sanitary sewer line was put in approximately 4 or 5 years ago. The sewer line crosses the highway in front of a printing company located approximately 1/8 mile west of the subject property. The sewer line primarily follows the wash.

A single-family residence is located on Parcels CWD-13 and CWD-14. A pole-mounted transformer was observed north of the residence at CWD-14.

2.3 ADJACENT LAND USE

Properties adjacent to the subject property generally consist of residential properties and vacant land. East of the bowling alley is a small motor court (motel), vacant land, and a bank on the northwest corner of Mariposa Road and Wickenburg Way.

On the south side of Wickenburg Way is a small strip center and other commercial buildings including a transmission shop, service station, and glass repair shop. Jones Ford-Mercury is located on the southeast corner of Mariposa Road and Wickenburg Way.

Approximately $\frac{1}{8}$ mile west of the subject property is a printing company and vacant native desert.

A well was observed on the east side of Mariposa Road near the south bank of the wash. The well was labelled B(7-5) 11 ABB. A bank of three pole-mounted transformers were observed near the well. No evidence of staining or leaking was observed on the transformers or ground.

3.0 REGIONAL SETTING

3.1 TOPOGRAPHY AND DRAINAGE

CEC/WRA reviewed selected United States Geological Survey (USGS) topographic maps for the Wickenburg Quadrangle, dated 1964 and photoinspected in 1978, and Vulture Peak, provisional edition 1990, to confirm field observations of topography and drainage on the subject property. According to the USGS maps, the subject property ranges in elevation from approximately 2,120 to 2,160 feet above mean sea level (msl).

3.2 GEOLOGY AND HYDROGEOLOGY

The Town of Wickenburg is in the northern portion of Maricopa County, Arizona. Wickenburg is situated on the Hassayampa River, an ephemeral river. The flow of the Hassayampa is only in direct response to precipitation.

Wickenburg is in Arizona's Basin and Range physiographic province. The Basin and Range province is characterized by isolated mountain ranges separated by alluvial basins. The mountain blocks are composed of a complex suite of igneous, metamorphic and sedimentary rocks. The dense igneous and metamorphic blocks generally function as aquifer boundaries. The basins comprise tectonically depressed troughs that have been filled with materials eroded from the adjacent mountain blocks.

Wickenburg is bounded immediately to the south by the Vulture Mountains and to the north and northeast by the Wickenburg Mountains. The Vulture Mountains are composed of Precambrian and Cretaceous age granite surrounded by tilted Tertiary volcanic rocks. Much of the granite of the Vulture Mountains are a part of a large laramide batholith.

Wickenburg is in the Upper Hassayampa Ground-Water Basin. The Hassayampa River drains the basin and flows from north to south. Wickenburg is situated along a narrow pass of the Hassayampa River in the southwestern corner of the north basin. The main water-bearing units of the north sub-basin are alluvial deposits which consist of gravel, sand, silt, and clay. In the sub-basin north of the Vulture Mountains, which encompasses Wickenburg, the main water-bearing unit is from a few tens of feet thick near the mountains to about 1,100 feet thick near the center. In the area of Wickenburg along the Hassayampa River, ground water is near the surface, generally less than 100 feet deep. The ground water is contained in a thin veneer of alluvial deposits which overlie the shallow crystalline rocks of the Vulture and Wickenburg mountains.

3.3 WATER QUALITY

Potential sources of information concerning ground-water quality in the area of the subject property include the ADEQ Annual Report on Groundwater Quality Sampling Results in the area of the subject property. The 1992 ADEQ Report reported water quality data for one well within a 0.5-mile radius of the subject property. No other water quality information for the immediate area of the subject property was available through typical public sources.

3.4 METEOROLOGY

Wickenburg lies in West Central Arizona at an elevation of approximately 2,100 feet. Wickenburg has a semi-desert climate with relatively warm temperatures and low humidities and rainfall. It receives slightly more precipitation and is somewhat cooler than the true desert climates to the west and southwest.

The mean daily temperatures range from 87 degrees (deg.) Fahrenheit (F.) in July and 47 deg. F. in January. Average daily maximum temperatures range from 63 deg. F. in January to 104 deg. F. in July. Mean daily minimum temperatures range from 30 deg. F. in January to 70 deg. F. in July.

Annual precipitation averages 10.77 inches with 0.1 inches falling as snow. The majority of the precipitation occurs during two rainy seasons, one in the winter and the other associated with the Arizona Monsoon season. Winter season precipitation is associated with Pacific storm systems which drop far enough south to affect Arizona. The summer Monsoon season is associated with moist air from the Pacific Ocean and the Gulf of Mexico. Winter season precipitation is generally of longer duration and less intensity than the brief downpours which occur during the Monsoon.

Potential evapotranspiration in the Wickenburg area averages approximately 35 inches per year and the mean annual lake evaporation is approximately 77 inches per year.

4.0 HISTORICAL LAND USE

In order to investigate the history of the subject property, CEC/WRA reviewed selected aerial photographs and topographic maps, and conducted a search of historical city telephone directories and interviews with a few available persons historically connected with the property.

4.1 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs available from Rupp Aerial Photography were reviewed for an evaluation of historical conditions on the subject and adjacent properties. The photo sequence for the subject property begins in 1977. A summary of the observations is provided below:

- 12-07-77 Structures present on the subject property consist of the bowling alley; a two-story and semi-circular building, the two vacant buildings located adjacent to Performance Motor Service, and the building which currently houses Allen's Automotive Service. The complex appears to be a service station. The property directly west of this parcel appears to be hard-packed dirt and appears to serve as a parking lot for semi-trailers. East of the subject property appears a small motor court (motel) consisting of five buildings. On the northwest corner of Mariposa Road and Wickenburg Way is what appears to be the current bank building. North of the bank building is a vacant lot. The apartment complex, a portion of the subject property, is visible. Five residential properties excluded from the ESA are visible north of the apartment complex. The warehouse in which U.S. West currently is a tenant is not visible. However, the freight dock and a residence north of the freight dock are depicted. Directly north of the residence is a graded area of land which has been cut and filled for what appears to be seven lots. Five of the lots are located on the south side of a dirt road and two lots on the north side of the dirt road. Directly north of these lots is Cassandro Wash which flows through the subject property from the southwest to the northeast. Scattered residential properties are visible north and northeast of the subject property. South of the subject property are commercial properties. East of the subject property is a residential subdivision.
- 03-22-93 Additional development is visible on the subject property. A paved road on the east side of the bowling alley leads to the warehouse building located north of the bowling alley. A fenced yard is visible on the west side of the warehouse. Directly west of the bowling alley is the structure where Sun Tire is currently located. To the west, the Rancher Bar is visible. A mini-storage facility is visible at the extreme west end of the subject property. The area which appeared to have been cut and filled for residential lots has been leveled.

4.2 CITY DIRECTORIES

CEC/WRA reviewed available Wickenburg city telephone directories for the years 1960 through 1992-93 to investigate historical uses of the property. Former tenants which were obtained from the Wickenburg directories is listed below.

Occupant and Address	Year Listed
Blakely's Service Station 980 California Way	1960, 1963, 1966, 1969, 1974, 1979
Sun Bowl 864 California Way	1963, 1966, 1969, 1974
Blakely's Cafe 980 California Way	1963, 1966
B & S Discount Sales 1020 W. Wickenburg Way #4	1992-93
Cable America Corporation 1020 W. Wickenburg Way	1992-93
Rancher Bar 910 W. Whipple Street	1992-93
Roddy Resources 990 Whipple	1992-93
Sun Lanes 964 W. Wickenburg Way	1992-93
Sun Lanes Restaurant 864 Whipple	1992-93
Sun Tire & Auto Center 880 W. Wickenburg Way	1992-93
Sunshine Plaza Mini Storage 1020 W. Wickenburg Way #8	1992-93

4.3 SANBORN FIRE INSURANCE MAPS

The Sanborn Fire Insurance Map series illustrates detailed historical development in some older areas of Wickenburg from the years 1915 and 1931. CEC/WRA conducted a review of the Sanborn Maps to evaluate evidence of historical development on the subject property. This review confirmed that the subject property lies beyond the limits of the map series.

4.4 U. S. GEOLOGICAL SURVEY TOPOGRAPHIC MAPS

CEC/WRA reviewed the USGS 7.5 minute topographic maps for the Wickenburg Quadrangle, dated 1964 and photoinspected in 1978, and the Vulture Peak Quadrangle, provisional edition 1990, to evaluate evidence of historical development on the subject property. This review indicated that the subject property was located in a sparsely developed area of Wickenburg.

Four small structures are located on the north side of Wickenburg Way (U.S. Highway 60 and 70) and east of Los Altos Drive. These structures appear to be the former Blakely Service Station, repair shop, apartments and cafe. A structure which appears to be the bowling alley is visible. Two warehouses and a barn are depicted as being located east of the subject property at the northwest corner of Mariposa Road and Wickenburg Way. The two warehouse structures are not currently visible adjacent to the subject property. Five residential structures also adjoin the subject property on the west side of Mariposa Road, directly east of parcels CWD-10 and CWD-11 and south of CWD-14. An intermittent stream (Cassandro Wash) is depicted on the topographic map as flowing across the subject property in a southwest to northeasterly direction.

The L-shaped building which currently houses Cable America is depicted on the Vulture Peak Quadrangle map. Three of the mini-storage buildings located west of the L-shaped building are illustrated on the 1990 provisional map.

5.0 REGULATORY RECORDS REVIEW

5.1 U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

CERCLA Federal Superfund Sites - Review of the United States Environmental Protection Agency (USEPA) "Superfund" Program National Priorities List (NPL) of sites in Arizona indicates that the subject property is not located within a 1-mile minimum search distance of any federal Superfund sites.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) - The U.S. EPA CERCLIS list is used to track activities or sites which have been reported to the EPA as candidates for investigation under the federal Superfund program. Review of the CERCLIS list, dated October 18, 1993, indicated that one listed site is located within a 0.5-mile minimum search distance of the subject property. Specific information on the facility is listed below:

EPA ID #	Facility	Address	Action	Approximate Location Relative to Site
AZD 982404196	Jones Ford-Mercury Inc.	781 Whipple Street	No further remedial action planned	1/8 mile east

Facility Index System - The USEPA Facility Index System (FINDS) is an inventory of facilities regulated by the EPA. Review of the FINDS listing dated September 15, 1993, revealed one FINDS sites within a 0.5-mile minimum search distance of the subject property.

EPA ID #	Facility	Address	Approximate Location Relative to Site
AZD 982404196	Jones Ford Mercury Inc.	781 Whipple Street	1/8 mile east

SARA Title III Notifiers - The Superfund Reauthorization and Amendments Act (SARA) requires facilities which use, handle or store significant quantities of hazardous substances to prepare plans for potential emergencies involving those substances. SARA also requires the facilities notify the public concerning these plans and to register with the USEPA. Review of the USEPA Toxic Release Inventory for 1987 through 1990, indicated that no SARA Title III facilities occurred within a 0.5-mile minimum search distance of the subject property.

RCRA Database - The EPA Resource Conservation and Recovery Act (RCRA) database list includes facilities that are involved in the generation, transport, treatment or disposal of hazardous waste and have been assigned an EPA identification number. Inclusion of a facility on this list does not necessarily mean that the site is contaminated or causing contamination. Review of the RCRA database indicated no registered RCRA facilities within a 0.5-mile minimum search distance of the subject property.

Emergency Response Notification System - The EPA Emergency Response Notification System (ERNS) stores information on releases of oil and hazardous substances. Releases are recorded in ERNS when they are initially reported to the federal government by any party. A review of the ERNS database dated July 1, 1993 indicated that the subject property was not listed.

5.2 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The Flood Insurance Rate Map (FIRM) series, published by FEMA, was reviewed for an evaluation of flood potential on the subject property. Review of FIRM map 04013C0235 D, dated September 4, 1991, indicated that the subject property lies in Flood Zone A3 and B. Zone B indicates areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot or with drainage areas of less than one square mile, and those areas protected by levees from 100-year floods. Cassandro Wash lies in Flood Zone A3, where flood depths have been determined. Flood depths in the vicinity of the subject property range from approximately 2177 to 2115 feet above mean sea level.

5.3 ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ)

Underground Storage Tanks - According to the ADEQ list of registered underground storage tanks (USTs), 6 registered UST facilities are located on or within a 0.5-mile minimum search distance of the subject property. The ADEQ information regarding these registered tanks is listed below:

ADEQ Registration Number	Facility Name	Address	Approximate Location Relative to Site
0-002743	Jones Ford-Mercury Inc.	781 W. Wickenburg Way	1/8 mile east
0-007629	Mrs. Pauline Blakely	980 W. Wickenburg Way	subject property
0-005265	Weible Petroleum Products	1115 W. Wickenburg Way	across street to south
0-007601	Wickenburg Tire	340 W. Wickenburg Way	1/2 mile east
0-000944	Minute Mart	447 W. Whipple	3/8 mile east
0-005704	Woody's Exxon #106	1051 W. Whipple	across street to south

A review of ADEQ's file on the UST's on the subject property revealed that three UST's were removed and one UST was abandoned in place, from 980 Wickenburg Way on December 24, 1991. According to ADEQ's Closure Report filed by A.H.G & Co., the site was an old truck stop. Two 10,000 steel UST's containing unleaded gasoline and one 500 gallon kerosene UST were removed. A 10,000 gallon UST containing diesel fuel was filled in-place with a total of 69.5 yards of slurry fill. Soil samples were collected from two feet below the east invert of the 500 gallon kerosene tank and analyzed by EPA Method 418.1 Total Recoverable Petroleum Hydrocarbons (TRPH) in Kerosene. The soil sample below the invert of the kerosene tank revealed a concentration of 190 parts per million (ppm) total petroleum hydrocarbons (TPH).

Soil samples were collected three feet below the north and south inverts of the two 10,000 gallon steel USTs removed from the site. Soil samples were analyzed by EPA Methods 8015 Modified for gasoline and 8020 for benzene, toluene, xylenes and ethylbenzene (BTEX). The analysis for soil samples below for the two unleaded gasoline tanks showed all constituents to be below laboratory detection limits.

No soil samples were collected from the 10,000 diesel fuel tank which was abandoned in place. A copy of the closure report documentation is included in Appendix B.

Leaking Underground Storage Tanks - Review of the ADEQ list of leaking underground storage tanks (LUSTs) indicates that one reported LUST incident has occurred within a 0.5-mile minimum search distance of the subject property. Information regarding the leaking tanks is listed below:

ADEQ Case #	Facility Name/Address	Date Reported	ADEQ Status	Approximate Location Relative to Site
0002743*4715.2249	Jones Ford-Mercury Inc. 781 W. Wickenburg Way	03-26-92	open	1/8 mile east

A review of the ADEQ LUST report for Jones Ford-Mercury revealed that a slight odor was detected when a 500 gallon waste oil tank was removed from the site on March 26, 1992. One or two small pin-holes were visible in the top of the tank when the tank was removed. The fire marshall directed Jones Ford-Mercury to collect a soil sample from below the tank. The soil was replaced in the excavated hole after lining the hole with black plastic. The sample analysis for total petroleum hydrocarbons using EPA Method 8015 modified indicated no detectable amounts. The case file remains open. Based on the review of the LUST file at ADEQ, it is CEC/WRA's opinion that the LUST incident is not likely to impact the subject property.

Open/Closed Landfills - Review of Arizona Department of Environmental Quality (ADEQ) records indicate that no reported open or closed municipal solid waste landfills (MSWLF), private solid waste landfills (PSWLF), or rubbish landfills (RLF) are located within a 0.5-mile minimum search distance of the subject property.

Review of the Arizona Department of Environmental Quality (ADEQ) records indicate that no waste tire collection sites (WTCS) or waste tire processing facilities (WTPF) are located within a 0.5-mile minimum search distance of the subject property.

Water Quality Assurance Revolving Fund (WQARF) - Review of the ADEQ Project list for the Water Quality Assurance Revolving Fund (WQARF) indicates that the subject property is not located within a two mile minimum search distance of a WQARF Study Area.

Arizona CERCLA Information and Data System (ACIDS) - The ADEQ list entitled Arizona CERCLA Information and DATA System (ACIDS) lists sites which have been reported to or are being investigated by ADEQ as having possible contamination. One listed ACIDS site is located within a 0.5-mile minimum search distance of the subject property. Specific information regarding the site is listed below:

EPA ID #	STATE ID #	Facility	Address	Approximate Location Relative to Site
AZD 982404196	1021	Jones-Mercury Inc.	781 Whipple Street	1/8 mile east

CEC/WRA personnel contacted ADEQ to review the ACIDS file for the above referenced site. According to ADEQ, the report is currently unavailable.

Registered Dry Wells - Arizona rules require owners to register all dry wells on their property with ADEQ. The Water Permits unit of ADEQ maintains a list of all dry wells that have been registered with the State to date. According to ADEQ records, there are no registered dry wells within a 0.5 mile radius of the subject property. No dry wells are registered at the subject property.

ADEQ Ground Water Quality Database - A review of the 1991 and 1992 Annual Report of the ADEQ Groundwater Quality Database revealed no monitoring data for wells on or within a 0.5-mile minimum search distance of the subject property.

Arizona Hazardous Waste Treatment, Storage and Disposal Facilities (TSDFs) - Based on a review of the RCRA database, no listed TSDF facilities are located within a 1.0-mile minimum search distance of the subject property.

RCRA Compliance Log - The Resource Conservation and Recovery Act (RCRA) Compliance Log, maintained by ADEQ, lists facilities which have been reported to be in violation of RCRA hazardous waste regulations. Review of the log indicated no listed facilities within a 1-mile minimum search distance of the subject property.

5.4 ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR)

According to the Arizona Department of Water Resources (ADWR), there are 21 registered wells located within a 0.5-mile radius of the subject property, one of which is registered as being located on the subject property. No wells were observed on the subject property during the site visits. In addition, 11 wells may be located within a 0.5-mile radius, although their exact location is unknown. Specific information concerning the wells is listed below:

Location	Owner	Registration Number	Depth (ft)	Diameter (in)	Well Use	Drill Date	Proximity to Subject Property
B(7-5)2 C	Palm Dr. Trailer Rch	WR 607062	120	8	A	1959	unknown
B(7-5)2 CCB	Ralph Deffenbaugh	WR 515639	303	8	D	10/24/86	1/2 mile northwest
B(7-5)2 CCC	D Gerard	WR 509951	252	8	D	12/21/84	3/8 mile northwest
B(7-5)2 DAA	H A White	WR 629971	111	6	A	1933	1/2 mile northeast
B(7-5)2 DAA	P D Denny	WR 648393	NL	NL	A	NL	1/2 mile northeast
B(7-5)2 DAB	J D Fletcher Sr	WR 648679	105	NL	D	1950	1/2 mile northeast
B(7-5)2 DAB	P L Wright	WR 650000	106	6	A	1977	1/2 mile northeast

Location	Owner	Registration Number	Depth (ft)	Diameter (in)	Well Use	Drill Date	Proximity to Subject Property
B(7-5)2 DAD	Timothy Thompson	WR 648451	200	NL	AD	1956	½ mile northeast
B(7-5)2 DBB	Peter Ray	WR 628906	120	16	JA	1920	½ mile north northeast
B(7-5)2 DCA	C R Walker	WR 507992	300	8	D	05/14/84	¼ mile northeast
B(7-5)2 DCD	William F. Cowley	WR 517127	80	7	D	03/09/90	¾ mile northeast
B(7-5)2 DCD	W F Cowles Jr.	WR 800460	100	8	AJ	NL	¾ mile northeast
B(7-5)2 DDA	G Twitchell	WR 643568	80	8	D	NL	½ mile northeast
B(7-5)3	S M Hamersley	WR 630259	319	8	D	1951	unknown
B(7-5)10 A	CA Deupree	WR 800271	NL	NL	D	1932	unknown
B(7-5)10 D	William Bates	WR 804118	300	NL	D	1961	unknown
B(7-5)10 DD	K W Hinkel	WR 648486	320	6	D	1975	unknown
B(7-5)10 DD	William Bates	WR 648487	NL	NL	D	NL	unknown
B(7-5)10 DDA	Henry Haight	WR 531687	340	6	DA	09/25/91	½ mile southwest
B(705)10 DDA	E Low	WR 646140	NI	NL	D	1947	½ mile southwest
B(7-5)11	Robert Frey	WR 804126	250	8	D	NI	unknown
B(7-5)11 ABC	Town of Wickenburg	WR 624478	304	16	D	11/03/53	across street to east
B(7-5)11 BCD	J B Hansell	WR 651240	220	6	D	1951	¼ mile south
B(7-5)11 CAB	G J Ruisi	WR 648616	300	5	D	NL	¼ mile south
B(7-5)11 CCA	R N Byler	WR 643658	250	5	D	1979	½ mile south
B(7-5)11 DA	L Britton	WR 648909	171	7	D	1950	unknown
B(7-5)2 DAB	P L Wright	44352	60	6	D	1977	½ mile northeast
B(7-5)10	S F Crozier	NL	64	6	A	1977	unknown
B(7-5)11	J H McCarroll	NL	258	3	D	1946	unknown
B(7-5)11	J E Andes	NL	250	3	D	1946	unknown
B(7-5)11 BDB	Garman and Willis	NL	210	6	C	1946	subject property CWD-4
B(7-5)11 DCA	R N Byler	78720	250	5	D	1979	½ mile south

NL = Not Listed
C = Commercial
E = Municipal
F = Industrial

A = Agriculture
D = Domestic
U = Abandoned
J = Stock

5.5 MARICOPA COUNTY RECORDS

Illegal Dumping Sites - CEC/WRA personnel contacted Mr. Marion Sams of the Maricopa County Department of Environmental Health to obtain any information regarding illegal dumping on the subject property. According to Mr. Sams, no illegal dump sites have been reported for the subject property.

Registered Septic Tanks - CEC/WRA contacted the Maricopa County Department of Environmental Health (MCDEH) to obtain information pertaining to the possible presence of registered septic tanks on the subject property. No information has been received from MCDEH as of this date. This information will be forwarded to MCFCD when it is received.

5.6 UTILITY RECORDS

Several pole-mounted transformers were observed on the subject property. In addition, a pad-mounted transformer was located south of the warehouse building which is currently occupied by U.S. West. CEC/WRA personnel contacted Arizona Public Service for information on potential PCB's in the transformers. No information has been received from APS as of this date.

Information on water and sanitary sewer lines for the subject property was obtained from Yost and Gardner Engineers. According to Yost and Gardner, the firm have been engineers for the Town of Wickenburg since the 1950's. Plans obtained from Yost and Gardner Engineers indicate that an eight inch V.C.P. sewer line is located in the centerline of U.S. Highway 60 (Wickenburg Way, Whipple Street). A ten inch sewer line tees into the sanitary sewer line approximately 1100 feet west of Los Altos Drive and parallels the eight inch line for approximately 900 feet before turning north. The easement for the sanitary sewer is located on the east side of the L-shaped building at 1020 W. Wickenburg Way. The sanitary sewer line turns to the northeast approximately 250 feet north of the highway, where it proceeds in a north to northeast direction along Cassandro Wash.

A six inch asphalt coated water line parallels the sanitary sewer line along the western portion of Cassandro Wash. Two eight inch water lines are located in the roadway for U.S. Highway 60. An eight inch water line is located under Mariposa Road.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of the records search and site observations, this assessment confirmed that the subject property consisted of 14 parcels of land located on the north side of Wickenburg Way. These parcels include various businesses, single and multi-family residential property and vacant land. Commercial tenants include SonLight Christian Fellowship, Cable America, Sun Plaza Mini-Storage, B & S Discount, Performance Motor Service, Allens Automotive Service, Rancher Bar, U.S. West, a former machine shop, Sun Tire Auto Center, Sun Lanes Bowling, and Golden Gate Apartments. An automotive storage facility is located in the floodplain of Cassandro Wash.

According to information received from Maricopa County Flood Control District, a flood control dam is being developed for a portion of the subject property. The earthen dam will be located northwest of CWD-9. The area west of CWD-9 will be used as fill material for the dam structure. Other portions of the parcels are upslope and outside of the construction area for the dam.

Based upon the records review and site observations, the following actions are recommended in order to further investigate the potential presence of hazardous substances on the subject property prior to the construction of MCFCD's Cassandro Wash Dam Project.

Underground Storage Tanks. MCFCD may wish to further investigate the removal of a 500-gallon kerosene tank from the former Blakely Truck Stop located on CWD-4. Although no further action was recommended by ADEQ, no soil samples were analyzed for BTEX from the area under the kerosene tank. In addition, no soil samples were collected in the vicinity of the vent or fill pipes for the removed underground storage tanks. Recommended sampling methodology for kerosene by the Arizona Department of Health Services (ADHS) include EPA Method BLS 181 for total petroleum hydrocarbons (TPH) and EPA Method 8020 for BTEX. ADHS recommended clean-up levels for TPH are 100 ppm. If the District plans to acquire that portion of parcel CWD-4 occupied by the Blakely truck stop, CEC/WRA recommends that a sub-surface soil boring be conducted in the vicinity of the former kerosene tank for BTEX and TPH levels.

CEC/WRA recommends that MCFCD further investigate the potential for sub-surface contamination in the vicinity of the 10,000 gallon bare steel diesel tank which was filled with 69.5 yards of slurry fill and abandoned in place in December, 1991. A series of sub-surface angle borings and sub-surface borings in the vicinity of the piping are recommended. The borings should be analyzed for TPH and BTEX in order to eliminate the possibility of sub-surface petroleum hydrocarbon contamination.

Mounded Dirt. An area near the center of parcel CWD-6 contained a quantity of mounded soil. Tires, automobile parts and other metal scrap were observed in the mound. As this portion of the site may be used as fill material for the earthen flood control structure and will be in the pool area behind the dam, CEC/WRA recommends that the mounded area be excavated and examined for potential hazardous materials.

A knowledgeable person should be located on the site to characterize the debris piles prior to disposal. Any stained soil or potentially hazardous materials observed during excavation should be sampled for hazardous constituents at that time. The household and other non-hazardous debris should be removed from the site and properly disposed of according to applicable local, county or state regulations.

Potential Asbestos Containing Materials. Access to the interior of buildings was not available during the site visits. If MCFCD plans to demolish any building, CEC/WRA recommends that a comprehensive asbestos survey be conducted prior to demolition.

Septic Tank. No septic tank was observed during the site visits and no information has been received from Maricopa County regarding potential septic tanks on the site. However, according to anecdotal information received from MCFCD, residents in the area north of parcel CWD-6 have complained about a "trailer" dumping into a septic tank. Information received from the Town of Wickenburg indicated that a septic tank for the bowling alley south of parcel CWD-6, was originally located at the bottom of the hill. According to the Town of Wickenburg, the property owner had to relocate the septic tank to his own property. No mobile homes or recreational vehicles were observed on the parcel during the site visits.

Because septic tanks provide a continuous access to the sub-surface, they represent an element of risk to environmental conditions of the property through the potential introduction of petroleum or hazardous substances through sinks, toilets, drains and other openings to the sub-surface. If MCFCD wishes to conclusively address this risk, CEC/WRA recommends a program of soil sampling and analysis if a septic tank is found during development of the site.

Paint Building. The Freight Dock Building located near the north property boundary of CWD-6, appears to currently be used for painting. A 55-gallon drum of paint thinner was observed in a fenced area on the east side of the building. A area of staining was located east of the fenced area and on the south side of the building. CEC/WRA recommends that a shallow sub-surface soil sample be taken from the areas of paint-stained soil in order to analyze for selected hazardous substances.

Petroleum-Stained Soil. A water truck was observed adjacent to the east side of the small warehouse building on CWD-6. Diesel fuel was observed leaking from the truck during a site visit. The soil beneath the truck was stained and a distinct diesel odor was detected. Although the staining appears to be limited in vertical and horizontal extent, CEC/WRA recommends that the stained soil be over-excavated and removed from the site and disposed of in an approved landfill. Confirmatory soil samples should be collected upon completion of over-excavation to assure total removal of contaminated soil.

Vehicles and Other Equipment. Numerous vehicles and heavy equipment and other miscellaneous equipment was observed on CWD-6. CEC/WRA recommends that the equipment and vehicles be removed from the site and the ground beneath the equipment be examined for staining. If evidence of soil contamination is discovered, CEC/WRA recommends that the stained soil be over-excavated and removed from the site and disposed of in an approved landfill. Confirmatory soil samples should be collected upon completion of over-excavation to assure total removal of contaminated soil. In addition, other trash and discarded items should be removed to a landfill prior to excavation of soils.

7.0 REFERENCES

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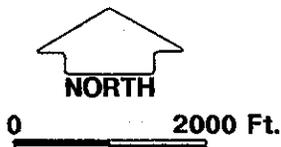
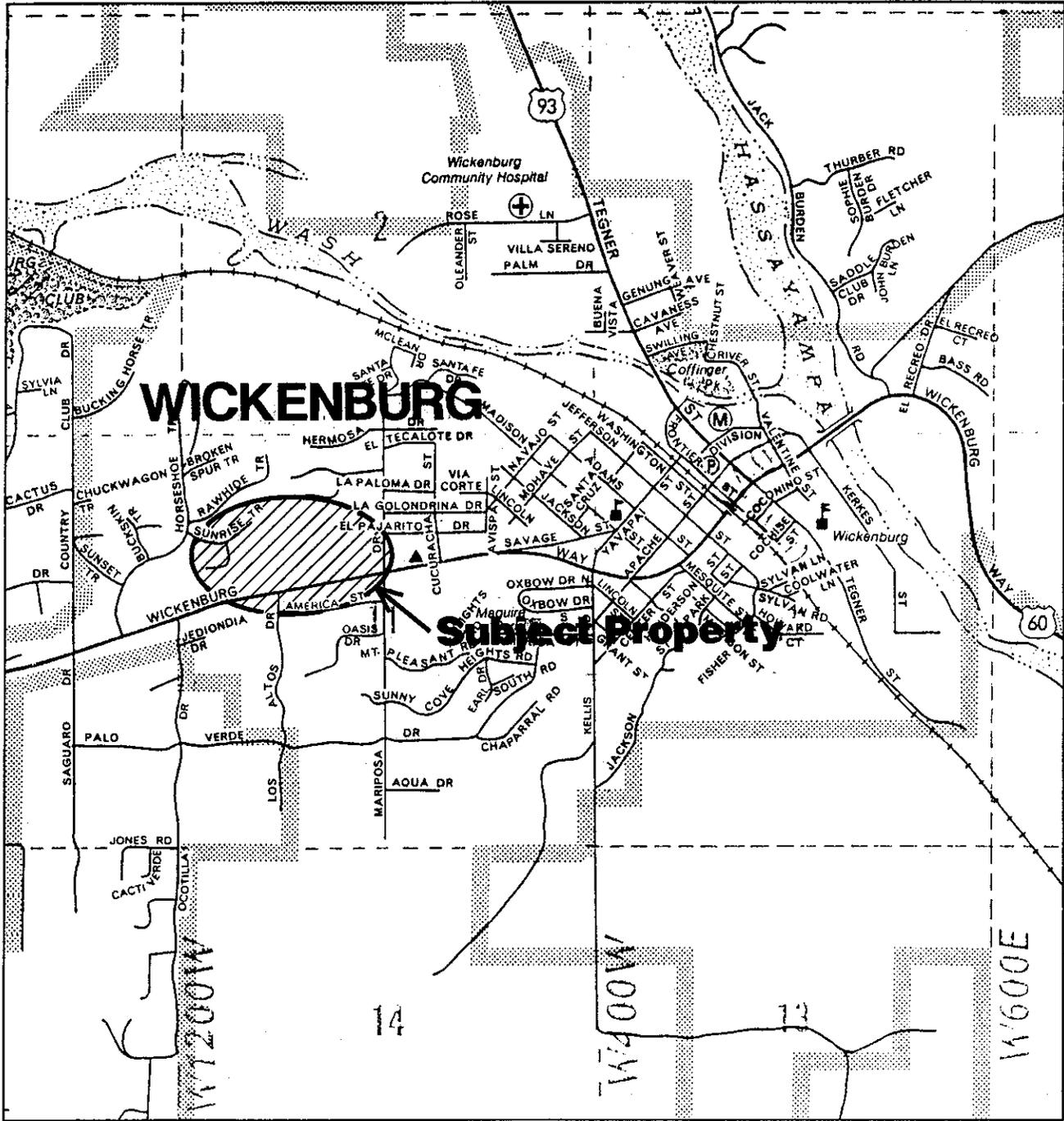
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FIGURES



Water Resources Associates, Inc.

A Subsidiary of Yellowstone Environmental Services, Inc.

PROJECT NO. AR390-2105	DRAWN BY KMA
DATE 1/18/94	CHECKED BY KCB

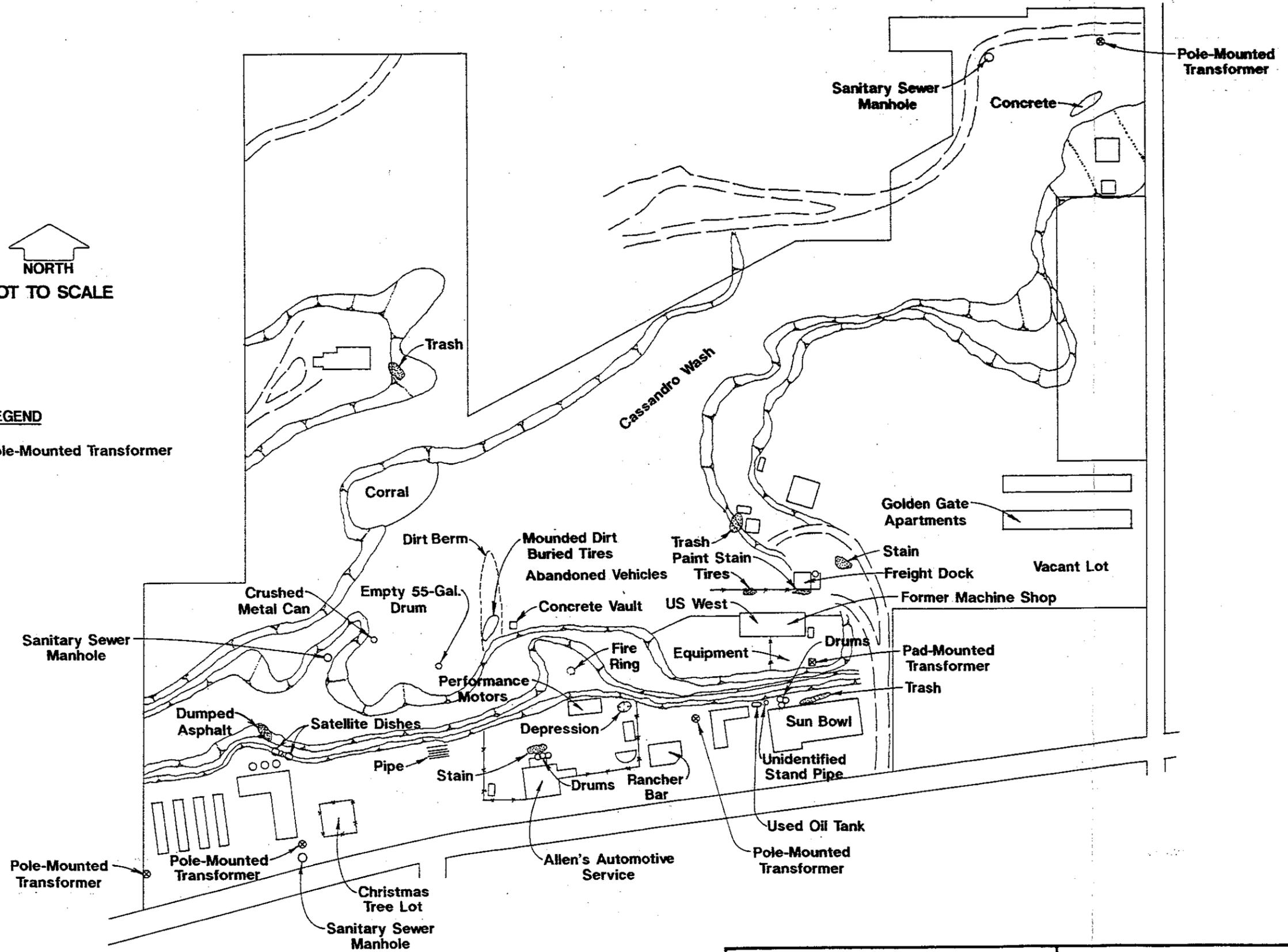
VICINITY MAP

FIGURE 1

NORTH
NOT TO SCALE

LEGEND

⊗ Pole-Mounted Transformer



Water Resources Associates, Inc.

SITE DIAGRAM

FIGURE 2

PROJECT NO. AR310-2105	DRAWN BY KMA
DATE 11/12/94	CHECKED BY KCB

APPENDICES

APPENDIX A

Plat Maps

APPENDIX B
UST Closure Documentation

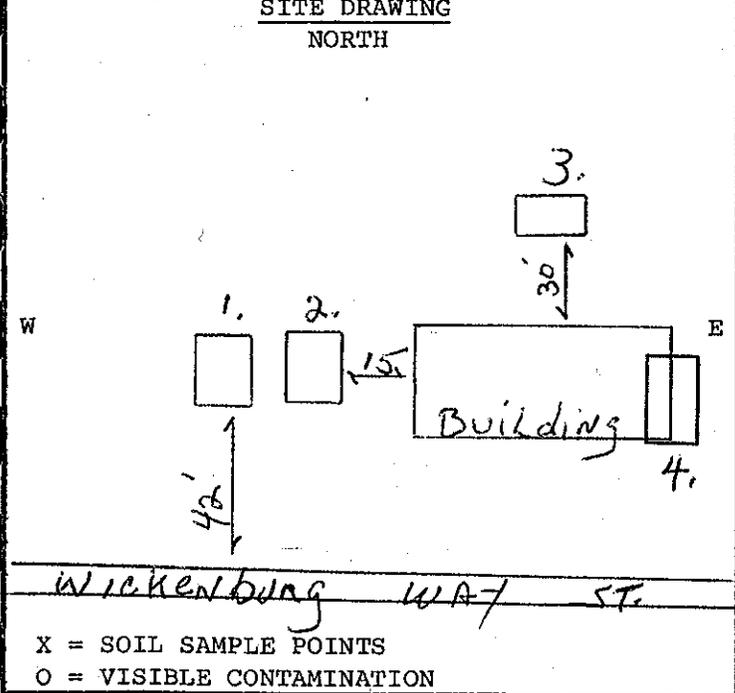
7629

STATE OF ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY FIRE MARSHAL
ON-SITE UNDERGROUND STORAGE TANK CLOSURE REPORT

THIS REPORT DOES NOT CONSTITUTE A SITE ASSESSMENT REQUIRED BY 40 CFR 280.72
OWNER IS REQUIRED TO NOTIFY D.E.Q. WITHIN 24 HOURS OF A RELEASE
UST COMPLIANCE 24 HOUR HOTLINE - 257-6922
Monday - Friday 8:00 am - 5 pm - 257-6984
ADEQ Watts Line - 1-800-234-5677

OSFM PERMIT NO. 91-112 DEQ REG. NO. B7629 DATE OF CLOSURE 12-24-91
TYPE OF CLOSURE: TEMPORARY () PERMANENT (X) REMOVAL (X) ABANDONMENT IN PLACE (X)
SUSPECTED CONTAMINATED SITE DEQ NOTIFIED DATE _____
SITE NAME Old Truck STOP ADDRESS 980 Wickenburg Way
CITY Wickenburg AZ STATE AZ ZIP _____
OWNER'S NAME PAULINE Blakely ADDRESS 2750 E. Nesbette St.
CITY Phoenix STATE AZ
OWNER CONTACT NAME _____ PHONE _____
CONTRACTOR AL GREENWALT CONTACT _____ PHONE 253-8709
LABORATORY CONTACT _____ PHONE _____
CONSULTANT CONTACT _____ PHONE _____

TANK	SIZE	TYPE	CONTENTS	VISIBLE LEAKS	SOIL CONTAMINATION
1	10,000	GAS	Steel	NO	COMMENTS None visible
2	10,000	GAS	Steel	NO	" " "
3	5,000	Kerosene	Steel	NO	" " "
4	10,000	Diesel	Steel	NO	TANK 4 Diesel Fuel Abandonment in place 1 sack mix - SHURRY



SITE AND SOIL CONDITIONS

- NATIVE SOIL TYPES: SAND () FILL () CLAY (X)
CALICHE () ROCK () GRAVEL () COBBLES ()
- WATER IN EXCAVATION: YES () NO (X)
- DEPTH TO GROUND WATER U/N (IF KNOWN)
- VISIBLE CONTAMINATION: YES () NO (X)
IF YES, COMMENT _____
- LENGTH OF TIME BETWEEN UST REMOVAL AND SAMPLE COLLECTION: IMMEDIATE () HOURS ()
DAYS () UNKNOWN (X)
COMMENT _____
- PRODUCT LINES LEAKING: YES () NO (X)
- DEPTH OF EXCAVATION 15'
SAMPLE COLLECTION DEPTH UNKNOWN IF SAMPLE WAS TAKEN

TANK INERTED WITH CO2 BY AL GREENWALT
DISPOSAL BY SID Goodchild TO _____

MILEAGE TO 56 FROM SITE 56 TRAVEL TIME 3 hr INSPECTION TIME 2.5 hr
LODGING \$ _____ MEALS \$ _____ OTHER _____

INSPECTOR Ed. Cunningham NO. 27 DATE 12-24-91 TIME _____
COPY RECEIVED BY AL GREENWALT REPRESENTING ACCURATE ANALYTICAL

Clean Closure
JDB 02/25/92

7629

CLOSURE REPORT
FOR
FOUR UNDERGROUND STORAGE TANKS
AT

980 Wickenburg Way
Wickenburg, Arizona 85390

Submitted to:

State of Arizona
Department of Environmental Quality
2005 North Central Ave. Room 300
Phoenix, Arizona 85004

Prepared for:

Mrs. Pauline Blakely
2750 East Nesbit St.
Phoenix, Arizona 85032

RECEIVED
CORRECTIVE ACTIONS UNIT

FEB 14 1992

UST SECTION
ADEQ

Prepared by:

A. H. G. & Co.
An Environmental Service Co.
2323 North Central Ave. #2004
Phoenix, Arizona 85004

January 22, 1992

File: Blkly.clo

The Current owner of this property, Mrs. Pauline Blakely has requested closure be completed in respect to (4) underground fuel storage tanks at below location in accordance with State and Federal EPA regulations.

This report is submitted for the closure by removal of three underground storage tanks(UST's), and slurry in place of one underground storage tank(UST) located at 980 Wickenburg Way, Wickenburg AZ 85390:

- (1) 10,000 Gallon UST Unleaded Gasoline (removed)
- (1) 10,000 Gallon UST Unleaded Gasoline (removed)
- (1) 10,000 Gallon UST Diesel Fuel (slurred)
- (1) 500 Gallon UST Kerosene (removed)

The following information is provided in support of the closure:

1. The registration number of the tank removal permits issued by the State of Arizona, Department of Environmental Quality is #B7629(see attached). Also State Fire Marshal Permit #91-112(see attached). A copy of above permits are included as Enclosure (1).
2. Enclosure (2) is a site plan indicating location of UST's, sampling points, and adjacent structures.
3. Tanks were inerted(gas free) by insertion of (15) lbs of Dry Ice per 1000 gallons capacity of tanks upon removal of existing product, and transportation of same under waste manifests No's 20271, and 20272 issued by All Western Oil Co.(EPA# AZD980895676) See Enclosure (3).
4. Under direction of Mr. Ed Cunningham State Fire Marshall Inspector, one soil sample (SP1) was obtained 2' below invert of Tank #3(500 gallon kerosene). (SP# 2, 3, 4, and 5) Soil samples were collected by scoop teeth of backhoe at a depth of (3) feet below UST inverts using precleaned glass jars, filled to maximum capacity to eliminate headspace, capped with teflon and metal covers, then taped for an airtight seal. Samples were stored in a chilled condition at 4' C for transportation to A+ Environmental Testing Laboratory for analysis.
5. Soil samples were collected for analysis, transported to laboratory on January 2, 1992. Chain of custody documentation is shown in Enclosure (4).
6. As required, Soil samples were analyzed by EPA Methods 418.1 Total Recoverable Petroleum Hydrocarbons (TRPH) in kerosene, 8015M (TPH) in gasoline, and 8020 for Benzene, Toluene, Xylenes, and Ethylbenzene (BTXE). SP2, 3, 4, and 5(tanks #1 and 2) by Methods 8015M/8020(TPH/BTXE) show all constituents to be BRL(below reporting limits), SP1(tank #3) by Method 418.1(TRPH) in kerosene shows a concentration of 190PPM. See Enclosure (5).

BRL - Below Reporting Limits = ND - Not detected

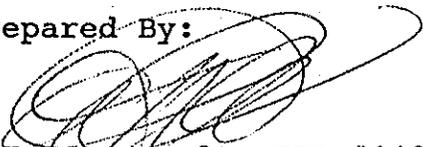
7. All tanks and piping were inspected for possible releases from ruptures and corrosion, no visual signs were indicated on inspections while tanks and piping were in place and after their removal. As to tank #3 and lab report SP1 showing 190PPM of TPH in soil, it is determined that due to lack of any overfill protection device on the tank, contamination had occurred during refilling operations. The amount of contamination indicated is minimal and does not constitute a problem in migrating due to type of soil (clay, tightly compacted) in the surrounding area. Depth to ground water at this site is estimated at 73', this was obtained from measurement of an on-site well. In referencing EPA LUST (leaking underground storage manual), for this type of contamination (kerosene), an acceptable level of contamination of this constituent is 1000PPM in soil under these conditions.

UST's were removed from the excavations on December 24, 1991, then transported from this site on December 30, 1991 under certificate of Tank Disposal/Destruction No's 1121, 1122, and 1138. issued by Midwest Steel Co. See Enclosure (6).

It should be noted that groundwater was not encountered during the UST removal operations.

Based on the site supervisor, no discoloration in the soils or presence of odor was indicated during excavation and obtaining of samples.

Prepared By:



A.H. Greenwalt, REA #1438
A. H. G. & Co.



- Enclosures:
- (1) UST Removal Permits
 - (2) Site Plot Plans
 - (3) Uniform Hazardous Waste Manifests
 - (4) Chain of Custody
 - (5) Laboratory Test Results
 - (6) Certificates of Destruction

Notification for Underground Storage Tanks

STATE USE ONLY

State Agency Name and Address

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

ID NUMBER

TYPE OF NOTIFICATION

DATE RECEIVED

A. NEW FACILITY B. AMENDED C. CLOSURE

A. Date Entered Into Computer

B. Data Entry Clerk Initials

3 No. of tanks at facility 0 No. of continuation sheets attached

C. Owner Was Contacted to

Clarify Responses. Comments

INSTRUCTIONS

Please type or print in ink all items except "signature" in section V. This form must be completed for each location containing underground storage tanks. If more than five (5) tanks are owned at this location, photocopy the following sheets, and staple continuation sheets to the form.

GENERAL INFORMATION

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1984, that are in the ground as of May 8, 1986, or that are brought into use after May 8, 1986. The information requested is required by Section 9002 of the Resource Conservation and Recovery Act, (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or in the absence of such records, your knowledge, belief, or recollection.

Who Must Notify? Section 9002 of RCRA, as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means—

a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances, and

b) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

c) if the State agency so requires, any facility that has undergone any changes to facility information or tank system status.

What Tanks Are Included? Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances," and (2) whose volume (including connected underground piping) is 10% or more beneath the ground. Some examples are underground tanks storing: 1. Gasoline, used oil, or diesel fuel, and 2. industrial solvents, pesticides, herbicides or fumigants.

What Tanks Are Excluded?

Other tanks excluded from notification are:

1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;

4. pipeline facilities (including gathering lines) regulated under the Natural Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State laws;

5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid traps or associated gathering lines directly related to oil or gas production and gathering operations;

9. storage tanks situated in an underground area (such as a basement, cellar, mineworking, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute).

Where To Notify? Send completed forms to:

AZ Department of Environmental Quality
2005 N. Central Avenue, Room 300
Phoenix, Arizona 85004

When To Notify? 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use. 3. If the State requires notification of any amendments to facility send information to State agency immediately.

Penalties: Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed \$10,000 for each tank for which notification is not given or for which false information is submitted.

I. OWNERSHIP OF TANK(S)

II. LOCATION OF TANK(S)

Owner Name (Corporation, Individual, Public Agency, or Other Entity)

(if same as Section I mark box here)

Mrs. Pauline Blakely

Street Address

Facility Name or Company Site Identifier, as applicable

2750 East Nesbit St.

None

Street Address (if 0 Box not applicable)

Phoenix, Arizona 85032

980 Wickenburg Way

City Maricopa

State

ZIP Code

Wickenburg, Arizona 85390

City

State

ZIP Code

County

Maricopa

Municipality

Phone Number (include Area Code)

(602) 992-2281

Give the geographic location of tanks if required by State in degrees, minutes, and seconds. Examples: Lat: 42 36

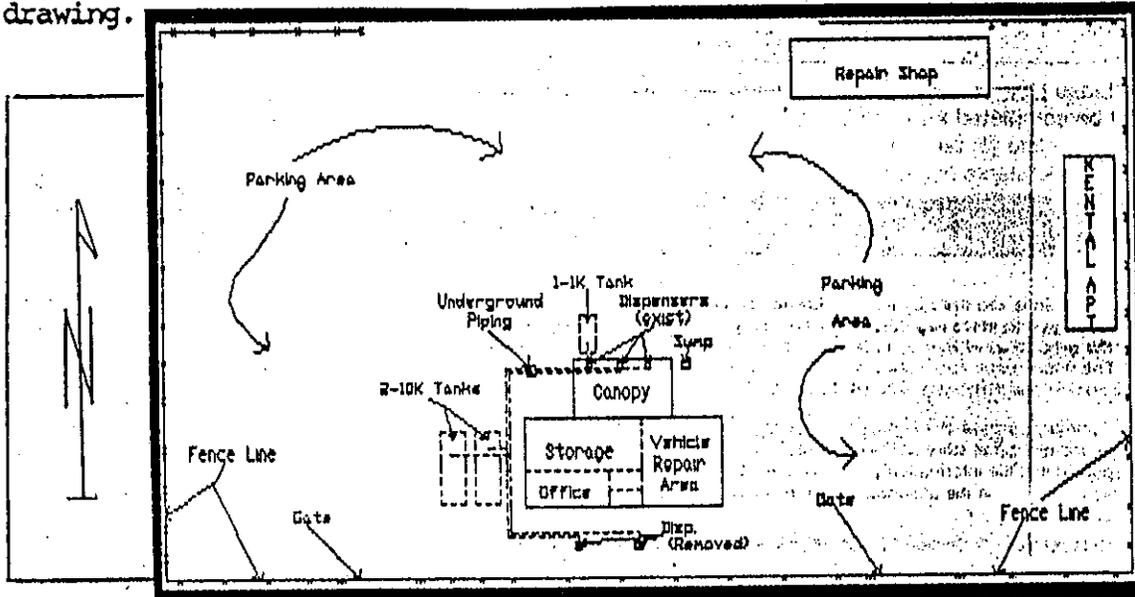
12 N Long 85 24 17W

Latitude

Longitude

NOTIFICATION FOR UNDERGROUND STORAGE TANKS
ARIZONA SUPPLEMENTAL INFORMATION SHEET

1. Draw a facility map identifying the tanks and associated piping, include major structures (buildings, roads, etc.). Indicate North on your drawing.



980 West Vickenburg Way

2. Do you have any additional comments? NO

ADEQ/UST Supp.

IX. DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location.)

Tank Identification Number	Tank No. <u>1</u>	Tank No. <u>2</u>	Tank No. <u>3</u>	Tank No. <u>4</u>	Tank No. _____
Status of Tank (mark only one)	Currently in Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Temporarily Out of Use <small>(Remember to fill out section IX.)</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Permanently Out of Use <small>(Remember to fill out section IX.)</small>	5-84	same	same	same
	Amendment of Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Date of Installation	?	?	?	?	
3. Estimated Total Capacity (gallons)	10,000	10,000	1,000	10,000	
4. Material of Construction (Mark all that apply)	Asphalt Coated or Bare Steel	BS	same	same	same
	Cathodically Protected Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Epoxy Coated Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Composite (Steel with Fiberglass)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fiberglass Reinforced Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lined Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Double Walled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Polyethylene Tank Jacket	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Excavation Liner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other, Please Specify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Has tank been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Piping (Material) (Mark all that apply)	Bare Steel	X	X	X	X
	Galvanized Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fiberglass Reinforced Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cathodically Protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Double Walled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary Containment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, Please Specify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Piping (Type) (Mark all that apply)	Suction: no valve at tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Suction: valve at tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gravity Fed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Has piping been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. TYPE OF OWNER	IV. INDIAN LANDS
<input type="checkbox"/> Federal Gov't. <input type="checkbox"/> Commercial <input type="checkbox"/> State Government <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local Government	Tanks are located on land within an Indian Reservation or on other trust lands. <input type="checkbox"/> Tribe or Nation: _____ Tanks are owned by native American nation, tribe, or individual <input type="checkbox"/>

V. TYPE OF FACILITY

Select the Appropriate Facility Description

<input checked="" type="checkbox"/> Gas Station	<input type="checkbox"/> Local Government	<input type="checkbox"/> Contractor
<input type="checkbox"/> Petroleum Distributor	<input type="checkbox"/> State Government	<input type="checkbox"/> Trucking/Transport
<input type="checkbox"/> Air Taxi (Airline)	<input type="checkbox"/> Federal - Non-Military	<input type="checkbox"/> Utilities
<input type="checkbox"/> Aircraft Owner	<input type="checkbox"/> Federal - Military	<input type="checkbox"/> Residential
<input type="checkbox"/> Auto Dealership	<input type="checkbox"/> Commercial	<input type="checkbox"/> Farm
<input type="checkbox"/> Railroad	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other (Explain) _____

VI. CONTACT PERSON IN CHARGE OF TANKS

Name	Job Title	Address	Phone Number (Include Area Code)
A.H. Greenwalt	Consultant	2323 No. Central Phx. AZ	1 800 424-4450

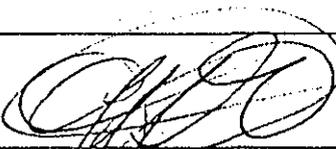
VII. FINANCIAL RESPONSIBILITY

I have met the financial responsibility requirements in accordance with 40 CFR Subpart H

Check All that Apply		
<input type="checkbox"/> Self Insurance	<input type="checkbox"/> Guarantee	<input type="checkbox"/> State Funds
<input type="checkbox"/> Commercial Insurance	<input type="checkbox"/> Surety Bond	<input type="checkbox"/> Trust Fund
<input type="checkbox"/> Risk Retention Group	<input type="checkbox"/> Letter of Credit	<input type="checkbox"/> Other Method Allowed Specify _____

VIII. CERTIFICATION (Read and sign after completing all sections)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Name and official title of owner or owner's authorized representative (Print) / A.H. Greenwalt	Signature 	Date Signed 11-5-91
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EPA estimates public reporting burden for this form to average 30 minutes per response including time for reviewing instructions, gathering and maintaining the data needed and completing and reviewing the form. Send comments regarding this burden estimate to Chief, Information Policy Branch PM-223, U.S. Environmental Protection Agency, 401 M Street, Washington D.C. 20460, marked "Attention Desk Officer for EPA." This form amends the previous notification form as printed in 40 CFR Part 280, Appendix I. Previous editions of this notification form may be used while supplies last.

Tank Identification Number Tank No. 1 Tank No. 2 Tank No. 3 Tank No. 4 Tank No. _____

7. Substance Currently or Last Stored
In Greatest Quantity by Volume

- Gasoline
- Diesel
- Gasohol
- Kerosene
- Heating Oil
- Used Oil
- Other, Please Specify

empty	empty	empty	empty	
X	X			
			✓	
		X		

Hazardous Substance
CERCLA name and/or,
CAS number

Mixture of Substances
Please Specify

X. TANKS OUT OF USE, OR CHANGE IN SERVICE

1. Closing of Tank

A. Estimated date last used
(mo./day/year)

5/84	5/84	5/84	5/84	
------	------	------	------	--

B. Estimate date tank closed
(mo./day/year)

5/84	5/84	5/84	5/84	
------	------	------	------	--

C. Tank was removed from ground

--	--	--	--	--

D. Tank was closed in ground

X	X	X		
---	---	---	--	--

E. Tank filled with inert material

			X	
--	--	--	---	--

Describe

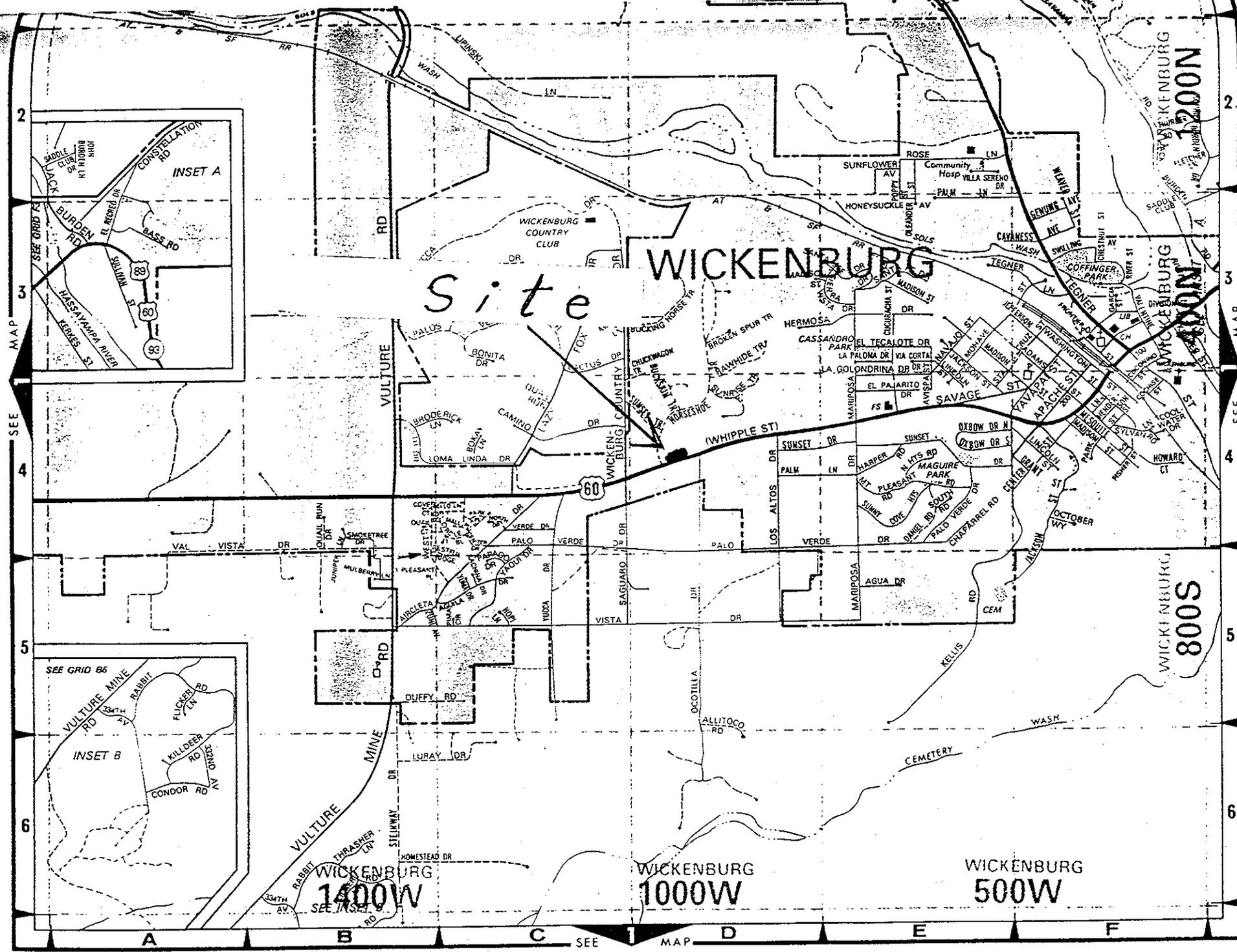
3 5 gal Slurry fill
Total 69.5 Yards

F. Change in service

--	--	--	--	--

2. Site Assessment Completed

None	None	None	None	
------	------	------	------	--



Site

WICKENBURG

WICKENBURG 800S

WICKENBURG 1200N

WICKENBURG 1000W

WICKENBURG 500W

WICKENBURG 1400W

2

3

4

5

6

2

3

4

5

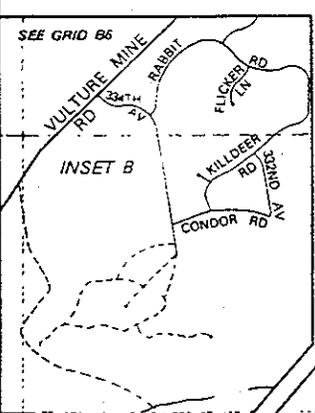
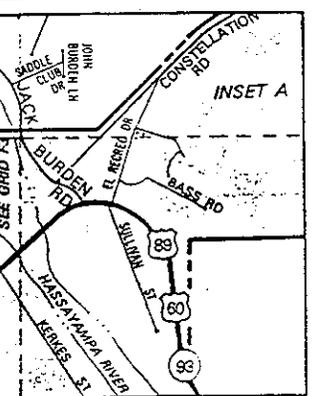
6

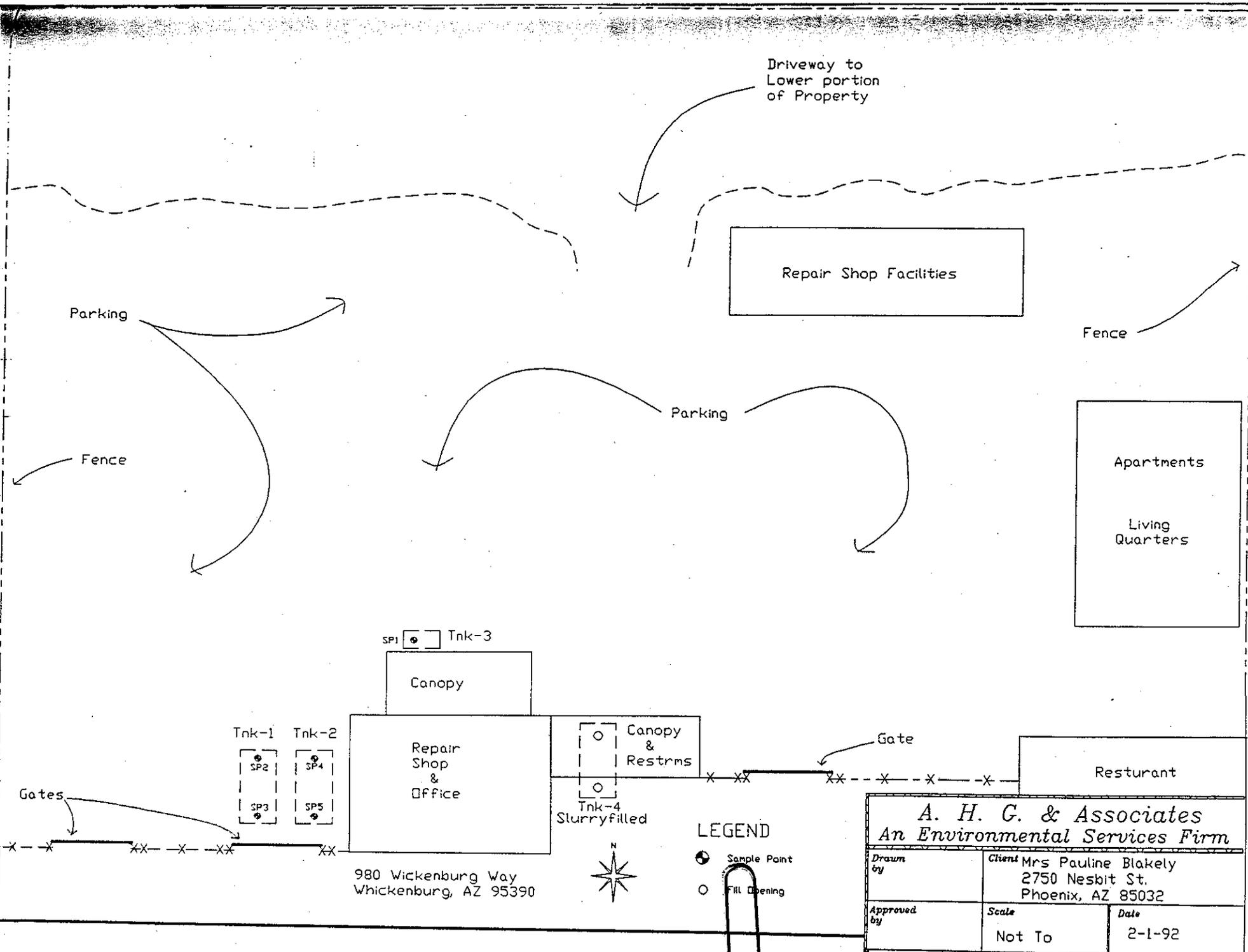
SEE

SEE

A B C D E F

SEE MAP





A. H. G. & Associates An Environmental Services Firm		
Drawn by	Client Mrs Pauline Blakely 2750 Nesbit St. Phoenix, AZ 85032	
Approved by	Scale Not To	Date 2-1-92

CUSTOMER PICKUP TICKET

20271

Manifest # 11491
Call In Telephone 684-5445
Date 12/1/91

Instructions
P.O./Contact AIGREENWALD

Customer Information
Name AIGREENWALD
Billing
Address
City LOKANBURG State AK Zip

WE PICKED UP:

	Gal	Drums	@	Total \$
WATER	40	0	1.50	60.00
OIL	10	0	8.30	83.00

COOLANT: 5-HYDROCHLORIC ACID #175.00
OTHER: 2-TETRAHYDROFUR #175.00
Comments: BUREAU

THESE PRODUCTS ARE NON-HAZARDOUS

Chlorine Tested: Yes No

Customer Sig: [Signature]
AWO Driver: [Signature] Date: 12/1/91

ALL WESTERN OIL

P.O. Box 2457, Mesa, AZ 85214
(602) 892-8135 / 1-800-350-7565 / FAX (602) 892-0173

EPA #AZD980895676

Form CPU-1 (Rev. 10/90)

CUSTOMER PICKUP TICKET

20272

Manifest # 11491
Call In Telephone
Date

Instructions
P.O./Contact AIGREENWALD

Customer Information
Name AIGREENWALD
Billing
Address
City LOKANBURG State AK Zip

WE PICKED UP:

	Gal	Drums	@	Total \$
WATER	30	0	1.50	45.00
OIL	100	0	1.50	150.00

COOLANT:
OTHER: 2-TETRAHYDROFUR #175.00
Comments: BUREAU

THESE PRODUCTS ARE NON-HAZARDOUS

Chlorine Tested: Yes No

Customer Sig: [Signature]
AWO Driver: [Signature] Date: 12/1/91

ALL WESTERN OIL

P.O. Box 2457, Mesa, AZ 85214
(602) 892-8135 / 1-800-350-7565 / FAX (602) 892-0173

EPA #AZD980895676

Form CPU-1 (Rev. 10/90)

A+

Environmental Testing Laboratory

4730 N. Oracle Road, Suite 212 • Tucson, Arizona 85705 • (602) 887-1975

LABORATORY REPORT OF CHEMICAL ANALYSIS

Client: A. H. G. & Associates
233 E. Willow Street #62
Long Beach, CA 90806

For: Pauline Blakely
2750 E. Nesbit Way
Phoenix, AZ 85390

Project Number N/A

Sample ID Listed Below

Lab ID 010392-01

Sampling Date 12/24/91

Date Received 01/03/92

Date of Analysis 01/06/92

Date of Report 01/09/92

EPA Method 418.1 TPHC - IR Spectrophotometer

Total Petroleum Hydrocarbons	Limit of Detection 30 ppm	Reported Value ppm
SP-1		190

Lab Notes/Comments:

Analyzed By:

Kimberly J. Hamm 1/10/92

Date

Reviewed By:

John G. Tecca 1-10-92

Laboratory Director

Date

A+

Environmental Testing Laboratory

4730 N. Oracle Road, Suite 212 • Tucson, Arizona 85705 • (602) 887-1975

LABORATORY REPORT OF CHEMICAL ANALYSIS

Client:

A. H. G. & Associates
233 E. Willow Street #62
Long Beach, CA 90806

For:

Pauline Blakely
2750 E. Nesbit Way
Phoenix, AZ 85390

Project Number N/A

Sample ID Listed Below

Lab ID 010392-02 thru 05

Sampling Date 12/24/91

Date Received 01/03/92

Date of Analysis 01/09/92

Date of Report 1/9/92

EPA Method 8020 - Purgeable Aromatics (G.C. - PID)

Limit of Detection ppm	Benzene	Toluene	Ethyl Benzene	Xylenes	Chloro- benzene	Dichlorobenzenes		
						1,2	1,3	1,4
	0.1	0.1	0.1	0.1	0.1			
SP-2	<0.1	<0.1	<0.1	<0.1	<0.1			
SP-3	<0.1	<0.1	<0.1	<0.1	<0.1			
SP-4	<0.1	<0.1	<0.1	<0.1	<0.1			
SP-5	<0.1	<0.1	<0.1	<0.1	<0.1			

Reported in ppm

Lab Notes/Comments:

Analyzed By:

John G. Teece
1-10-92
Date

Reviewed By:

John G. Teece
1-10-92
Laboratory Director Date

A+

Environmental Testing Laboratory

4730 N. Oracle Road, Suite 212 • Tucson, Arizona 85705 • (602) 887-1975

LABORATORY REPORT OF CHEMICAL ANALYSIS

Client:
 A. H. G. & Associates
 233 E. Willow Street #62
 Long Beach, CA 90806

For:
 Pauline Blakely
 2750 E. Nesbit Way
 Phoenix, AZ 85390

Project Number N/A

Sample ID Listed Below

Lab ID 010392-02 thru 05

Sampling Date 12/24/91

Date Received 01/03/92

Date of Analysis 01/09/92

Date of Report 01/09/92

EPA Method 8015 TPHC – Gas Chromatography

Total Petroleum Hydrocarbons	Limit of Detection 10 ppm	Reported Value ppm
SP-2		<10
SP-3		<10
SP-4		<10
SP-5		<10

Lab Notes/Comments:

Analyzed By: Robert L. Teece 1-10-92
 Date

Reviewed By: Robert L. Teece 1-10-92
 Laboratory Director Date

Chain of Custody Report

H. G. & Associates
 33 East Willow St. #62
 Long Beach, CA 90806
 Tel (310) 988-2122

Date: 12-24-91

Page: 1 of 1

Client: Pauline Blahely Project Name: Same Sampler Name: al
 Address: 2750 E Nestlet Way Project Mgr: [Signature] Sampler Sig: [Signature]
 City: Phy St: AZ Zip: 85390 Phone #: _____

Sample Number	Location Description	Date	Time	Sample Type			Container Type & Number of	Tests Required					
				Comp	Grab	Solid		4181	8015	8020	Lead		
P-1	500 Gal Kero Tank #3	12/24	3:05		✓		010392-01	✓	✓	✓			
P-2	10K Tank #1 No End	↓			↓		02		✓	✓			
P-3	" " " So "	↓			↓		03		↓	↓			
P-4	" " #2 No "	↓			↓		04		↓	↓			
P-5	" " " So "	↓			↓		05		↓	↓			

Released by: [Signature] (signature)

Received by: [Signature] (signature)

Date: 12/24/91

Time: 4:12 PM

Released by: [Signature] (signature)

Received by: [Signature] (signature)

Date: 11/3/92

Time: 8:45 am

Method of Sport: _____

Special Receipt By: [Signature]
 Instructions: _____

Authorization Title: Bob Blahely



No. 1121

CERTIFICATE OF TANK DISPOSAL/DESTRUCTION

22020 NORTH 21st AVE., PHOENIX, AZ 85027
(602) 582-9087 • FAX (602) 492-9094

Tank I.D. # _____

Tank Description 10,000 gallon

Gas

Contractor Accurate Analytical

Owner Pauline Blakely

Address P.O. Box 4098 Long Beach, CA

Address _____

Job Site Address 980 Wickenburg Way

Tank Purged Date 12/30/91

Tank Rinsed Date N/A

Tank Pick Up Date 12/31/91

Tank Death Date 12/31/91

THIS IS TO CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK AS SPECIFIED ABOVE.

ALL MATERIALS SPECIFIED HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES

ONLY ON THE TANK DEATH DATE ABOVE.

Keith Horta

Authorized Representative



No. 1122

CERTIFICATE OF TANK DISPOSAL/DESTRUCTION

22020 NORTH 21st AVE., PHOENIX, AZ 85027
(602) 582-9087 • FAX (602) 492-9094

Tank I.D. # _____
Tank Description 10,000 gallon
Gas

Contractor Accurate Analytical Owner Pauline Blakely
Address P.O. Box 4098 Long Beach, CA Address _____
Job Site Address 980 Wickenburg Way

Tank Purged Date 12/30/91
Tank Rinsed Date N/A
Tank Pick Up Date 12/31/91
Tank Death Date 1/3/92

THIS IS TO CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK AS SPECIFIED ABOVE.
ALL MATERIALS SPECIFIED HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES
ONLY ON THE TANK DEATH DATE ABOVE.

Keith Horto
Authorized Representative

No. 1138



CERTIFICATE OF TANK DISPOSAL/DESTRUCTION

22020 NORTH 21st AVE., PHOENIX, AZ 85027
(602) 582-9087 • FAX (602) 492-9094

Tank I.D. # _____

Tank Description 500 gallon

Kerosene

Contractor Riggs Enterprises Owner Pauline Blakely

Address P.O. Box 2703 Wickenburg Address _____

Job Site Address 980 Wickenburg Way Wickenburg, AZ

Tank Purged Date 12/30/91

Tank Rinsed Date N/A

Tank Pick Up Date 1/23/92

Tank Death Date 1/23/92

THIS IS TO CERTIFY THE RECEIPT AND ACCEPTANCE OF THE TANK AS SPECIFIED ABOVE.
ALL MATERIALS SPECIFIED HAVE BEEN COMPLETELY DESTROYED FOR SCRAP PURPOSES
ONLY ON THE TANK DEATH DATE ABOVE.

Authorized Representative

APPENDIX C
Site Photographs

Appendix C
Site Photographs

<u>PHOTOGRAPH NO.</u>	<u>DESCRIPTION</u>
1.	View of trash pile on east side of residence of CWD-1. View is looking east.
2.	View of corral on south portion of CWD-1.
3.	View of subject property looking in southeasterly direction.
4.	View of Sunshine Place & Mini-Storage on CWD-2. View is looking northeast.
5.	View of satellite dishes and pile of dumped asphalt on north side of Cable America (CWD-2).
6.	View of Christmas tree lot on CWD-3 looking in southerly direction.
7.	View of Allen's Automotive on CWD-4 looking in northwest direction. Note, 10,000 diesel UST slurried in-place under Chevrolet Suburban.
8.	View of Performance Motors (CWD-4) looking north.
9.	View of vacant restaurant and two-story apartments on east side of CWD-4. View is looking northwest.
10.	View of oily soil staining on north side of Allen's Automotive looking west (CWD-4).
11.	View of former dispenser island on north side of Allen's Automotive looking in southeasterly direction.
12.	View of vent pipes on west side of Allen's Automotive (CWD-4).
13.	View of depression near northeast corner of CWD-4, north of two-story building.
14.	View of Rancher Bar located on CWD-5 looking north.
15.	View of mounded dirt and partially buried pipe on CWD-6.
16.	View of concrete vault on CWD-6.
17.	View of equipment yard for former machine shop located on CWD-6. View is looking northwest from top of hill.
18.	View of Sun Lanes Bowl on CWD-7.
19.	View of Sun Tires Auto Center on west portion of CWD-7 looking north.

20. View of stained soil under 55-gallon drum of solvent on CWD-7.
21. View of used oil tank on north side of retaining wall on CWD-7. Note dumpster in background. View is looking east.
22. View of trash and debris on northwest corner of CWD-9.
23. View of Cassandro Wash looking in easterly direction.
24. View of Cassandro Wash near Mariposa Road looking in easterly direction.
25. View of paint stain on south side of Freight Dock building.
26. View of 55-gallon drum of "Vanblend" on east side of Freight Dock.
27. View of stained soil under water truck on east side of warehouse building on CWD-6.
28. View of equipment behind former machine shop on CWD-6. View is looking northwest.
29. View of pad-mounted transformer on CWD-6. View is looking south.
30. View of perforated pipe on CWD-6.



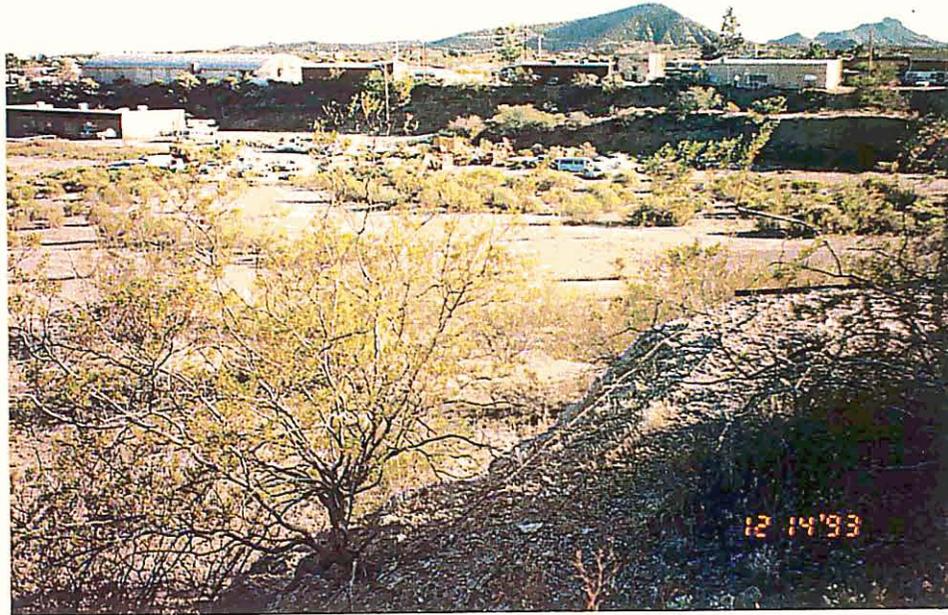
Photograph No. 1

View of trash pile on east side of residence of CWD-1. View is looking east.



Photograph No. 2

View of corral on south portion of CWD-1.



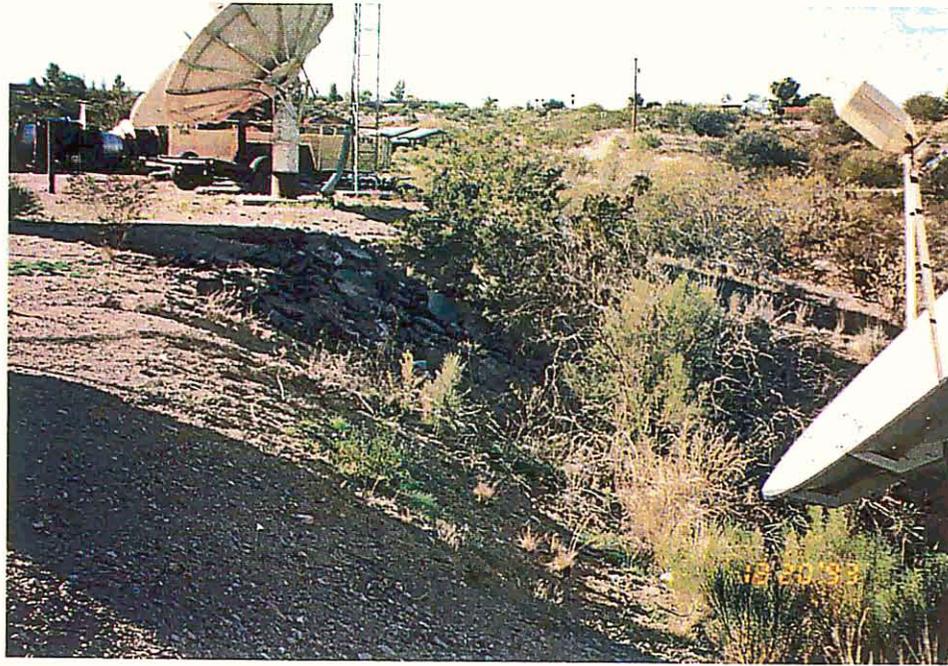
Photograph No. 3

View of subject property looking in southeasterly direction.



Photograph No. 4

View of Sunshine Place & Mini-Storage on CWD-2. View is looking northeast.



Photograph No. 5

View of satellite dishes and pile of dumped asphalt on north side of Cable America (CWD-2).



Photograph No. 6

View of Christmas tree lot on CWD-3 looking in southerly direction.



Photograph No. 7

View of Allen's Automotive on CWD-4 looking in northwest direction.
Note, 10,000 diesel UST slurred in-place under Chevrolet Suburban.



Photograph No. 8

View of Performance Motors (CWD-4) looking north.



Photograph No. 9

View of vacant restaurant and two-story apartments on east side of CWD-4.
View is looking northwest.



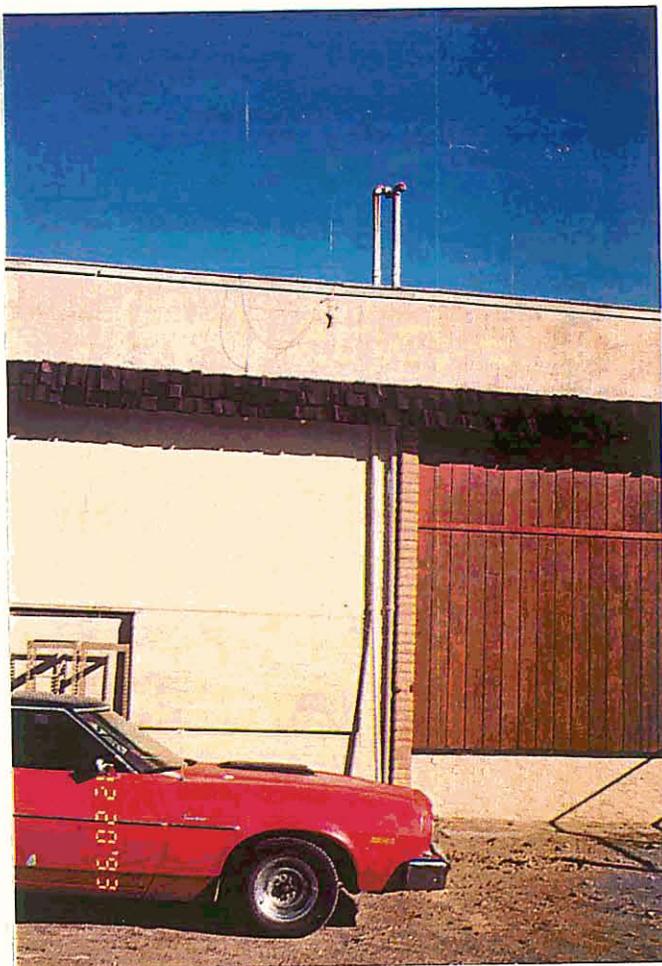
Photograph No. 10

View of oily soil staining on north side of Allen's Automotive looking west (CWD-4).



Photograph No. 11

View of former dispenser island on north side of Allen's Automotive
looking in southeasterly direction.



Photograph No. 12

View of vent pipes on west side of Allen's Automotive (CWD-4).



Photograph No. 13

View of depression near northeast corner of CWD-4, north of two-story building.



Photograph No. 14

View of Rancher Bar located on CWD-5 looking north.

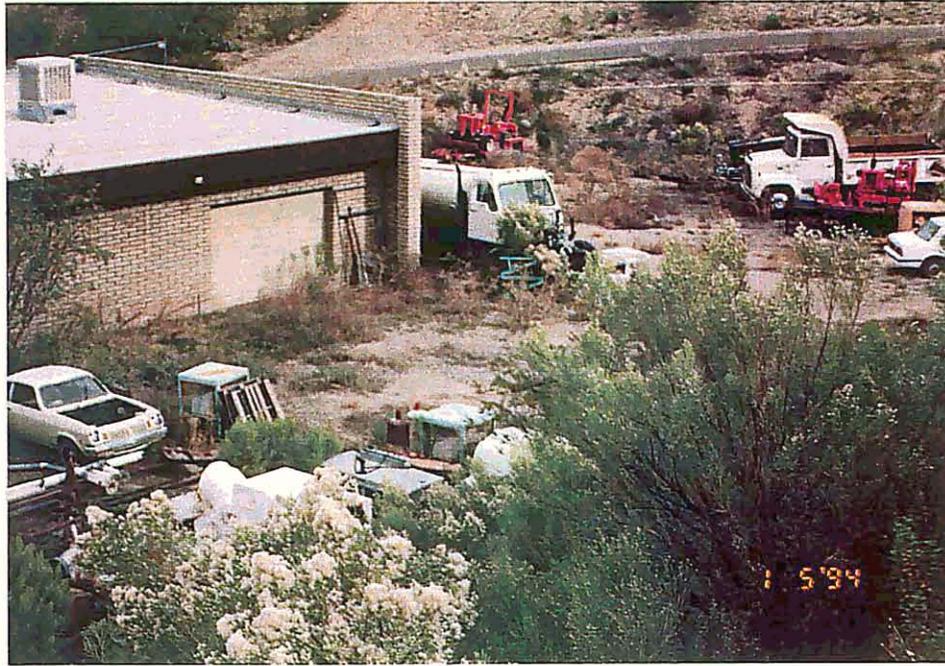


Photograph No. 15

View of mounded dirt and partially buried pipe on CWD-6.



Photograph No. 16
View of concrete vault on CWD-6.



Photograph No. 17

View of equipment yard for former machine shop located on CWD-6.
View is looking northwest from top of hill.



Photograph No. 18

View of Sun Lanes Bowl on CWD-7.



Photograph No. 19

View of Sun Tires Auto Center on west portion of CWD-7 looking north.



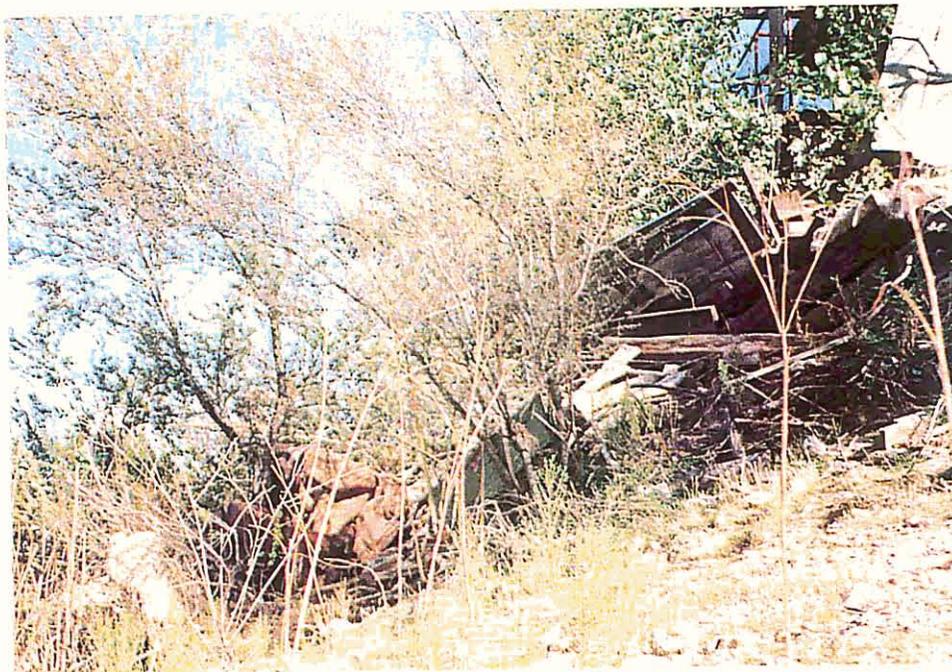
Photograph No. 20

View of stained soil under 55-gallon drum of solvent on CWD-7.



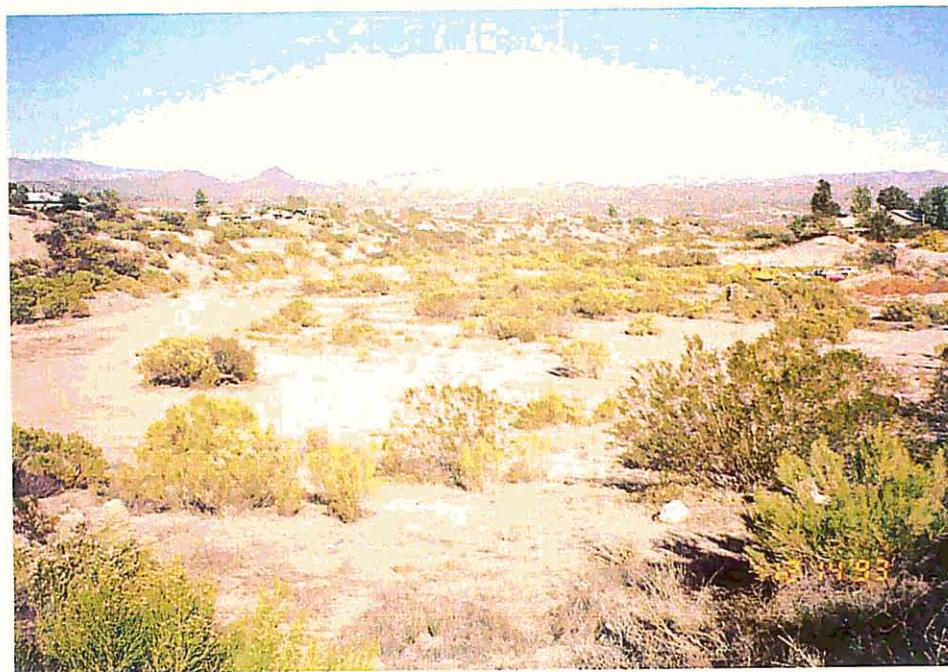
Photograph No. 21

View of used oil tank on north side of retaining wall on CWD-7.
Note dumpster in background. View is looking east.



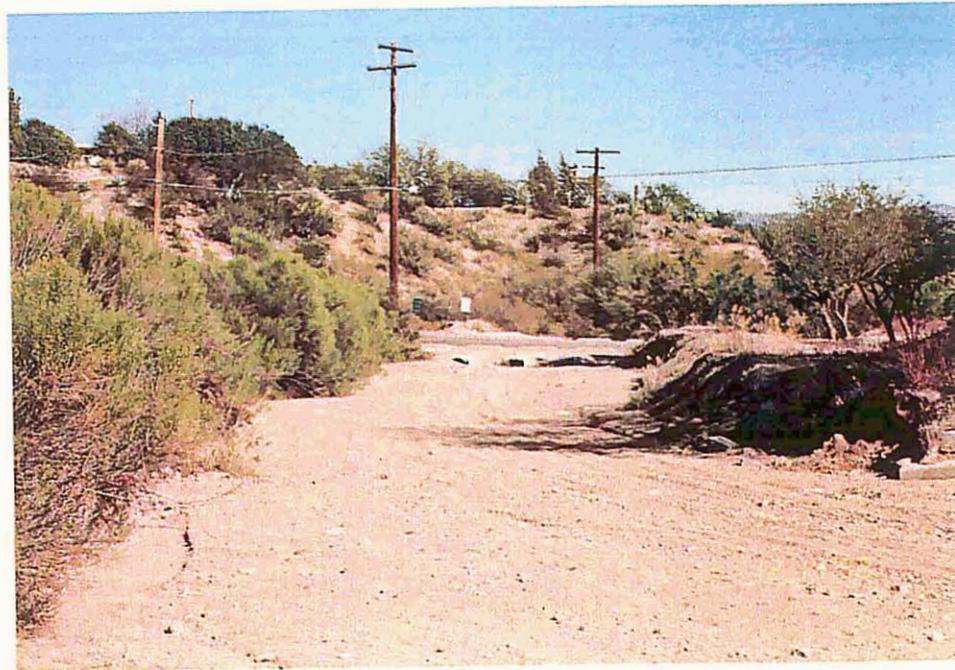
Photograph No. 22

View of trash and debris on northwest corner of CWD-9.



Photograph No. 23

View of Cassandro Wash looking in easterly direction.



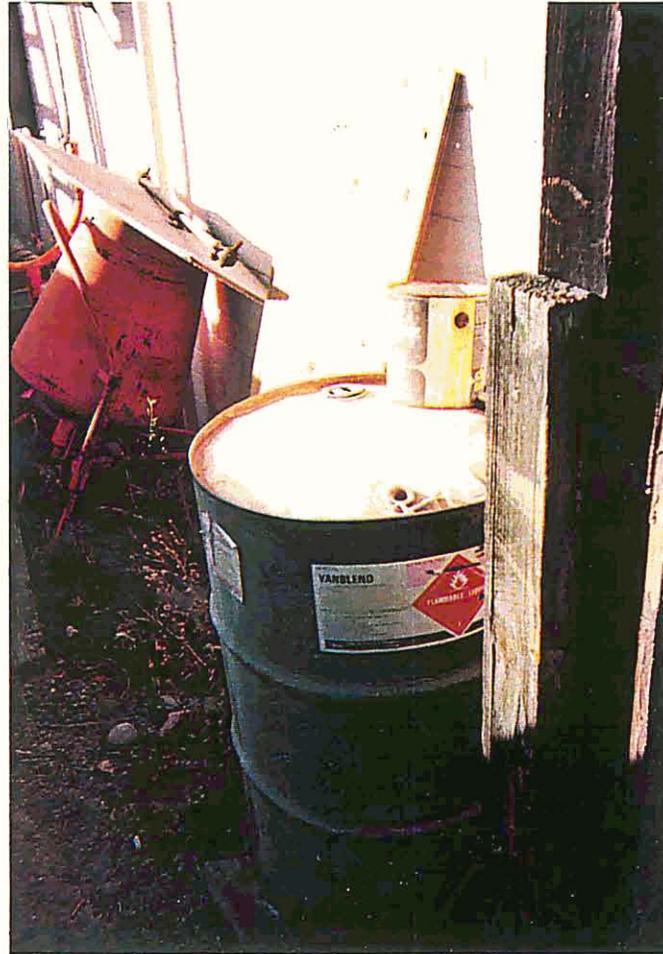
Photograph No. 24

View of Cassandro Wash near Mariposa Road looking in easterly direction.



Photograph No. 25

View of paint stain on south side of Freight Dock building.



Photograph No. 26

View of 55-gallon drum of "Vanblend" on east side of Freight Dock.



Photograph No. 27

View of stained soil under water truck on east side of warehouse building on CWD-6.



Photograph No. 28

View of equipment behind former machine shop on CWD-6. View is looking northwest.



Photograph No. 29

View of pad-mounted transformer on CWD-6. View is looking south.



Photograph No. 30

View of perforated pipe on CWD-6.