

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

### **APPROXIMATE 99.35-ACRE LAND PARCEL**

Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

### **Prepared For:**

Agua Fria Union High School District #216  
1481 N. Eliseo Felix Jr. Way  
Avondale, AZ 85323  
&  
Arizona State Land Department

### **Prepared By:**

The McGovern Group, LLC  
2390 E. Camelback Road, Suite 130  
Phoenix, Arizona 85016

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**This report was prepared by me  
or under my direct supervision.**



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**Michael Hulpke**  
Project Manager



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**Joseph F. McGovern**  
Managing Principal



## TABLE OF CONTENTS

Section	Page
<b><u>Executive Summary</u></b>	<b>iii</b>
<b>1 INTRODUCTION.....</b>	<b>1</b>
<b>2 SCOPE OF WORK.....</b>	<b>1</b>
2.1 SERVICES.....	2
2.2 ADDITIONAL SERVICES/ DEVIATIONS .....	3
2.3 EXPLANATION OF DATA GAPS .....	3
2.4 USER RELIANCE.....	4
<b>3 SITE DESCRIPTION AND RECONNAISSANCE .....</b>	<b>4</b>
3.1 LOCATION AND LEGAL DESCRIPTION .....	4
3.2 SUBJECT PROPERTY DEVELOPMENT AND USE .....	4
3.3 UTILITY SERVICES .....	5
3.4 STORAGE TANKS .....	5
3.5 CHEMICALS, HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS.....	5
3.6 MECHANICAL SYSTEMS .....	5
3.7 STRESSED VEGETATION, STAINED SOIL/PAVEMENT & UNUSUAL ODORS .....	5
3.8 LANDFILLS, DUMPS, DEBRIS PILES AND SOLID WASTE .....	6
3.9 WASTEWATER SYSTEMS, PITS, PONDS OR SUMPS.....	6
3.10 WELLS .....	6
3.11 STORMWATER DRAINAGE, DRYWELLS AND RETENTION AREAS.....	7
3.12 POLYCHORINATED BIPHENYLS (PCBs) .....	7
3.13 ADJACENT SITES .....	7
<b>4 SITE SETTING.....</b>	<b>8</b>
4.1 TOPOGRAPHIC.....	8
4.2 REGIONAL GEOLOGY, HYDROLOGY AND SOILS .....	8
4.3 FLOOD HAZARD AREA .....	9
<b>5 INTERVIEWS, CORRESPONDENCE AND REPORT REVIEWS .....</b>	<b>9</b>
5.1 TITLE RECORDS .....	9
5.2 PREVIOUS ENVIRONMENTAL ASSESSMENTS.....	9
5.3 USER INTERVIEW .....	9
5.4 OWNER INTERVIEW .....	9
5.5 OCCUPANT INTERVIEWS.....	9
5.6 PREVIOUS OWNER INTERVIEW .....	9
<b>6 RECORDS REVIEW .....</b>	<b>10</b>
6.1 STANDARD GOVERNMENTAL DATABASES .....	10
6.1.1 SUBJECT PROPERTY LISTINGS .....	11
6.1.2 ADJOINING PROPERTY LISTINGS .....	11
6.1.3 SEARCH RADIUS LISTINGS .....	11
6.2 ADDITIONAL ENVIRONMENTAL RECORDS.....	11
6.3 HISTORIC AERIAL PHOTOGRAPHS.....	11
6.4 HISTORIC TOPOGRAPHIC MAPS.....	12



6.5	HISTORIC FIRE INSURANCE MAPS .....	13
6.6	HISTORIC CITY DIRECTORIES .....	13
6.7	CITY OF GOODYEAR .....	13
6.8	MARICOPA COUNTY .....	13
6.9	HISTORIC USE OF THE SUBJECT PROPERTY .....	13
<b>7</b>	<b>VAPOR MIGRATION .....</b>	<b>14</b>
<b>8</b>	<b>NON-CERCLA CONSIDERATIONS .....</b>	<b>14</b>
<b>9</b>	<b>FINDINGS AND CONCLUSIONS .....</b>	<b>15</b>
<b>10</b>	<b>QUALIFICATIONS .....</b>	<b>17</b>

## **FIGURES**

1. LOCATION MAP
2. SUBJECT PROPERTY MAP

## **APPENDICES**

- A. REPRESENTATIVE PHOTOGRAPHS
- B. USER & OWNER PROVIDED INFORMATION
- C. ERI5 DATABASE REPORT
- D. HISTORICAL AERIAL PHOTOGRAPHS & TOPOGRAPHIC MAPS
- E. GOVERNMENT RECORDS
- F. REFERENCES & INTERVIEWS
- G. QUALIFICATIONS



## **EXECUTIVE SUMMARY**

The McGovern Group, LLC (“TMG”) has completed a Phase I Environmental Site Assessment (ESA) of an approximate 99.35-acre land parcel located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338 (the Subject Property). The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. The Subject Property is within a residential, agricultural and undeveloped area of Goodyear.

This Phase I ESA was performed in conformance with the scope and limitations of ASTM E 1527-21. The assessment was performed to identify conditions indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, and petroleum products in, on, or at the Subject Property. These issues are considered recognized environmental conditions (RECs). Any exceptions to, or deletions from, the ASTM Practice are described in **Section 2.2** of this report.

### **Subject Property and Vicinity Description**

The Subject Property is located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338. The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. The Subject Property is within a residential, agricultural and undeveloped area of Goodyear.

### **Subject Property History**

The Subject Property was agricultural land in an agricultural area along the Roosevelt Irrigation District (RID) canal from before 1937 until it was developed with a portion of the Phoenix Trotting Park in 1964. The Subject Property was developed with a dirt oval racing track in 1964. The main race track, grandstand and parking areas were located adjacent to the northwest (north of the RID canal). The trotting park facilities were constructed in 1964 and were used for racing in 1965 and 1966. The trotting park closed permanently in December 1966 for financial reasons. The Subject Property has remained as vacant land with a dirt racing track from 1966 to the present time. The eastern portion of the Subject Property was developed with the 303 Freeway beginning in about 2012.

The western adjacent property, which was also part of the trotting park property, was developed with an R/V Park and storage facility beginning in about 1995, and remains developed as an R/V park and mini-storage facility. The southern and eastern adjacent properties were developed with agricultural fields before 1937. The eastern adjacent property remains developed with agricultural fields. The southwestern adjacent property was developed with a residential development beginning in 2006, and the southern adjacent property was developed with a residential development beginning in 2022. The northern adjacent property has been undeveloped land since the trotting park closed in 1966.





## **Subject Property Physical Setting**

The Subject Property is located in the southwest portion of the West Salt River Valley sub basin of the Phoenix Active Management Area. Depth to bedrock in the project area is over 1,500 feet. The elevation at the Subject Property is approximately 1,005 feet on the north and 990 feet on the south. The regional topographic gradient is down to the south. The RID canal flows to the west-southwest along the northern boundary of the Subject Property. The Subject Property is located about 4½ miles north of the Gila River. The depth to groundwater in the project area is about 150 feet, and the general direction of groundwater flow is towards the west.

## **Regulatory Database Review**

TMG conducted an evaluation of regulatory databases to determine if facilities or sites that have reported incidents involving hazardous materials or inappropriate use, storage, or transportation of such materials, were located on the Subject Property or within the ASTM-defined search distances from the Subject Property. Neither the Subject Property nor any adjoining properties were identified on any of the regulatory databases identified in ASTM Standard E1527-21. No sites of environmental concern for the Subject Property were identified within the ASTM-defined search radius. In addition to the ASTM standard databases, TMG also reviewed other available databases which could identify potential environmental concerns. A review of the additional databases did not identify any properties or sites of concern on the Subject Property or within the search radius. For the complete list of records identified in the environmental databases, please refer to the ERIS Database Report provided in **Appendix C**.

## **Environmental Professional Statement**

I, Michael Hulpke, do declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional (EP) as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of the EP's that prepared and reviewed this report are included in **Appendix G**.

## **Findings and Conclusions**

TMG has performed a Phase I ESA of the Subject Property in general conformance with the scope and limitations of the ASTM Standard Practice E 1527-21. The following summarizes our findings and conclusions regarding Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, Historical Recognized Environmental Conditions and De Minimis Conditions identified at the Subject Property during the course of the Phase I ESA.



**Recognized Environmental Conditions** are (1) The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

- No recognized environmental conditions were identified during this Phase I ESA:

**Controlled Recognized Environmental Conditions** are a recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- No controlled recognized environmental conditions were identified during this Phase I ESA.

**Historical Recognized Environmental Conditions** refers to a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

- No historical recognized environmental conditions were identified during this Phase I ESA.

**De Minimis Conditions** are conditions related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition. The following de minimis conditions were identified during this Phase I ESA:

- An approximate 1-acre area in the southwest portion of the Subject Property, on the inside of the southwest portion of the dirt track, appears to have been used for dumping for many years. Several debris piles and areas of partially buried debris were observed in this area. Not all of the debris could be observed. No environmental concerns were observed to be associated with the visible trash and debris.

An approximate 200 foot long area of dumped fill soils was observed outside the southwest portion of the dirt track. Aerial photographs show that these fill soils were placed in this area between 2020 and 2021. During the site visit, the fill soils appeared clean with no visible debris, soil staining or odors.



An approximate 300 foot long (east-west) by 15 foot wide trench is located in the southwest portion of the Subject Property. No environmental concerns were observed to be associated with the trench. This trench has been at this location since the trotting track was developed in 1964. The purpose or use of the trench is not known.

No environmental concerns were observed to be associated with the trash and debris, the recently placed fill soils, or the 300 foot long trench. However, not all of the debris could be observed, and the dumping areas have been used for dumping for many years, and there may be buried areas containing hazardous materials or petroleum products. These areas of dumping, fills soils and trench are considered to be a de minimis condition for the Subject Property. Additional investigations would be required to further evaluate these areas for possible environmental concerns.

TMG has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of an approximate 99.35-acre land parcel located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338 (the Subject Property). The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. Any exceptions to, or deletions from, the ASTM Practice are described in **Section 2.2** of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Subject Property.



## **1 INTRODUCTION**

The McGovern Group, LLC (“TMG”) has completed a Phase I Environmental Site Assessment (ESA) of an Approximate 99.35-acre land parcel located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338 (the Subject Property). The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. The Subject Property is within a residential, agricultural and undeveloped area of Goodyear.

Information, conclusions and recommendations described in this report apply to conditions existing at certain locations when services were performed and are intended only for the specific purposes, locations, time frames and project parameters indicated. The McGovern Group cannot be responsible for the impact of any changes in environmental standards, practices or regulations after performance of services.

Services performed by TMG were conducted in general conformance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, Phase I Environmental Site Assessment Process designation E 1527-21. This report presents the information obtained by TMG during the course of this Phase I ESA.

## **2 SCOPE OF WORK**

TMG’s objective for this environmental assessment was to identify conditions indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products on, at, in, or to the Subject Property.

The assessment provided herein was based on the following:

- Current and past Subject Property uses and occupancies;
- Current and past uses of hazardous substances or petroleum products;
- Waste management and disposal activities that could have caused releases or threatened releases of hazardous substances or petroleum products;
- Current and past corrective actions and response activities undertaken to address past and on-going releases of hazardous substances or petroleum products;
- Activity and Use Limitations (AULs), including Engineering and Institutional controls; and
- Evaluation of properties adjoining or located nearby the Subject Property that have environmental conditions that could have resulted in conditions indicative of releases or threatened releases of hazardous substances to the Subject Property.

Completion of a Phase I ESA in accordance with ASTM E1527-21 satisfies the requirement for making “all appropriate inquiry” into the previous ownership and uses of a property consistent with good commercial or customary practice. Completion of a Phase I ESA in accordance with the requirements of ASTM-E1527-21 generally qualifies an owner Landowner Liability Protections provided by Comprehensive Environmental Response, Compensation and Liability



Act (CERCLA). The objective of the Phase I ESA is to identify evidence of Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, Historical Recognized Environmental Conditions and De Minimis Conditions identified at the Subject Property as defined in ASTM E1527-21 and summarized below:

- "Recognized Environmental Condition" – (1) The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.
- "Controlled Recognized Environmental Condition" – A recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).
- "Historical Recognized Environmental Condition" – A previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.
- "De Minimis Conditions" – A condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.

## 2.1 SERVICES

The scope of work conducted by TMG for this Phase I ESA includes the following items:

- Review of a computer generated regulatory database search provided by Environmental Risk Information Services (ERIS) to determine if environmental concerns or recognized environmental conditions have been identified for the Subject Property or within the project area;
- Contacts with state, county and local regulatory agencies to determine if any environmental concerns or recognized environmental conditions have been reported for the Subject Property or within the project area;
- A review of available historical documents, aerial photographs and other data obtained from private and municipal sources, to assess previous land uses on and near the Subject Property;



- Review of previous environmental reports, building plans, drawings, surveys and other documents concerning the Subject Property;
- Interviews with persons knowledgeable of past and present activities on the Subject Property;
- A walk-over survey to identify any readily apparent environmental concerns or recognized environmental conditions on the Subject Property or adjacent parcels and;
- Preparation and submittal of a report summarizing the findings of the Phase I ESA.

This assessment is limited to the standards set forth in ASTM Standard Practice E 1527-21. This assessment specifically excludes assessment of the following:

- Asbestos-containing building materials unrelated to releases into the environment;
- Biological agents;
- Cultural and historical resources;
- Ecological resources;
- Endangered species
- Health and safety;
- Indoor air quality unrelated to releases into the environment;
- Industrial hygiene;
- Lead-based paint unrelated to releases into the environment;
- Lead in drinking water;
- Mold or microbial growth conditions;
- PCB-containing building materials;
- Naturally-occurring radon;
- Regulatory compliance;
- Substances not defined as hazardous substances; and
- Wetlands.

## 2.2 ADDITIONAL SERVICES/ DEVIATIONS

This assessment is limited to the standards set forth in ASTM Standard Practice E 1527-21. There were no exceptions to or deletions from this standard. This Phase I ESA does not include a comprehensive compliance analysis regarding local, state or federal environmental laws, rules or regulations. The following sections discuss the information obtained for this project and **Section 9.0** presents our findings and conclusions.

## 2.3 EXPLANATION OF DATA GAPS

Data gaps are defined by ASTM E 1527-21 as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure is one type of data gap resulting when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met.





Historical data failure was encountered because TMG was unable to obtain historical information dating back to first developed use. The earliest historical information obtained for the Property was a 1937 aerial photograph which showed the Property and project area were agricultural land south of the Roosevelt Irrigation District (RID) Canal. It is TMG's opinion that not being able to obtain historical information prior to 1937 does not affect our ability to identify recognized environmental conditions associated with the Property and is not a significant data gap. No significant data gaps were encountered during this Phase I ESA.

## **2.4 USER RELIANCE**

Reliance upon the final work product shall be limited to specified parties so designated in this report. This report was prepared exclusively for use by Agua Fria Union High School District #216, and the Arizona State Land Department.

# **3 SITE DESCRIPTION AND RECONNAISSANCE**

## **3.1 LOCATION AND LEGAL DESCRIPTION**

The Subject Property is located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338. The Subject Property consists of Maricopa County Assessor Parcel (APN) 502-38-003B. The parcel is identified as a "Rental Parcel" by the Assessor. The parcel owner is identified the State of Arizona, and the most recent deed date is December 11, 1992. The Subject Property parcel is listed as 94.4 acres in size and is zoned for agriculture. The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. The Subject Property is within a residential, agricultural and undeveloped area of Goodyear.

The Property is located within the southeast quarter of Section 2, Township 1 North, Range 2 West, of the Gila and Salt River Baseline and Meridian, Maricopa County, Arizona.

Selected records from the Maricopa County Assessor are included in **Appendix E**. Maps and figures are included at the end of this report. **Figure 1** identifies the Property location, and **Figure 2** identifies the approximate Property boundaries and conditions on a recent aerial photograph.

## **3.2 SUBJECT PROPERTY DEVELOPMENT AND USE**

Michael Hulpke, an Environmental Professional (EP) with TMG, performed a site visit and reconnaissance on March 4, 2023. Mr. Hulpke was unaccompanied during the site visit. The reconnaissance involved visual observations of all areas of the Subject Property and adjacent properties. All the Subject Property was accessible or visible during the site visit. The descriptions herein are based on observations made during the site visit. Representative site photographs are included in **Appendix A**.



### **3.2.1 Development**

The eastern portion of the Subject Property is developed with the 303 Freeway. The western portion of the Subject Property is undeveloped, and contains a portion of a dirt racing track associated with the former use of the Subject Property.

### **3.2.2 Use**

The eastern portion of the Subject Property is developed with the 303 Freeway. The western portion of the Subject Property is undeveloped and is not being used.

## **3.3 UTILITY SERVICES**

Utility service providers in the project area include Arizona Public Service for electricity, Southwest Gas for natural gas, and the City of Goodyear for water and sewer services.

## **3.4 STORAGE TANKS**

### **3.4.1 Aboveground Storage Tanks**

No aboveground storage tanks were observed on the Subject Property.

### **3.4.2 Underground Storage Tanks**

No evidence of underground storage tanks was observed on the Subject Property.

## **3.5 CHEMICALS, HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS**

No storage of chemicals, hazardous substances or petroleum products was observed on or adjacent to the Property.

## **3.6 MECHANICAL SYSTEMS**

### **3.6.1 Back-up Power Generation**

No back-up power generation units were observed on the Subject Property.

### **3.6.2 Cooling Towers**

No cooling towers were observed on the Subject Property.

### **3.6.3 Elevators, Lifts and Compactors**

No elevators, lifts or trash compactors were observed on the Subject Property.

### **3.6.4 Drains, Floor Drains, Sumps, and Interceptors**

No drains, floor drains, sumps or interceptors were observed at the Subject Property.

## **3.7 STRESSED VEGETATION, STAINED SOIL/PAVEMENT & UNUSUAL ODORS**

No stressed vegetation, significantly stained soil or pavement, or unusual odors were observed at the Subject Property.





### **3.8 LANDFILLS, DUMPS, DEBRIS PILES AND SOLID WASTE**

An approximate 1-acre area in the southwest portion of the Subject Property, on the inside of the southwest portion of the dirt track, appears to have been used for dumping. A dirt road runs through the dumping area. Several debris piles and areas of partially buried debris were observed in this area. Not all of the debris could be observed. No environmental concerns were observed to be associated with the visible trash and debris.

An approximate 200 foot long area of dumped fill soils was observed outside the southwest portion of the dirt track. Aerial photographs show that these fill soils were placed in this area between 2020 and 2021. During the site visit, the fill soils appeared clean with no visible debris, soil staining or odors.

An approximate 300 foot long (east-west) by 15 foot wide trench is located in the southwest portion of the Subject Property. The trench was overgrown with brush during the site visit, and the interior of the trench was not visible. No environmental concerns were observed to be associated with the trench. This trench has been at this location since the trotting track was developed in 1964. The purpose or use of the trench is not known.

No environmental concerns were observed to be associated with the trash and debris, the recently placed fill soils, or the 300 foot long trench. However, not all of the debris could be observed, and the dumping areas have been used for dumping for many years, and there may be buried areas containing hazardous materials or petroleum products. These areas of dumping, fills soils and trench are considered to be a de minimis condition for the Subject Property. Additional investigations would be required to further evaluate these areas for possible environmental concerns.

### **3.9 WASTEWATER SYSTEMS, PITS, PONDS OR SUMPS**

No wastewater systems, pits, ponds, or sumps were observed at the Subject Property.

### **3.10 WELLS**

No water wells were observed or reported to be located on the Subject Property. A water well, large water storage tank, and water pressure tank associated with the west adjacent R/V park is located adjacent to the northwest corner of the Subject Property. This well was installed in 1964 as part of the development of the trotting park. A water well belonging to the RID is located near the northeast corner of Van Buren Street and Cotton Lane, adjacent to the southeast portion of the Subject Property. No environmental concerns were observed to be associated with the wells adjacent to the Subject Property.



### **3.11 STORMWATER DRAINAGE, DRYWELLS AND RETENTION AREAS**

Stormwater on the eastern portion of the Subject Property (which is developed with the 303 Freeway) is directed into the stormwater management system constructed as a part of the freeway system. Stormwater on the western, undeveloped portion of the Subject Property is absorbed into the soils or runs off to the south, towards Van Buren Street. No evidence was observed that stormwater runoff from adjacent sites has adversely impacted the Subject Property.

### **3.12 POLYCHORINATED BIPHENYLS (PCBs)**

No electrical transformers or other potential sources of PCBs were observed on the Subject Property. Several electrical transformers belonging to Arizona Public Service (APS) were observed along the streets and well locations adjacent to the Subject Property. No leaks, staining or other environmental concerns were observed to be associated with these transformers.

### **3.13 ADJACENT SITES**

As part of TMG's site assessment, a visual reconnaissance of the properties adjoining the Subject Property was conducted. The Subject Property is in a commercial and residential area of Phoenix. Major roadways/properties that adjoin the Bell Park shopping center are as follows:

- North – The Roosevelt Irrigation District (RID) canal followed by vacant graded land.
- South – Van Buren Street followed by residential developments.
- East – Cotton Lane followed by agricultural fields.
- West – An R/V Park and Mini-storage facility.

TMG viewed the adjoining properties from the Subject Property and/or public roadways for visual evidence of significant chemical storage, improper waste disposal, or other indications of adverse environmental conditions. No indications of potential recognized environmental conditions or other environmental concerns which would adversely affect the Subject Property were observed on the adjacent sites or within the project area.



## 4 SITE SETTING

### 4.1 TOPOGRAPHIC

The United States Geological Survey (USGS), Phoenix, Arizona, topographic quadrangle map of the project area was reviewed. The Subject Property is located in the southeast quarter of Section 2, Township 1 North, Range 2 West. The elevation at the Subject Property is approximately 1,005 feet on the north and 990 feet on the south. The regional topographic gradient is down to the south. The Roosevelt Irrigation District (RID) canal flows to the west-southwest along the northern boundary of the Subject Property.

### 4.2 REGIONAL GEOLOGY, HYDROLOGY AND SOILS

The Subject Property is located in the southwest portion of the West Salt River Valley sub basin of the Phoenix Active Management Area (Brown & Poole, 1989). The Salt River Valley is a broad alluvial basin within the Basin and Range Physiographic Province in south central Arizona (Wilson, 1962). The basin is almost completely surrounded by mountains composed primarily of granitic, metamorphic and volcanic rocks. The valley floor is underlain by unconsolidated to semi-consolidated basin-fill sediments that are more than 10,000 feet thick in the central part of the basin. Depth to bedrock in the project area is over 1,500 feet.

The principal drainage through the Phoenix Basin is the Salt and Gila River system, which consists of ephemeral streams that normally flow only in response to reservoir releases or significant precipitation events. The Subject Property is located about 4½ miles north of the Gila River.

According to maps published by S.J. Rascona (2005), the depth to groundwater in the project area is about 100 to 150 feet and the general direction of groundwater flow is towards the west. A portion of the Rascona map showing local groundwater conditions is included in **Appendix E**. A review of ADWR records did not identify any water wells on the Subject Property.

A water well, large water storage tank, and water pressure tank associated with the west adjacent R/V park is located adjacent to the northwest corner of the Subject Property. This well was installed in 1964 as part of the development of the trotting park. A water well belonging to the RID is located near the northeast corner of Van Buren Street and Cotton Lane, adjacent to the southeast portion of the Subject Property.

Soil information for the project area was obtained from the USDA Online Web Soil Survey. The soil on the Subject Property is identified as Glenbar clay loam and Laveen loam. These soils consist of loam, clay loam and gravelly loam that was derived from mixed alluvium and is found on alluvial fans and plains. The soils are well drained and extend to depths of over 5 feet, and are classified as prime farmland if irrigated. The Soil Report for the Subject Property is included in **Appendix E**.



### **4.3 FLOOD HAZARD AREA**

Flood Hazard information for the Subject Property and project area was obtained from the Maricopa County Flood Control District online mapping services. Neither the Subject Property nor the project area are within a designated 100-year flood area.

## **5 INTERVIEWS, CORRESPONDENCE AND REPORT REVIEWS**

### **5.1 TITLE RECORDS**

No title records were available for review.

### **5.2 PREVIOUS ENVIRONMENTAL ASSESSMENTS**

No previous environmental assessment reports were available for the Subject Property.

### **5.3 USER INTERVIEW**

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User of the Phase I ESA must provide information requested in a User Questionnaire (if available) to the environmental professional.

Mr. Tom Huffman, with Agua Fria High School District, a User of this Phase I ESA, completed the User Questionnaire on March 7, 2023. The User indicated that they are not aware of any environmental cleanup liens or environmental activity or use limitations against the Subject Property, and they are not aware of any environmental concerns related to the Subject Property or nearby properties. The User reported the proposed purchase price of the Subject Property reasonably reflects fair market value. User provided information, including a copy of the completed User Questionnaire, is included in **Appendix B** of this report.

### **5.4 OWNER INTERVIEW**

Mr. Bryan Sparks with the Arizona State Land Department (ASLD), was identified as a representative of the Subject Property owners. Mr. Sparks provided access to the Subject Property grounds in a letter dated January 13, 2023, and answered questions about the use and condition of the Subject Property. Mr. Sparks was not aware of the dumpsite area observed on the Subject Property during the site visit. Mr. Sparks reported that he was not aware of any environmental concerns at the Subject Property or in the project area.

### **5.5 OCCUPANT INTERVIEWS**

The Subject Property was unoccupied and no occupant interviews were conducted.

### **5.6 PREVIOUS OWNER INTERVIEW**

No previous Subject Property owners were available for interviews.



## 6 RECORDS REVIEW

This section is based on public information obtained from various federal, state, and local agencies that maintain environmental regulatory databases. These databases contain information about facilities or sites that have reported incidents involving hazardous materials or inappropriate use, storage, or transportation of such materials. Information was gathered by TMG personnel and by a professional data search service; Environmental Risk Information Services (ERIS). TMG personnel reviewed the information that appeared on these lists, and a copy of the ERIS Database Report, dated March 7, 2023, is included in **Appendix C**. The approximate Subject Property boundary was used to provide a controlled area for the data search. The depth to groundwater in the project area is about 150 feet and the general direction of groundwater flow is towards the west.

### 6.1 STANDARD GOVERNMENTAL DATABASES

The following standard environmental record sources were reviewed in accordance with ASTM E1527-21. The databases searched, the distances from the Subject Property, and the number of locations identified in each database are summarized in the table below. Databases with facilities or sites within the search radius are shown in bold.

Regulatory Database	Updated	Search Distance (miles)	Subject Property Sites	Adjoining Property Sites	Search Radius Sites	REC
Federal NPL Sites	11-03-2022	1.0	0	0	0	No
Federal Delisted NPL Sites	11-03-2022	0.5	0	0	0	No
Federal SEMS Sites	01-25-2023	0.5	0	0	0	No
Federal SEMS Archive Sites	01-25-2023	0.5	0	0	0	No
Federal CERCLIS Sites	10-25-2013	0.5	0	0	0	No
Federal CERCLIS – NFRAP	10-25-2013	0.5	0	0	0	No
Federal RCRA CORRACTS	01-23-2023	1.0	0	0	0	No
Federal RCRA Non-CORRACTS TSD	01-23-2023	0.5	0	0	0	No
Federal RCRA Generators	01-23-2023	0.25	0	0	0	No
Federal RCRA Non-Generators	01-23-2023	0.25	0	0	0	No
Federal IC / EC Registries	12-12-2022	0.25	0	0	0	No
Federal ERNS List	11-06-2022	0.15	0	0	0	No
State CERCLIS Sites (SHWS)	08-13-2022	1.0	0	0	0	No
State CERCLIS Sites (ACIDS)	08-03-1995	1.0	0	0	0	No
State NPL Sites (WQARF)	08-13-2022	1.0	0	0	0	No
State Landfills	01-31-2022	1.0	0	0	0	No
State/Tribal LUSTs	01-05-2023	0.5	0	0	0	No
State/Tribal UST	11-14-2022	0.25	0	0	0	No
State AST	09-29-2015	0.25	0	0	0	No
State AST2	11-28-2022	0.25	0	0	0	No
State AUL Sites (IC/EC Facilities)	01-17-2023	0.5	0	0	0	No
State RDT Other	01-04-2023	0.5	0	0	0	No
State VCP	10-21-2020	0.5	0	0	0	No



Regulatory Database	Updated	Search Distance (miles)	Subject Property Sites	Adjoining Property Sites	Search Radius Sites	REC
State Brownfields	10-21-2020	0.5	0	0	0	No
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	

### 6.1.1 Subject Property Listings

The Subject Property was not listed on any of the regulatory databases identified in ASTM Standard E1527-21.

### 6.1.2 Adjoining Property Listings

No adjoining properties were listed on any of the regulatory databases identified in ASTM Standard E1527-21.

### 6.1.3 Search Radius Listings

No properties or sites were identified within the mandated search radius on any of the regulatory databases identified in ASTM Standard E1527-21.

## 6.2 ADDITIONAL ENVIRONMENTAL RECORDS

In addition to the ASTM standard databases listed in the previous section, ERIS also searched other available databases which could identify potential environmental concerns. A review of the additional databases included in the ERIS Database Report did not identify any sites of concern on the Subject Property or within the search radius. For the complete list of records identified in the additional environmental databases, please refer to the ERIS Report included in **Appendix C**.

## 6.3 HISTORIC AERIAL PHOTOGRAPHS

Historical aerial photographs of the project area were obtained from the Maricopa County Assessor GIS website. The earliest available aerial photograph was from 1937. Observations from the aerial photographs are summarized in the following table, and copies of selected photographs are included in **Appendix D**.

1937 thru 1959	The Subject Property is agricultural land located south of the RID Canal. All adjoining properties and the project area are developed with agricultural fields.
1969 thru 1986	The project area has been developed with the Phoenix Trotting Park, a harness racing track and facilities. The Subject Property has been developed with a dirt oval racing track. The main race track, grandstand and parking areas are located adjacent to the northwest. The track on the Subject Property is the same size as the main race track, and appears to be a practice track. The areas of the Subject Property surrounding and within the practice track are vacant graded land. The trotting park facilities were constructed in 1964 and were used for racing in 1964 and 1965. The track closed permanently in 1966. Interstate 10 had been constructed north of the Subject Property by 1986.





1993	No changes observed on the Subject Property. The adjoining property to the west (the former stables) is being redeveloped into a residential area with 4 golf holes and RV parking and storage areas.
2009	No changes observed on the Subject Property. The adjoining property to the southwest (former agricultural land south of Van Buren Street) was redeveloped into a residential area beginning in 2006.
2013	A dirt roadway in the alignment of the 303 Freeway has been constructed on the eastern portion of the Subject Property. The portion of the freeway on the Subject Property was completed by 2017 and now occupies the eastern portion of the Subject Property. The western portion of the Subject Property remains as vacant land with the remains of the dirt racing track.
2017	No changes observed on the Subject Property. The grandstand associated with the trotting park has been demolished and this portion of the project area is vacant graded land.
2021	No changes observed on the Subject Property. Additional residential developments have been constructed south of the Subject Property.

No direct indications of recognized environmental conditions or other environmental concerns were identified during our review of historic aerial photographs.

#### 6.4 HISTORIC TOPOGRAPHIC MAPS

Available U.S. Geological Survey topographic maps depicting the Subject Property and surrounding areas were reviewed. The maps reviewed included the Avondale, Arizona 15-minute map from 1946, and the Perryville, Arizona 7.5-minute maps from 1957, 1971, 1982 and 2018. Observations from the topographic maps are summarized in the following table, and copies of the topographic maps showing the Subject Property are included in **Appendix D**.

1946 & 1957	The Subject Property is shown as undeveloped land south of the RID Canal. All adjoining properties and the project area are also undeveloped land. Several water wells are shown along the roadways in the project area and along the canal, indicating the project area was used for agricultural purposes.
1971 & 1982	The Subject Property and adjoining properties to the north and west have been developed with the Phoenix Trotting Park. The Subject Property is shown as developed with an oval dirt track, and the adjoining properties to the north and west have been developed with structures associated with the trotting park. The project area remains undeveloped and used for agricultural purposes. The 1982 map shows the I-10 freeway under construction about ¼-mile north of the Subject Property.
2018	The Subject Property appears in its current configuration as undeveloped land. The project area appears to be residential, agricultural and vacant land.

No direct indications of recognized environmental conditions or other environmental concerns were identified during our review of historic topographic maps.



## **6.5 HISTORIC FIRE INSURANCE MAPS**

The project area was historically an agricultural area and fire insurance maps were not prepared for the project area.

## **6.6 HISTORIC CITY DIRECTORIES**

The project area was historically an agricultural area and city directories were not prepared for the project area.

## **6.7 CITY OF GOODYEAR**

TMG reviewed the City of Goodyear online permit search for the Subject Property parcel number. No records for the Subject Property were found. TMG submitted a public records request to the City of Goodyear City Clerk's Office for records related to environmental concerns at the Property on March 14, 2023. As of the date of this report, we have not received a response from the City of Goodyear. If information is received from the City of Goodyear that affects the finding and conclusions of this report, an addendum will be issued.

## **6.8 MARICOPA COUNTY**

The Subject Property consists of Maricopa County Assessor Parcel (APN) 502-38-003B. The parcel is identified as a "Rental Parcel" by the Assessor. The parcel owner is identified as the State of Arizona, and the most recent deed date is December 11, 1992. The Subject Property is listed as 94.4 acres in size and is zoned for agriculture.

The Subject Property is located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338. The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. The Subject Property is within a residential, agricultural and undeveloped area of Goodyear. No environmental information related to the Subject Property or project area was obtained from the Maricopa County Assessor. Copies of selected Maricopa County Assessor records are included in **Appendix E**.

## **6.9 HISTORIC USE OF THE SUBJECT PROPERTY**

The Subject Property was agricultural land in an agricultural area along the Roosevelt Irrigation District (RID) canal from before 1937 until it was developed with a portion of the Phoenix Trotting Park in 1964. The Subject Property was developed with a dirt oval racing track. The main race track, grandstand and parking areas were located adjacent to the northwest (north of the RID canal). The trotting park facilities were constructed in 1964 and were used for racing in 1965 and 1966. The trotting park closed permanently in December 1966 for financial reasons. The Subject Property has remained as vacant land with a dirt racing track from 1966 to the present time. The eastern portion of the Subject Property was developed with the 303 Freeway beginning in about 2012.





The western adjacent property, which was also part of the trotting park property, was developed with an R/V Park and storage facility beginning in about 1995, and remains developed as an R/V park and mini-storage facility. The southern and eastern adjacent properties were developed with agricultural fields before 1937. The eastern adjacent property remains developed with agricultural fields. The southwestern adjacent property was developed with a residential development beginning in 2006, and the southern adjacent property was developed with a residential development beginning in 2022. The northern adjacent property has been undeveloped land since the trotting park closed in 1966.

## **7 VAPOR MIGRATION**

ASTM Standard E 1527-21 includes the requirement to identify the likelihood for vapor migration from subsurface soil or groundwater contamination at or near the Subject Property. The requirements are outlined in ASTM Standard E2600-10. The objective of the Standard is simply to identify Vapor Encroachment Conditions (VECs) at the Subject Property. Initial screening for Vapor Encroachment Conditions (VECs) (Tier 1 Screening) is designed as a screen step to supplement a Phase I ESA and relies on information already collected for the Phase I investigation. This information includes the review of government records to identify contaminated properties within the determined area of concern. Based on Tier 1 screening conducted during this Phase I ESA, TMG concludes that a VEC at the Subject Property can be ruled out because it does not exist or is not likely to exist.

## **8 NON-CERCLA CONSIDERATIONS**

No Non-CERCLA considerations were included in this assessment.



## 9 FINDINGS AND CONCLUSIONS

TMG has completed a Phase I Environmental Site Assessment (ESA) of an approximate 99.35-acre land parcel located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338 (the Subject Property). The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. The Subject Property is within a residential, agricultural and undeveloped area of Goodyear.

This Phase I ESA was performed in conformance with the scope and limitations of ASTM E 1527-21. The assessment was performed to identify conditions indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, and petroleum and petroleum products in, on, or at the Subject Property. These issues are considered recognized environmental conditions (RECs). Any exceptions to, or deletions from, the ASTM Practice are described in **Section 2.2** of this report.

### Findings and Conclusions

The following summarizes our findings and conclusions regarding Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, Historical Recognized Environmental Conditions and De Minimis Conditions identified at the Subject Property during the course of the Phase I ESA.

**Recognized Environmental Conditions** are (1) The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

- No recognized environmental conditions were identified during this Phase I ESA:

**Controlled Recognized Environmental Conditions** are a recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- No controlled recognized environmental conditions were identified during this Phase I ESA.



**Historical Recognized Environmental Conditions** refers to a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

- No historical recognized environmental conditions were identified during this Phase I ESA.

**De Minimis Conditions** are conditions related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition. The following de minimis conditions were identified during this Phase I ESA:

- An approximate 1-acre area in the southwest portion of the Subject Property, on the inside of the southwest portion of the dirt track, appears to have been used for dumping. Several debris piles and areas of partially buried debris were observed in this area. Not all of the debris could be observed. No environmental concerns were observed to be associated with the visible trash and debris.

An approximate 200 foot long area of dumped fill soils was observed outside the southwest portion of the dirt track. Aerial photographs show that these fill soils were placed in this area between 2020 and 2021. During the site visit, the fill soils appeared clean with no visible debris, soil staining or odors.

An approximate 300 foot long (east-west) by 15 foot wide trench is located in the southwest portion of the Subject Property. No environmental concerns were observed to be associated with the trench. This trench has been at this location since the trotting track was developed in 1964. The purpose or use of the trench is not known.

No environmental concerns were observed to be associated with the trash and debris, the recently placed fill soils, or the 300 foot long trench. However, not all of the debris could be observed, and the dumping areas have been used for dumping for many years, and there may be buried areas containing hazardous materials or petroleum products. These areas of dumping, fills soils and trench are considered to be a de minimis condition for the Subject Property. Additional investigations would be required to further evaluate these areas for possible environmental concerns.

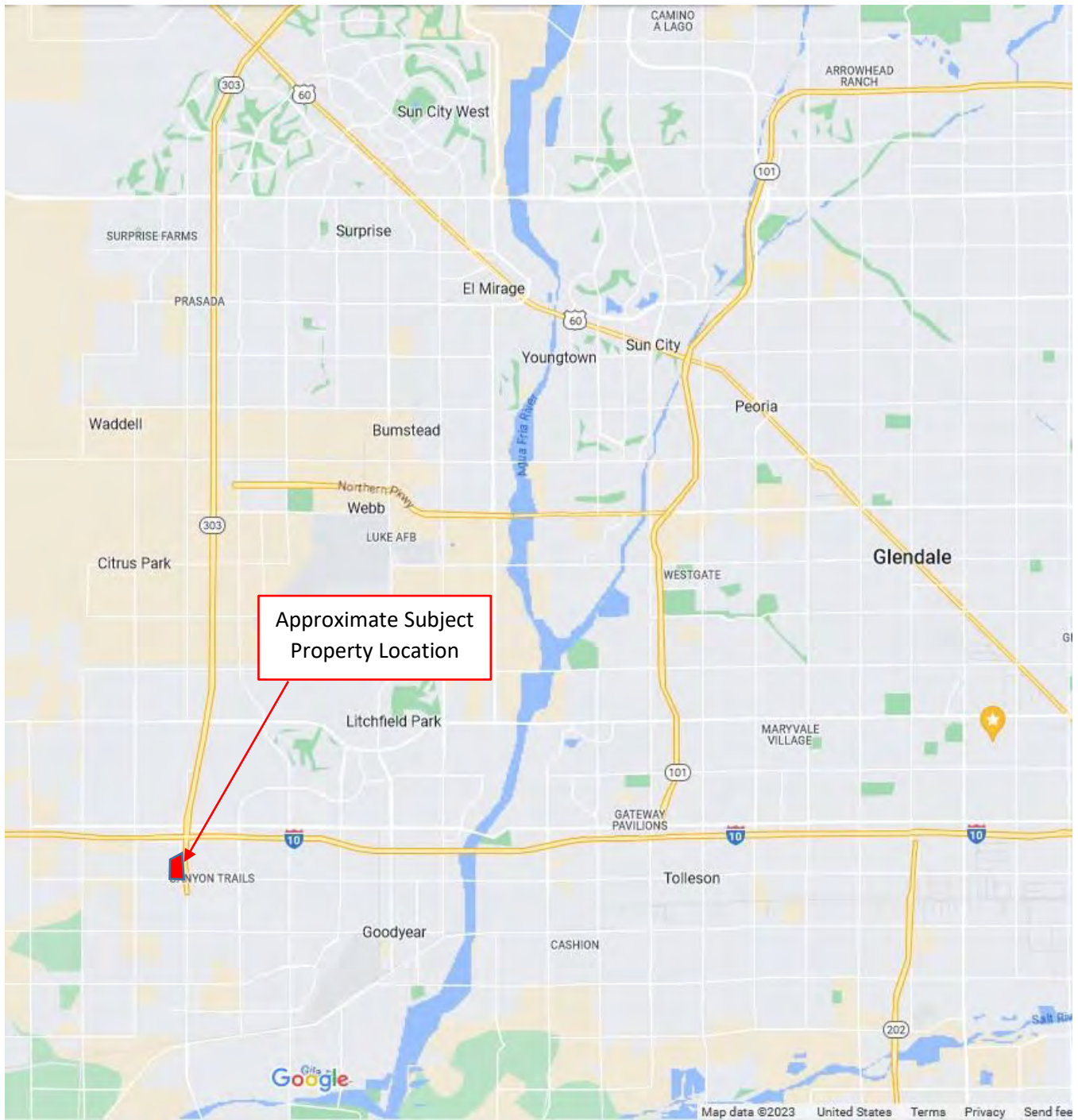


TMG has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of an approximate 99.35-acre land parcel located northwest of Van Buren Street and Cotton Lane in Goodyear, Arizona 85338 (the Subject Property). The eastern portion of the Subject Property is developed with the 303 Freeway and the western portion is undeveloped land. Any exceptions to, or deletions from, the ASTM Practice are described in **Section 2.2** of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Subject Property.

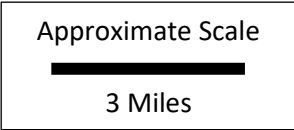
## 10 QUALIFICATIONS


I, Michael Hulpke, do declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional (EP) as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of the EP's that prepared and reviewed this report are included in **Appendix G**.

## FIGURES



Map Source: Google Maps



	Figure 1 – Location Map	TMG Project No. 23-1013 March 2023
	Approximate 99.35-Acre Land Parcel Northwest of Van Buren Street & Cotton Lane Goodyear, Arizona 85338	





Map Source: Maricopa County Assessor GIS

Approximate Scale

500 Feet



## **APPENDIX A**

### **REPRESENTATIVE SITE PHOTOGRAPHS**





Photo 1- Looking north along Cotton Lane and the eastern Subject Property boundary from near the southeast corner of the Subject Property.



Photo 2- Looking west along Van Buren Street and the southern Subject Property boundary from near the southeast corner of the Subject Property.



Photo 3- Looking south along Cotton Lane and the eastern Subject Property boundary from near the northeast corner of the Subject Property.



Photo 4- Looking south across the east-central portion of the Subject Property along the boundary between the 303 Freeway and vacant (western) portion of the Subject Property.



Photo 5- Looking west along the northern boundary of the Subject Property and the RID Canal.



Photo 6- Looking southwest across the undeveloped portion of the Subject Property from near the northeast corner of the undeveloped land.





Photo 7- A portion of a dirt racing track associated with the former trotting park facilities is centrally located on the Subject Property.



Photo 8- Another view of the dirt track. The eastern portion of the dirt track was demolished as part of the construction of the 303 Freeway on the eastern portion of the Subject Property.



Photo 9- Recently placed soil fill piles were located around the exterior of the southwest portion of the dirt track.



Photo 10- An approximate 1-acre area in the southwest portion of the interior of the track has been used for dumping for many years.



Photo 11- A dirt road runs through the dumping area.



Photo 12- Remnants of an apparent loading dock are located just north of the dirt track.





Photo 13- Looking east-northeast along the RID Canal and the northern Subject Property boundary from near the northwest corner of the Subject Property.



Photo 14- Looking south along the western boundary of the Subject Property from near the northwest corner of the Subject Property. An R/V Park is west of the Subject Property.



Photo 15- A small area containing apparent inert construction debris was observed near the northwest corner of the Subject Property.



Photo 16- A water well, water holding tank and pressure tank associated with the adjacent R/V park is located adjacent to the northwest corner of the Subject Property.



Photo 17- Looking north along the western boundary of the Subject Property from near the southwest corner of the Subject Property.



Photo 18- Looking east along the southern boundary of the Subject Property from near the southwest corner of the Subject Property.

## **APPENDIX B**

### **USER & OWNER PROVIDED INFORMATION**

# User Interview Form

## Environmental User Questionnaire Form

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

### Property Description

Property Address: 17506 W VAN BUREN GOODYEAR AZ  
 Current Use: VACANT LAND  
 Historical Uses: PART OF THE PHOENIX TROTTER TRACK PROPERTY  
 Current Occupant: VACANT  
 Current Owner Entity: AZLAND Years Owned: \_\_\_\_\_  
 Owner Contact: BRYAN SPARKS Phone/email: BSPARKS@AZLAND.GOV  
 Site Contact: BRYAN SPARKS Phone/email: \_\_\_\_\_  
 Prior Owner Contact: \_\_\_\_\_ Phone/email: \_\_\_\_\_  
 Reason for performing Phase I ESA: DUE DILIGENCE FOR LONG TERM LAND LEASE - TO BUILD A SCHOOL ON THE SITE.

### Property Questions

1. Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law?

Yes ☐

No ☒

Unknown ☐

If marked Yes, please describe below:

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2. Are you aware of any Activity and Land Use Limitations (AULs) such as *engineering controls*, *land use restrictions* or *institutional controls* that are in place at the Property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

Yes ☐

No ☒

Unknown ☐

If marked Yes, please describe below:

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3. As a user of this ESA do you have any specialized knowledge or experience related to the Property or nearby property? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes ☐

No ☒

Unknown ☐

If marked Yes, please describe below:

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4. Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property?

Yes ☒

No ☐

Unknown ☐

If it does not, have you considered whether the lower price is because contamination is known or believed to be present at the Property?

---

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5. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

Yes ☐

No ☒

Unknown ☐

If marked Yes, please describe below:

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---

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6. As the user of this ESA, based on your knowledge and experience related to the Property are there any *obvious* indicators that point to the presence or likely presence of contamination of the Property?

Yes ☐

No ☒

Unknown ☐

If marked Yes, please describe below:

---

---

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7. Are you aware of any pending, threatened, or past litigation or administrative proceedings or notices from any governmental entity regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

Yes ☐

No ☒

Unknown ☐

If marked Yes, please describe below:

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In addition to the above, certain information should be collected, if available, and provided to the environmental professional conducting the Phase I Environmental Site Assessment. This information is intended to assist the environmental professional, but is not necessarily required to qualify for one of the LLPs. As such, if you have any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, **copies of any available prior environmental site assessment reports**, documents, correspondence, etc., concerning the property and its environmental condition), please provide them to the environmental professional.

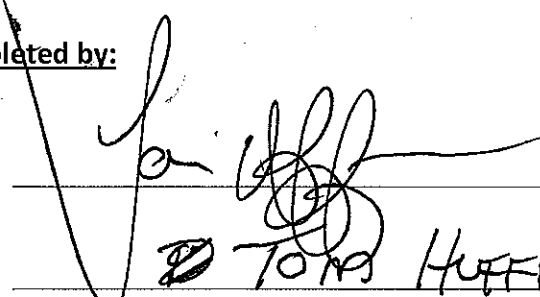
This form was completed by:

Signature:

Printed Name:

Company/Title:

Date:



TOM HUFFMAN

DEPUTY SUPERINTENDENT / AGUA FRIA HIGH SCHOOL DISTRICT

3/7/23

Phone: 623 932 7000

Email: THUFFMAN@AGUAFRIA.ORG

## Property Owner Information

Katie Hobbs  
Governor



## Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007  
(602) 542-4631

January 13, 2023

Mr. Tom Huffman  
Aqua Fria School District  
1481 N. Eliseo Felix Jr. Way  
Avondale, AZ 85323

RE: Reimbursable Expenditures List – Application # 03-123811  
Arizona Revised Statutes 37-205

Dear Tom,

The Arizona State Land Department has received and accepts the application submitted by Aqua Fria Union High School District #216 (the "Applicant") for the purchase of approximately 99.35 acres located in Maricopa County, Arizona. In furtherance of the application, generally described as approximately 99.35 acres in Township 1-N, Range 2-W, Section 2, the Arizona State Land Department ("ASLD") **requests that the Applicant use this scope of work to provide bids for the following due diligence (the "Work"), to continue toward the completion of this transaction:**

1. Prepare a Land Title Survey to include elements to meet the (2021) ALTA/ACSM standards. The survey will include items 1, 2, 3, 4, 8, and 11(a) of the 2021 ALTA/ACSM standards Table "A". The survey will require a current preliminary title report including copies of the schedule B items identified in the report, to be supplied prior to commencing the survey. Further, the survey will require controlling the survey, setting property corners, locating roads, easements, utilities and improvements that impact the subject property. The final product must be submitted in AutoCAD, and PDF formats, with the metes and bounds legal description provided in "Word" format.
2. Conduct a Phase I Environmental Site Assessment in accordance with ASTM Standard E 1527-13. **Please note that both the cover page and signature page must be stamped by a professional engineer or geologist registered in the State of Arizona. The ASLD must be named as an additional addressee on the title page and in the text of the report.** The final product must be submitted in PDF formats;
3. Conduct a Class I Archaeological Records Review covering the project and a one-mile study area buffer. Review the records held by the following repositories to determine if portions of the project area have been previously surveyed:
  - The State Historic Preservation Office (SHPO);
  - The Arizona Cultural Resources Database;
  - The General Land Office (GLO) plats and survey maps on file at the BLM State Office; and

Conduct a Class III Archaeological Survey (100% survey) with a pedestrian field survey conducted by a crew of archaeologists walking parallel transects within the project parcel.

Cultural resources encountered within the project corridor that meet the State site definition shall be documented; mapped using a Global Positioning System (GPS); and photographed. Any site encountered during the Class III Archaeological Survey shall be evaluated for significance using the State/National Register of Historic Places criteria.

Following the conclusion of the field survey, prepare a report conforming to State reporting specifications which shall include:

- A brief cultural history of the project area;
- A summary of previous research;
- The results of the fieldwork;
- Recommendations regarding a site(s) NRHP eligibility; and
- Recommendations regarding the need for any further archaeological work.

A copy of the draft report will be sent to ASLD for review and comments, prior to the finalization of the report. **The ASLD must be named as an additional addressee on the title page and in the text of the report.** The final product shall be submitted to the ASLD in PDF format.

Please submit bid request documentation, along with a cumulative cost of the Work, for which the Applicant would anticipate reimbursement, should they not be the successful bidder at auction. Costs for the Work shall *not* include legal fees or administrative/operating expenses of the Applicant. **Please request that the reports name the Arizona State Land Department and that the Work will be submitted in electronic format, as identified above.**

If the Department determines that the Applicant's request consists of reasonable fees, a letter will be prepared for the ASLD Commissioner, which will authorize reimbursement, up to a stated amount, and subject to terms and conditions that will be indicated. Conditions may include, but are not limited to, the following: documentation of expenditures, no reimbursement if an auction is unsuccessful or does not occur by a certain specified date in the future.

This letter provides access to the property for the purpose of conducting due diligence.

If you have any questions, please contact Bryan Sparks at (602) 542-2651, or [bsparks@land.az.gov](mailto:bsparks@land.az.gov).

Very truly yours,

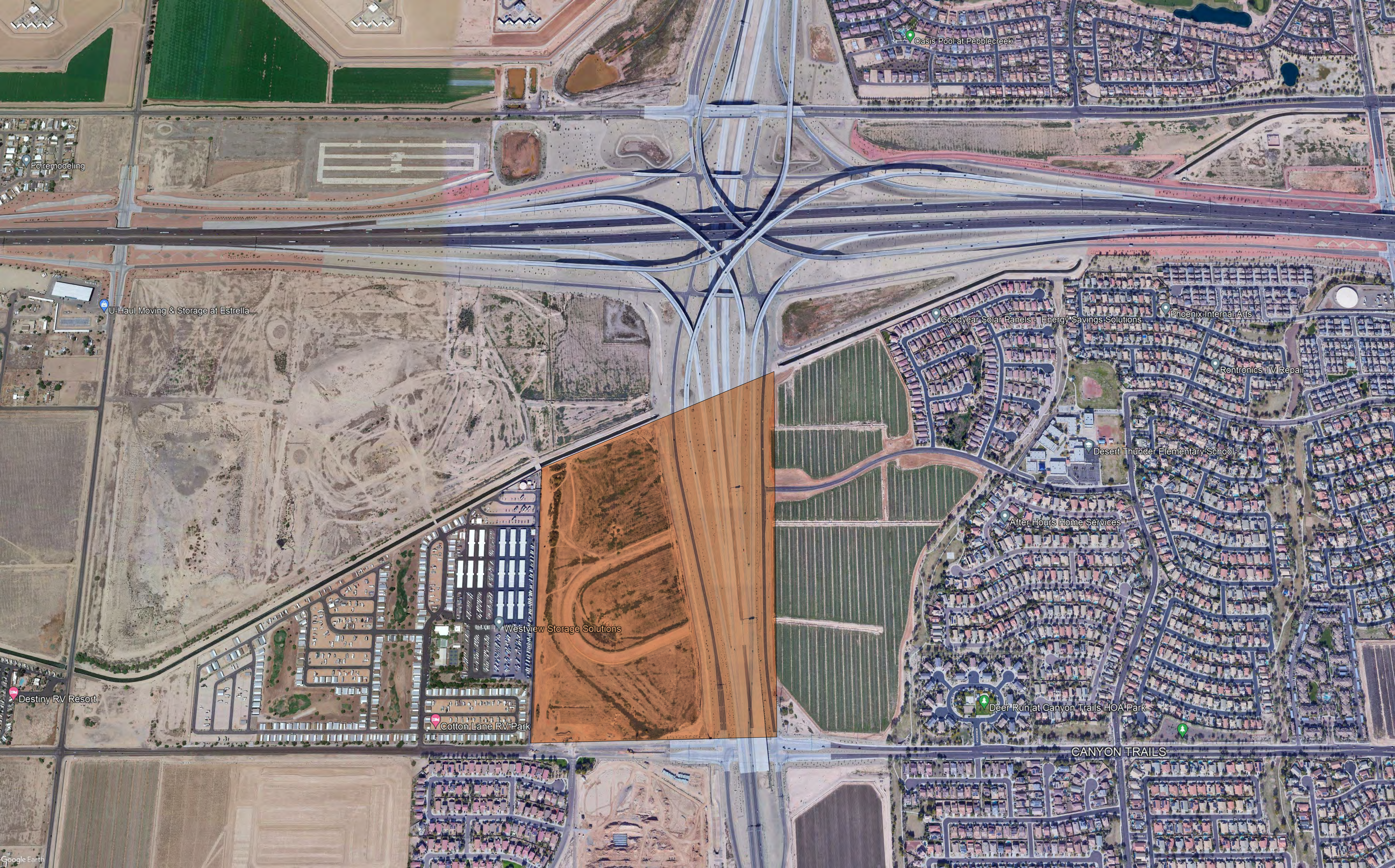


Bryan Sparks- Project Leader II  
Arizona State Land Department



## Legal Description & Maps





Oasis Pool at Pebblecreek

FC remodeling

U-Haul Moving & Storage at Estrella...

Goodyear Solar Panels - Energy Savings Solutions

Phoenix Internal Arts

Rontronics TV Repair

Desert Thunder Elementary School

After Hours Home Services

Westview Storage Solutions

Cotton Lane RV Park

Destiny RV Resort

Deer Run at Canyon Trails HOA Park

CANYON TRAILS



**APPENDIX C**  
**ERIS DATABASE REPORT**



# DATABASE REPORT

<b>Project Property:</b>	<i>Approximate 99 Acre Land Parcel Northwest of Van Buren St &amp; Cotton Ln Goodyear AZ</i>
<b>Project No:</b>	<i>23-1013</i>
<b>Report Type:</b>	<i>Database Report</i>
<b>Order No:</b>	<i>23030300197</i>
<b>Requested by:</b>	<i>The McGovern Group</i>
<b>Date Completed:</b>	<i>March 7, 2023</i>

## Environmental Risk Information Services

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)



# Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	8
Executive Summary: Site Report Summary - Surrounding Properties.....	9
Executive Summary: Summary by Data Source.....	10
Map.....	12
Aerial.....	15
Topographic Map.....	16
Detail Report.....	17
Unplottable Summary.....	22
Unplottable Report.....	23
Appendix: Database Descriptions.....	26
Definitions.....	39

## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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# Executive Summary

## Property Information:

**Project Property:** *Approximate 99 Acre Land Parcel  
Northwest of Van Buren St & Cotton Ln Goodyear AZ*

**Project No:** *23-1013*

**Coordinates:**

<b>Latitude:</b>	<i>33.45364567</i>
<b>Longitude:</b>	<i>-112.42962487</i>
<b>UTM Northing:</b>	<i>3,702,493.88</i>
<b>UTM Easting:</b>	<i>367,132.57</i>
<b>UTM Zone:</b>	<i>12S</i>

**Elevation:** *1,001 FT*

## Order Information:

**Order No:** *23030300197*

**Date Requested:** *March 3, 2023*

**Requested by:** *The McGovern Group*

**Report Type:** *Database Report*

## Historicals/Products:

**ERIS Xplorer** [\*ERIS Xplorer\*](#)

**Excel Add-On** *Excel Add-On*

## Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

#### State

SHWS	Y	1	0	0	0	0	0	0
SHWS ACIDS	Y	1	0	0	0	0	0	0
WQARF	Y	1	0	0	0	0	0	0
DELISTED SUPERFUND	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LUST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST2	Y	0.25	0	0	0	-	-	0
DELISTED TANKS	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
RDT OTHER	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

#### Tribal

BROWNFIELDS WMAT	Y	0.5	0	0	0	0	-	0
SRPMIC BROWNFIELDS	Y	0.5	0	0	0	0	-	0
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

#### County

*No County databases were selected to be included in the search.*

#### Additional Environmental Records

#### Federal

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FINDS/FRS	Y	PO	0	2	-	-	-	2
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	1	-	-	-	1
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State



<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
SPILLS	Y	0.125	0	1	-	-	-	1
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
DRYWELLS	Y	0.125	0	3	-	-	-	3
DRYWELLS HIST	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
DRUG LAB REMEDIATION	Y	0.125	0	0	-	-	-	0
CDL	Y	0.125	0	0	-	-	-	0
TIER 2	Y	0.125	0	1	-	-	-	1
BIO HAZ WASTE	Y	0.25	0	0	0	-	-	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental record sources available for this State.*

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**Total:** 0 8 0 0 0 8

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	SPILLS	Fertizona	Cotton Ln & Van Buren Goodyear AZ	SSE	0.01 / 48.72	-9	<a href="#">17</a>
<a href="#">2</a>	FINDS/FRS	WESTVIEW SELF STORAGE	17404 W VAN BUREN ST GOODYEAR AZ 85338-4208  <i>Registry ID: 110039487310</i>	WSW	0.02 / 105.58	0	<a href="#">17</a>
<a href="#">2</a>	FINDS/FRS	CINGULAR WIRELESS LLC - APS ROW ROLES PROPERTY	17404 WEST VAN BUREN STREET GOODYEAR AZ 85338  <i>Registry ID: 110045453200</i>	WSW	0.02 / 105.58	0	<a href="#">18</a>
<a href="#">2</a>	ICIS	CINGULAR WIRELESS LLC - APS ROW ROLES PROPERTY	17404 WEST VAN BUREN STREET GOODYEAR AZ 85338  <i>Registry ID: 110045453200</i>	WSW	0.02 / 105.58	0	<a href="#">18</a>
<a href="#">2</a>	TIER 2	USID86453	17404 W Van Buren St Goodyear AZ 85338	WSW	0.02 / 105.58	0	<a href="#">19</a>
<a href="#">3</a>	DRYWELLS	CANYON TRAILS 1	AZ 0  <i>Drywell Place ID: 207779</i>	S	0.10 / 518.16	-8	<a href="#">19</a>
<a href="#">4</a>	DRYWELLS	CANYON TRAILS 1	AZ 0  <i>Drywell Place ID: 207778</i>	S	0.10 / 521.39	-8	<a href="#">20</a>
<a href="#">5</a>	DRYWELLS	CANYON TRAILS 1	AZ 0  <i>Drywell Place ID: 207776</i>	S	0.12 / 628.80	-8	<a href="#">20</a>

## Executive Summary: Summary by Data Source

### Non Standard

#### Federal

##### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 18, 2022 has found that there are 2 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CINGULAR WIRELESS LLC - APS ROW ROLES PROPERTY	17404 WEST VAN BUREN STREET GOODYEAR AZ 85338  <i>Registry ID: 110045453200</i>	WSW	0.02 / 105.58	<a href="#"><u>2</u></a>
WESTVIEW SELF STORAGE	17404 W VAN BUREN ST GOODYEAR AZ 85338-4208  <i>Registry ID: 110039487310</i>	WSW	0.02 / 105.58	<a href="#"><u>2</u></a>

##### ICIS - Integrated Compliance Information System (ICIS)

A search of the ICIS database, dated Oct 15, 2022 has found that there are 1 ICIS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CINGULAR WIRELESS LLC - APS ROW ROLES PROPERTY	17404 WEST VAN BUREN STREET GOODYEAR AZ 85338  <i>Registry ID: 110045453200</i>	WSW	0.02 / 105.58	<a href="#"><u>2</u></a>

#### State

##### SPILLS - Hazardous Material Logbook/Spills

A search of the SPILLS database, dated Nov 15, 2001 has found that there are 1 SPILLS site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Fertizona	Cotton Ln & Van Buren Goodyear AZ	SSE	0.01 / 48.72	<a href="#"><u>1</u></a>

##### DRYWELLS - Drywell Database

A search of the DRYWELLS database, dated Mar 17, 2022 has found that there are 3 DRYWELLS site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CANYON TRAILS 1	AZ 0	S	0.10 / 518.16	<a href="#"><u>3</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	<i>Drywell Place ID: 207779</i>			
CANYON TRAILS 1	AZ 0	S	0.10 / 521.39	<a href="#">4</a>
	<i>Drywell Place ID: 207778</i>			
CANYON TRAILS 1	AZ 0	S	0.12 / 628.80	<a href="#">5</a>
	<i>Drywell Place ID: 207776</i>			

## **TIER 2 - Tier 2 Chemical Inventory Reporting**

A search of the TIER 2 database, dated Dec 31, 2018 has found that there are 1 TIER 2 site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
USID86453	17404 W Van Buren St Goodyear AZ 85338	WSW	0.02 / 105.58	<a href="#">2</a>

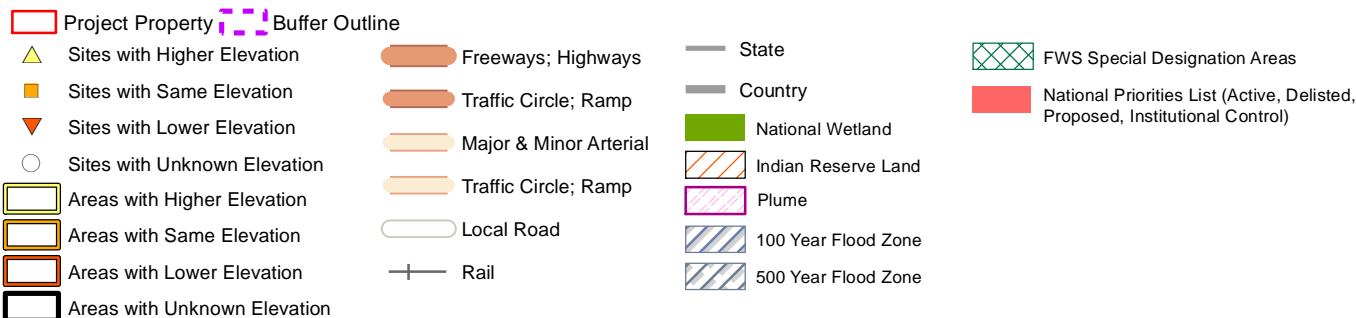




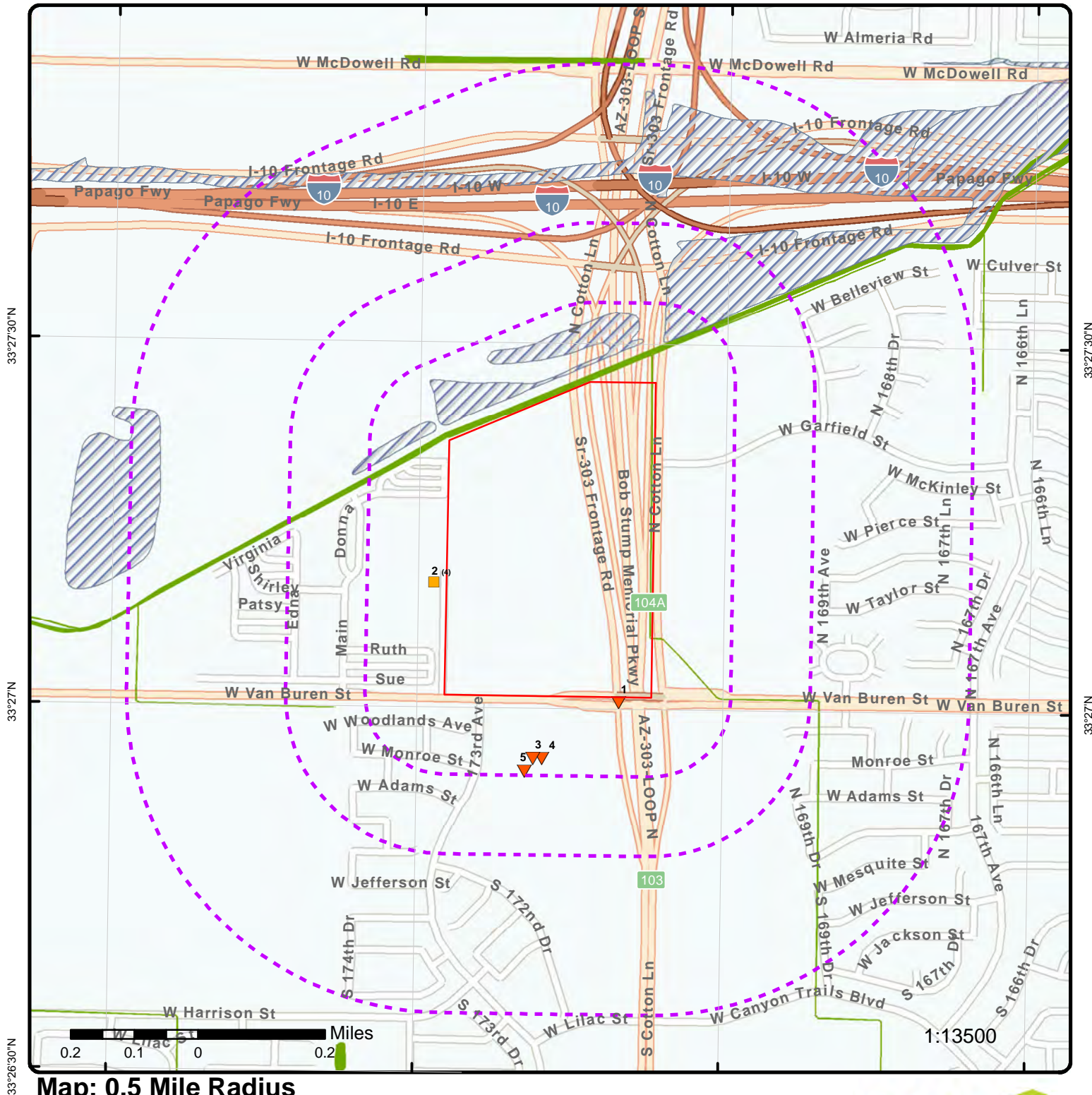
## Map: 1.0 Mile Radius

Order Number: 23030300197

Address: Northwest of Van Buren St & Cotton Ln, Goodyear, AZ







## Map: 0.5 Mile Radius

Order Number: 23030300197

Address: Northwest of Van Buren St & Cotton Ln, Goodyear, AZ



Project Property Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

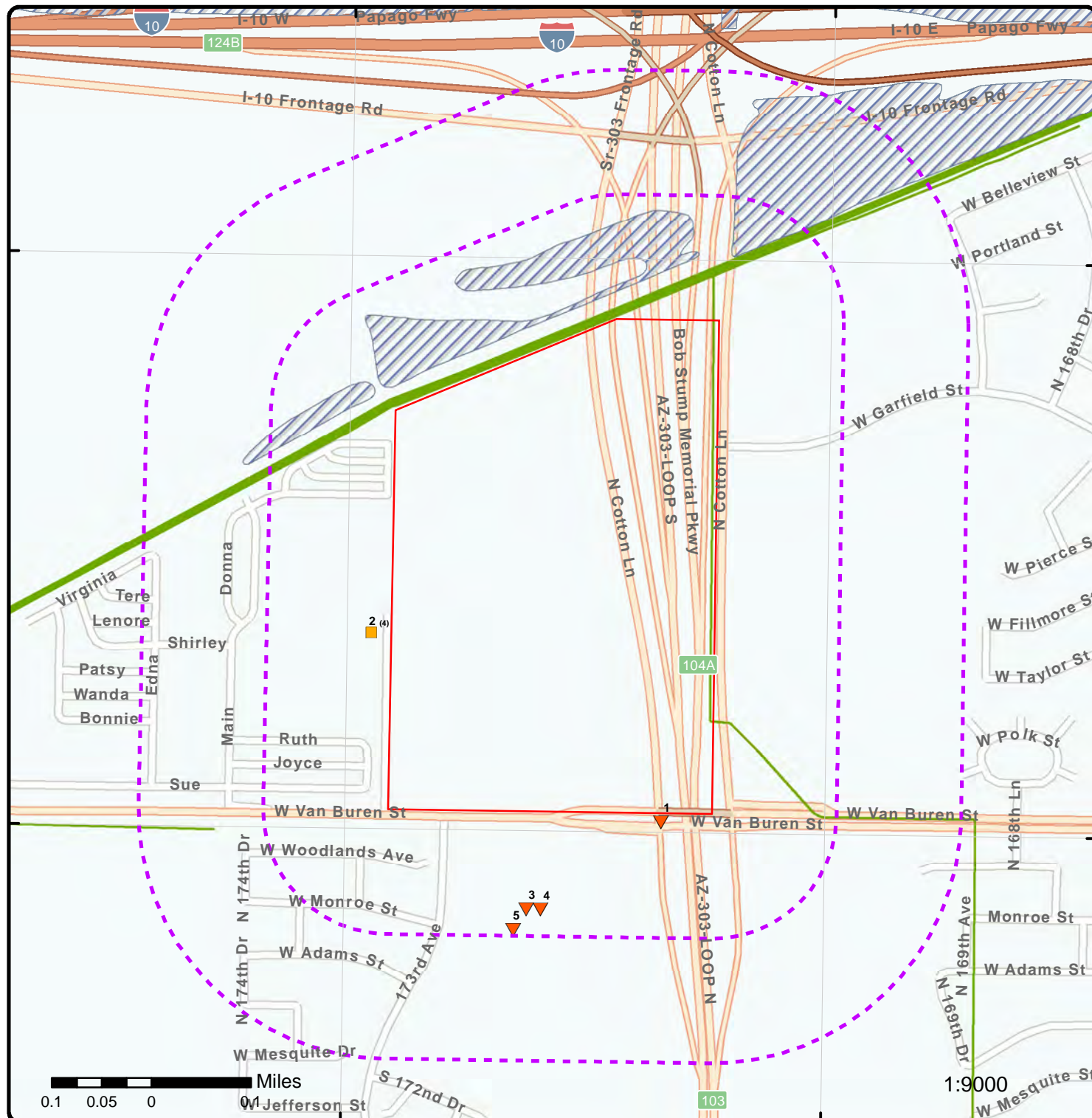
Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



## Map: 0.25 Mile Radius

Order Number: 23030300197

Address: Northwest of Van Buren St & Cotton Ln, Goodyear, AZ



Project Property  Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



112°26'W

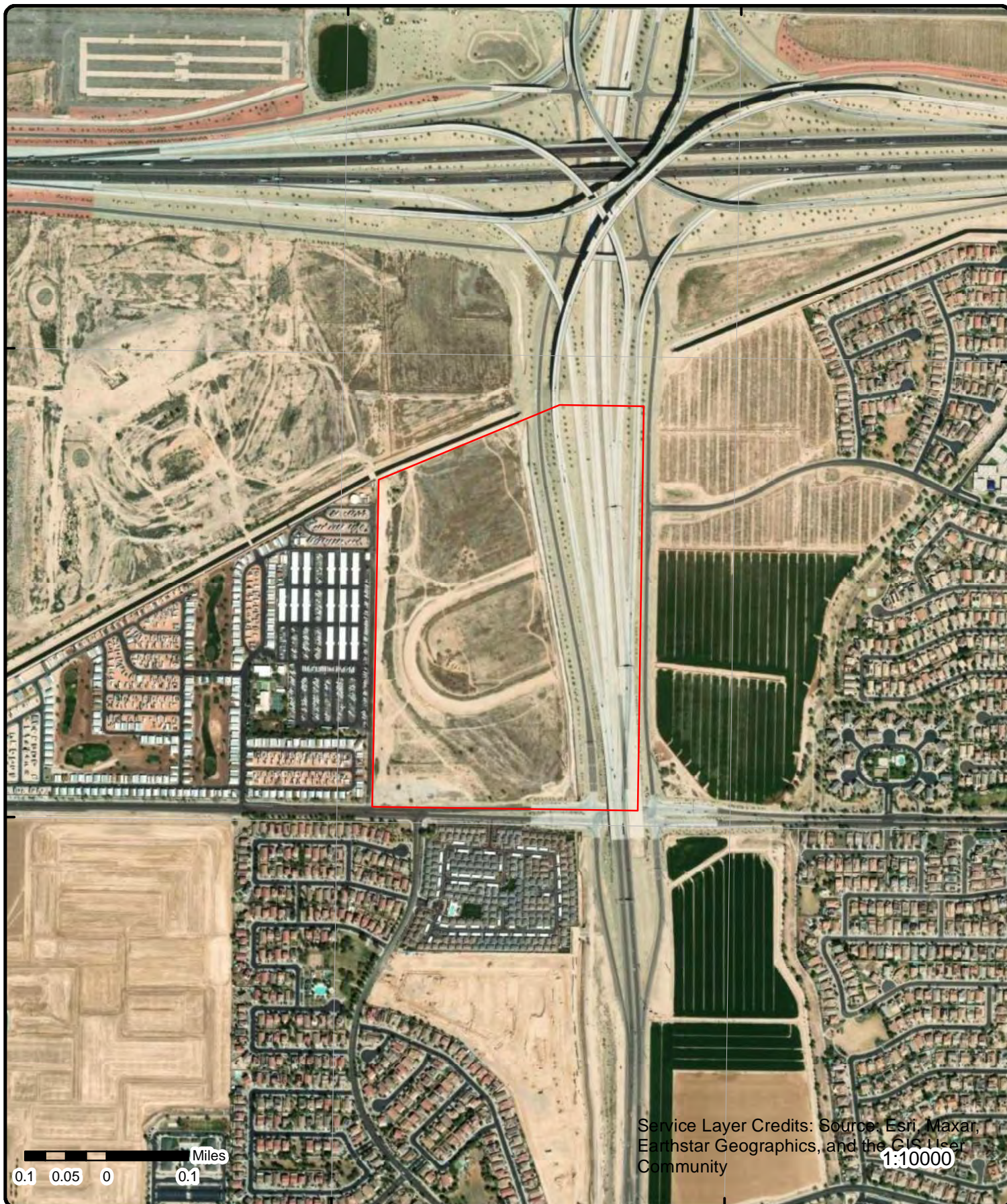
112°25'30"W

33°27'30"N

33°27'30"N

33°27'N

33°27'N

**Aerial** Year: 2022

Address: Northwest of Van Buren St &amp; Cotton Ln, Goodyear, AZ

Source: ESRI World Imagery

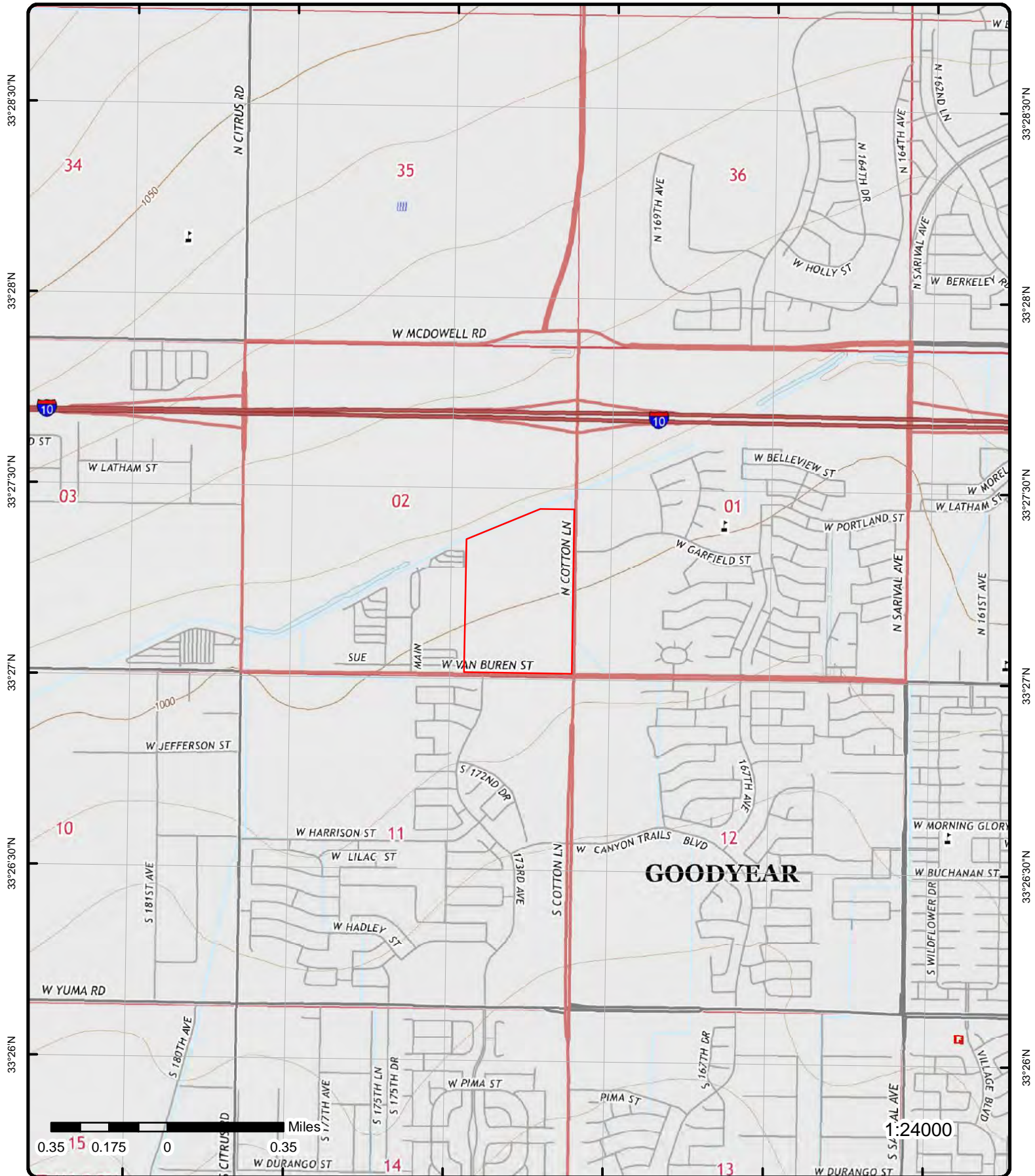
Order Number: 23030300197



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112°27'W 112°26'30"W 112°26"W 112°25'30"W 112°25"W 112°24'30"W



# Topographic Map

Year: 2014

Order Number: 23030300197

Address: Northwest of Van Buren St & Cotton Ln, AZ

Quadrangle(s): Perryville, AZ

Source: USGS Topographic Map



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	SSE	0.01 / 48.72	992.24 / -9	Fertizona Cotton Ln & Van Buren Goodyear AZ	SPILLS
ID:		1639				
County:		Maricopa				
--Details--						
Incident NO:		88-047		Chemic Material:		Nitrosol 30%
Incident Dt:		2/21/1988		Structure:		Tanker
Date Reported:		2/21/1988		Type:		Release
Quantity:		2000 gals		Response Dt:		2/21/1988
Fund Amount:		Pvt/Unk		Admin:		admin
<a href="#">2</a>	1 of 4	WSW	0.02 / 105.58	1,001.10 / 0	WESTVIEW SELF STORAGE 17404 W VAN BUREN ST GOODYEAR AZ 85338-4208	FINDS/FRS
Registry ID:		110039487310				
FIPS Code:		04013				
HUC Code:		15070101				
Site Type Name:		STATIONARY				
Location Description:						
Supplemental Location:						
Create Date:		26-SEP-09				
Update Date:		27-APR-11				
Interest Types:		STATE MASTER				
SIC Codes:						
SIC Code Descriptions:						
NAICS Codes:						
NAICS Code Descriptions:						
Conveyor:		FRS-GEOCODE				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		02				
Census Block Code:		040130610192070				
EPA Region Code:		09				
County Name:		MARICOPA				
US/Mexico Border Ind:						
Latitude:		33.45021				
Longitude:		-112.43402				
Reference Point:		CENTER OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		30				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110039487310				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						
AZURITE:125777						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">2</a>	2 of 4	WSW	0.02 / 105.58	1,001.10 / 0	CINGULAR WIRELESS LLC - APS ROW ROLES PROPERTY 17404 WEST VAN BUREN STREET GOODYEAR AZ 85338	<a href="#">FINDS/FRS</a>
		<b>Registry ID:</b> 110045453200 <b>FIPS Code:</b> <b>HUC Code:</b> 15070101 <b>Site Type Name:</b> STATIONARY <b>Location Description:</b> <b>Supplemental Location:</b> <b>Create Date:</b> 09-MAY-12 <b>Update Date:</b> 03-MAY-15 <b>Interest Types:</b> ENFORCEMENT/COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION <b>SIC Codes:</b> <b>SIC Code Descriptions:</b> <b>NAICS Codes:</b> <b>NAICS Code Descriptions:</b> <b>Conveyor:</b> FRS-GEOCODE <b>Federal Facility Code:</b> <b>Federal Agency Name:</b> <b>Tribal Land Code:</b> <b>Tribal Land Name:</b> <b>Congressional Dist No:</b> 02 <b>Census Block Code:</b> 040130610192070 <b>EPA Region Code:</b> 09 <b>County Name:</b> MARICOPA <b>US/Mexico Border Ind:</b> <b>Latitude:</b> 33.45021 <b>Longitude:</b> -112.43402 <b>Reference Point:</b> CENTER OF A FACILITY OR STATION <b>Coord Collection Method:</b> ADDRESS MATCHING-HOUSE NUMBER <b>Accuracy Value:</b> 30 <b>Datum:</b> NAD83 <b>Source:</b> <b>Facility Detail Rprt URL:</b> <a href="https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110045453200">https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110045453200</a> <b>Data Source:</b> Facility Registry Service - Single File <b>Program Acronyms:</b>				

<a href="#">2</a>	3 of 4	WSW	0.02 / 105.58	1,001.10 / 0	GINGULAR WIRELESS LLC - APS ROW ROLES PROPERTY 17404 WEST VAN BUREN STREET GOODYEAR AZ 85338	ICIS
<b>EPA Region:</b>			<b>Federal Fac ID:</b>			
<b>Registry ID:</b> 110045453200			<b>Tribal Land Code:</b>			
<b>Pgm Sys ID:</b> 1800010571			<b>County:</b> MARICOPA			
<b>Pgm Sys Acnm:</b> ICIS			<b>Latitude 83:</b> 33.45021			
<b>Permit Type:</b>			<b>Longitude 83:</b> -112.43402			
<b><u>Details</u></b>						
<b>Interest Type:</b> ENFORCEMENT/COMPLIANCE ACTIVITY			<b>Public Ind:</b> Y			
<b>Active Status:</b>			<b>FIPS Code:</b>			
<b>Accuracy Value:</b> 30			<b>HUC 8 Code:</b> 15070101			
<b>Pgm Report URL:</b> no data yet			<b>HUC 12:</b>			
<b>Federal Agency Name:</b>						
<b>Federal Land Ind:</b>						
<b>Fed Facility Code:</b>						
<b>Ref Point Desc:</b> CENTER OF A FACILITY OR STATION						
<b>Collect Mth Desc:</b> ADDRESS MATCHING-HOUSE NUMBER						
<b>Fac URL:</b> https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110045453200						
<b>Program URL:</b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### Details

Interest Type:	FORMAL ENFORCEMENT ACTION	Public Ind:	Y
Active Status:		FIPS Code:	
Accuracy Value:	30	HUC 8 Code:	15070101
Pgm Report URL:	no data yet	HUC 12:	
Federal Agency Name:			
Federal Land Ind:			
Fed Facility Code:			
Ref Point Desc:	CENTER OF A FACILITY OR STATION		
Collect Mth Desc:	ADDRESS MATCHING-HOUSE NUMBER		
Fac URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110045453200		
Program URL:			

<a href="#">2</a>	4 of 4	WSW	0.02 / 105.58	1,001.10 / 0	USID86453 17404 W Van Buren St Goodyear AZ 85338	TIER 2
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ID:	288709
Is Closed?:	Not closed
T2 Year:	2018
County:	Maricopa
Latitude:	33.4645
Longitude:	-112.4312
Driving Directions:	NULL

<a href="#">3</a>	1 of 1	S	0.10 / 518.16	993.23 / -8	CANYON TRAILS 1 AZ 0	DRYWELLS
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Drywell Nob ID:	85866-NOB1	Drywell Verifd Flg:	Y
Drywell Place ID:	207779	Drywell Verified:	Yes
Drywell Status:	ACTIVE	Drywell County:	
Drywell End Date:		Drywell Latitude:	33.448853
Drywell Collection:	PROVIDED BY OWNER/OPERATOR	Drywell Longitude:	-112.430132
Drywell Nob Place ID:	189749		
Drywell Name:	3		
Data Source:	MyDEQ Drywells (ADEQ)		

#### Additional Drywell Data

Cadastral:		X:	-112.43012091221878
Generated:	3/17/2022 3:00 AM	Y:	33.44884790138819

#### MyDEQ Facility Information

FID:	1032	Fac Collection:	PROVIDED BY OWNER/OPERATOR
Facility Place ID:	189749	Facility Generated:	3/17/2022 3:00 AM
Facility Code:	SUB	Facility Cadastral:	B 1 2 11 aac
Fac Placc Code:	PP	Facility County:	MARICOPA
Facility Status:	ACTIVE	Facility Latitude:	33.448298
Facility End Date:		Facility Longitude:	-112.4304
Fac Verified Flag:	Y	X:	-112.430388911512
Facility Verified:	Yes	Y:	33.448292901879384
Fac Place Type:	SUBDIVISION		
Facility Name:	CANYON TRAILS 1		
Facility Address:			
Facility City:	GOODYEAR		
Facility Zip Code:	85338		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">4</a>	1 of 1	S	0.10 / 521.39	993.12 / -8	CANYON TRAILS 1 AZ 0	DRYWELLS
Drywell Nob ID:		85866-NOB1		Drywell Verifd Flg:		Y
Drywell Place ID:		207778		Drywell Verified:		Yes
Drywell Status:		ACTIVE		Drywell County:		
Drywell End Date:				Drywell Latitude:		33.448844
Drywell Collection:		PROVIDED BY OWNER/OPERATOR		Drywell Longitude:		-112.429885
Drywell Nob Place ID:		189749				
Drywell Name:		2				
Data Source:		MyDEQ Drywells (ADEQ)				
<b><u>Additional Drywell Data</u></b>						
Cadastral:				X:		-112.42987391190806
Generated:				Y:		33.44883890178204
<b><u>MyDEQ Facility Information</u></b>						
FID:		1032		Fac Collection:		PROVIDED BY OWNER/OPERATOR
Facility Place ID:		189749		Facility Generated:		3/17/2022 3:00 AM
Facility Code:		SUB		Facility Cadastral:		B 1 2 11 aac
Fac Placc Code:		PP		Facility County:		MARICOPA
Facility Status:		ACTIVE		Facility Latitude:		33.448298
Facility End Date:				Facility Longitude:		-112.4304
Fac Verified Flag:		Y		X:		-112.430388911512
Facility Verified:		Yes		Y:		33.448292901879384
Fac Place Type:		SUBDIVISION				
Facility Name:		CANYON TRAILS 1				
Facility Address:						
Facility City:		GOODYEAR				
Facility Zip Code:		85338				
<a href="#">5</a>	1 of 1	S	0.12 / 628.80	993.21 / -8	CANYON TRAILS 1 AZ 0	DRYWELLS
Drywell Nob ID:		85866-NOB1		Drywell Verifd Flg:		Y
Drywell Place ID:		207776		Drywell Verified:		Yes
Drywell Status:		ACTIVE		Drywell County:		
Drywell End Date:				Drywell Latitude:		33.448549
Drywell Collection:		PROVIDED BY OWNER/OPERATOR		Drywell Longitude:		-112.430357
Drywell Nob Place ID:		189749				
Drywell Name:		1				
Data Source:		MyDEQ Drywells (ADEQ)				
<b><u>Additional Drywell Data</u></b>						
Cadastral:				X:		-112.43034591231199
Generated:				Y:		33.44854390175184
<b><u>MyDEQ Facility Information</u></b>						
FID:		1032		Fac Collection:		PROVIDED BY OWNER/OPERATOR
Facility Place ID:		189749		Facility Generated:		3/17/2022 3:00 AM
Facility Code:		SUB		Facility Cadastral:		B 1 2 11 aac
Fac Placc Code:		PP		Facility County:		MARICOPA
Facility Status:		ACTIVE		Facility Latitude:		33.448298
Facility End Date:				Facility Longitude:		-112.4304
Fac Verified Flag:		Y		X:		-112.430388911512
Facility Verified:		Yes		Y:		33.448292901879384
Fac Place Type:		SUBDIVISION				
Facility Name:		CANYON TRAILS 1				

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<hr/>						
<i>Facility Address:</i>						
<i>Facility City:</i>		GOODYEAR				
<i>Facility Zip Code:</i>		85338				

## Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
DRYWELLS HIST	SARIVAL AVENUE STREET IMPROVEMENTS	VAN BUREN TO PORTLAND <i>Reg No:</i> 55466	GOODYEAR AZ	85338	895481445
ERNS		SOUTH OF INTERSTATE 10 BETWEEN ESTERELLA PRKWY, AND COTTON LANE <i>NRC Report No:</i> 788864	GOODYEAR AZ	85338	806806960



# Unplottable Report

**Site:** SARIVAL AVENUE STREET IMPROVEMENTS  
VAN BUREN TO PORTLAND GOODYEAR AZ 85338

DRYWELLS HIST

**County:**  
**State:** AZ

## Details

<b>Reg No:</b>	55466	<b>Unique ID:</b>	55466
<b>Cty Code:</b>	07	<b>Owner ID:</b>	1
<b>Bus Code:</b>	00	<b>Addl Fee:</b>	
<b>Bus Other:</b>		<b>App Date:</b>	
<b>Reg Thru No:</b>	55469	<b>App Dt App:</b>	
<b>NBR Dry Well:</b>	4	<b>App Rqrd:</b>	
<b>Fee:</b>	400.00	<b>Date Drop:</b>	
<b>Fac Phone:</b>		<b>Date Updat:</b>	08/15/2018
<b>PRP Own City:</b>	GOODYEAR AZ	<b>Depth Hght:</b>	
<b>PRP Own Zip:</b>	85338	<b>Driveway:</b>	
<b>PRP Own Phon:</b>	623-882-7053	<b>Drllrs Log:</b>	
<b>Contact Ttl:</b>	STORMWATER PROS	<b>DW No:</b>	
<b>Contact Cty:</b>		<b>Dwstat:</b>	A
<b>Contact Zip:</b>		<b>Dwstat Oth:</b>	
<b>Contact Phn:</b>	480-26-1003	<b>Futapprqrd:</b>	
<b>Township:</b>	2N	<b>Inc Submit:</b>	
<b>Range :</b>	2W	<b>Mgmtprcpln:</b>	
<b>Section 1:</b>		<b>Prmt Notify:</b>	
<b>Section 2:</b>		<b>Ref Complnc:</b>	
<b>Section 3:</b>		<b>Reg Key:</b>	55466
<b>Qtrsection:</b>		<b>Reg No Flag:</b>	
<b>Dw Pen Gw:</b>		<b>Reg No 1:</b>	55466
<b>Site Plnsnt:</b>		<b>Reg Receiv:</b>	24-Feb-17
<b>Entry Date:</b>	24-Feb-17	<b>Req 2 Info:</b>	
<b>Proj Ofcr:</b>	121	<b>Rooftop:</b>	
<b>Dwstatcnge:</b>		<b>Street:</b>	X
<b>Incompltr:</b>	24-Feb-17	<b>Ver Date:</b>	08/06/2018
<b>Req Date:</b>		<b>Gscomments:</b>	
<b>PRP Own Name:</b>	CITY OF GOODYEAR		
<b>PRP Own Addr:</b>	190 N LITCHFIELD RD		
<b>Contact Nam:</b>	TROY MARSHALL		
<b>Cont Addr:</b>			
<b>Owner Conta:</b>			

**Site:** SOUTH OF INTERSTATE 10 BETWEEN ESTERELLA PRKWY,AND COTTON LANE GOODYEAR AZ  
85338

ERNS

<b>NRC Report No:</b>	788864	<b>Latitude Degrees:</b>	
<b>Type of Incident:</b>	MOBILE	<b>Latitude Minutes:</b>	
<b>Incident Cause:</b>	OPERATOR ERROR	<b>Latitude Seconds:</b>	
<b>Incident Date:</b>	2/21/2006 3:00:00 PM	<b>Longitude Degrees:</b>	
<b>Incident Location:</b>		<b>Longitude Minutes:</b>	
<b>Incident Dtg:</b>	OCCURRED	<b>Longitude Seconds:</b>	
<b>Distance from City:</b>		<b>Lat Quad:</b>	
<b>Distance Units:</b>		<b>Long Quad:</b>	
<b>Direction from City:</b>		<b>Location Section:</b>	
<b>Location County:</b>	MARICOPA	<b>Location Township:</b>	
<b>Potential Flag:</b>		<b>Location Range:</b>	
<b>Year:</b>	Year 2006 Reports		
<b>Description of Incident:</b>	CALLER STATED DUE TO OPERATOR ERROR THERE WAS A RELEASE OF MATERIAL FROM A TANKER TRUCK. THE TRUCK WENT OFF THE ROAD AND RELEASED MATERIALS ONTO THE GROUND AND INTO		

**Material Spill Information**

<b>Chris Code:</b>	OTD	<b>Unit of Measure:</b>	UNKNOWN AMOUNT
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	YES
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Name of Material:</b>	OIL, FUEL: NO. 2-D	<b>Unit Reach Water:</b>	UNKNOWN AMOUNT
<b>Amount of Material:</b>	0		

**Calls Information**

<b>Date Time Received:</b>	2/22/2006 3:54:54 PM	<b>Responsible City:</b>	PHOENIX
<b>Date Time Complete:</b>	2/22/2006 4:07:42 PM	<b>Responsible State:</b>	AZ
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	85027
<b>Resp Company:</b>	POWER PLUS	<b>Source:</b>	TELEPHONE
<b>Resp Org Type:</b>	PRIVATE ENTERPRISE		

**Incident Information**

<b>Tank ID:</b>		<b>Building ID:</b>	
<b>Tank Regulated:</b>	U	<b>Location Area ID:</b>	
<b>Tank Regulated By:</b>		<b>Location Block ID:</b>	
<b>Capacity of Tank:</b>		<b>OCSG No:</b>	
<b>Capacity Tank Units:</b>		<b>OCSF No:</b>	
<b>Description of Tank:</b>		<b>State Lease No:</b>	
<b>Actual Amount:</b>		<b>Pier Dock No:</b>	
<b>Actual Amount Units:</b>		<b>Berth Slip No:</b>	
<b>Tank Above Ground:</b>	ABOVE	<b>Brake Failure:</b>	N
<b>NPDES:</b>		<b>Airbag Deployed:</b>	
<b>NPDES Compliance:</b>	U	<b>Transport Contain:</b>	U
<b>Init Contin Rel No:</b>		<b>Location Subdiv:</b>	
<b>Contin Rel Permit:</b>		<b>Platform Rig Name:</b>	
<b>Contin Release Type:</b>		<b>Platform Letter:</b>	
<b>Aircraft ID:</b>		<b>Allision:</b>	N
<b>Aircraft Runway No:</b>		<b>Type of Structure:</b>	
<b>Aircraft Spot No:</b>		<b>Structure Name:</b>	
<b>Aircraft Type:</b>		<b>Structure Oper:</b>	U
<b>Aircraft Model:</b>		<b>Transit Bus Flag:</b>	
<b>Aircraft Fuel Cap:</b>		<b>Date Time Norm Serv:</b>	
<b>Aircraft Fuel Cap U:</b>		<b>Serv Disrupt Time:</b>	
<b>Aircraft Fuel on Brd:</b>		<b>Serv Disrupt Units:</b>	
<b>Aircraft Fuel OB U:</b>		<b>CR Begin Date:</b>	
<b>Aircraft Hanger:</b>		<b>CR End Date:</b>	
<b>Road Mile Marker:</b>		<b>CR Change Date:</b>	
<b>Power Gen Facility:</b>	U	<b>FBI Contact:</b>	
<b>Generating Capacity:</b>		<b>FBI Contact Dt Tm:</b>	
<b>Type of Fixed Obj:</b>		<b>Passenger Handling:</b>	
<b>Type of Fuel:</b>		<b>Passenger Route:</b>	XXX
<b>DOT Crossing No:</b>		<b>Passenger Delay:</b>	XXX
<b>DOT Regulated:</b>	U	<b>Sub Part C Test Req:</b>	XXX
<b>Pipeline Type:</b>		<b>Conductor Test:</b>	
<b>Pipeline Abv Ground:</b>	ABOVE	<b>Engineer Test:</b>	
<b>Pipeline Covered:</b>	U	<b>Trainman Test:</b>	
<b>Exposed Underwater:</b>	N	<b>Yard Foreman Test:</b>	
<b>Railroad Hotline:</b>		<b>RCL Operator Test:</b>	
<b>Railroad Milepost:</b>		<b>Brakeman Test:</b>	
<b>Grade Crossing:</b>	N	<b>Train Dispat Test:</b>	
<b>Crossing Device Ty:</b>		<b>Signalman Test:</b>	
<b>Ty Vehicle Involved:</b>		<b>Oth Employee Test:</b>	
<b>Device Operational:</b>	Y	<b>Unknown Test:</b>	

**Incident Details Information**

<b>Release Secured:</b>	Y	<b>State Agen Report No:</b>	NONE
<b>Release Rate:</b>		<b>State Agen on Scene:</b>	AZ DEQ, FIRE , POLICE
<b>Release Rate Unit:</b>		<b>State Agen Notified:</b>	AZ DEQ, FIRE , POLICE
<b>Release Rate Rate:</b>		<b>Fed Agency Notified:</b>	NONE

<b>Est Duration of Rel:</b>		<b>Oth Agency Notified:</b>	
<b>Desc Remedial Act:</b>	CALLER STATED AND ENVIRONMENTAL CONTACTOR HAS BEEN CALLED AND THEY ARE ON THE SCENE.	<b>Body of Water:</b>	IRRIGATION DITCH
<b>Fire Involved:</b>	N	<b>Tributary of:</b>	
<b>Fire Extinguished:</b>	U	<b>Near River Mile Make:</b>	
<b>Any Evacuations:</b>	N	<b>Near River Mile Mark:</b>	
<b>No Evacuated:</b>		<b>Offshore:</b>	N
<b>Who Evacuated:</b>		<b>Weather Conditions:</b>	CLEAR
<b>Radius of Evacu:</b>		<b>Air Temperature:</b>	64
<b>Any Injuries:</b>	N	<b>Wind Direction:</b>	
<b>No. Injured:</b>		<b>Wind Speed:</b>	
<b>No. Hospitalized:</b>		<b>Wind Speed Unit:</b>	
<b>No. Fatalities:</b>		<b>Water Supp Contam:</b>	U
<b>Any Fatalities:</b>	N	<b>Water Temperature:</b>	
<b>Any Damages:</b>	N	<b>Wave Condition:</b>	
<b>Damage Amount:</b>		<b>Current Speed:</b>	
<b>Air Corridor Closed:</b>	N	<b>Current Direction:</b>	
<b>Air Corridor Desc:</b>		<b>Current Speed Unit:</b>	
<b>Air Closure Time:</b>		<b>EMPL Fatality:</b>	
<b>Waterway Closed:</b>	N	<b>Pass Fatality:</b>	
<b>Waterway Desc:</b>		<b>Community Impact:</b>	N
<b>Waterway Close Time:</b>		<b>Passengers Transfer:</b>	NO
<b>Road Closed:</b>	N	<b>Passenger Injuries:</b>	
<b>Road Desc:</b>		<b>Employee Injuries:</b>	
<b>Road Closure Time:</b>		<b>Occupant Fatality:</b>	
<b>Road Closure Units:</b>		<b>Sheen Size:</b>	
<b>Closure Direction:</b>		<b>Sheen Size Units:</b>	
<b>Major Artery:</b>	No	<b>Sheen Size Length:</b>	
<b>Track Closed:</b>	N	<b>Sheen Size Length U:</b>	
<b>Track Desc:</b>		<b>Sheen Size Width:</b>	
<b>Track Closure Time:</b>		<b>Sheen Size Width U:</b>	
<b>Track Closure Units:</b>		<b>Sheen Color:</b>	
<b>Track Close Dir:</b>		<b>Dir of Sheen Travel:</b>	
<b>Media Interest:</b>	NONE	<b>Sheen Odor Desc:</b>	
<b>Medium Desc:</b>	WATER	<b>Duration Unit:</b>	
<b>Addl Medium Info:</b>	IRRIGATION DITCH	<b>Additional Info:</b>	NO ADDITIONAL INFORMATION.

## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### Standard Environmental Record Sources

#### Federal

##### Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

##### National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Nov 3, 2022**

##### National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Nov 3, 2022**

##### Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Nov 3, 2022**

**SEMS List 8R Active Site Inventory:**[SEMS](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

**Government Publication Date:** Jan 25, 2023

**Inventory of Open Dumps, June 1985:**[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date:** Jun 1985

**SEMS List 8R Archive Sites:**[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

**Government Publication Date:** Jan 25, 2023

**Comprehensive Environmental Response, Compensation and Liability Information System -**[CERCLIS](#)**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date:** Oct 25, 2013

**EPA Report on the Status of Open Dumps on Indian Lands:**[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date:** Dec 31, 1998

**CERCLIS - No Further Remedial Action Planned:**[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date:** Oct 25, 2013

**CERCLIS Liens:**[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

**Government Publication Date:** Jan 30, 2014

**RCRA CORRACTS-Corrective Action:**[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date:** Jan 23, 2023

**RCRA non-CORRACTS TSD Facilities:**[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

**Government Publication Date: Jan 23, 2023**

**RCRA Generator List:**[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Jan 23, 2023**

**RCRA Small Quantity Generators List:**[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Jan 23, 2023**

**RCRA Very Small Quantity Generators List:**[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Jan 23, 2023**

**RCRA Non-Generators:**[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jan 23, 2023**

**RCRA Sites with Controls:**[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Jan 23, 2023**

**Federal Engineering Controls-ECs:**[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Dec 22, 2022**



**Federal Institutional Controls- ICs:**

FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Dec 22, 2022****Land Use Control Information System:**

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006****Institutional Control Boundaries at NPL sites:**

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

**Government Publication Date: Nov 3, 2022****Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986****Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989****Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Nov 6, 2022****The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

**Government Publication Date: Sep 13, 2022****FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date:** Dec 31, 2021

**Delisted Facility Response Plans:**

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date:** Dec 31, 2021

**Historical Gas Stations:**

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date:** Jul 1, 1930

**Petroleum Refineries:**

REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date:** Aug 30, 2022

**Petroleum Product and Crude Oil Rail Terminals:**

BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date:** Jun 29, 2022

**LIEN on Property:**

SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

**Government Publication Date:** Jan 25, 2023

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

**Government Publication Date:** Dec 22, 2022

**State****Waste Program Remedial Projects - Superfund & DOD:**

SHWS

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites.

**Government Publication Date:** Aug 13, 2022

**CERCLIS Information Data System (ACIDS):**

SHWS ACIDS

The Arizona CERCLIS Information Data System (ACIDS) list was used by the Arizona Department of Environmental Quality Superfund Programs Section (SPS) prior to July 2000. The ACIDS list consists of locations subject to investigations concerning possible contamination of soil, surface water, or groundwater under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The ACIDS list has been archived and is no longer being distributed or updated. The ACIDS list has been replaced by the Arizona Superfund Program List (ASPL).

**Water Quality Assurance Revolving Fund Sites (WQARF):**

[WQARF](#)

The Arizona Department of Environmental Quality (ADEQ) Water Quality Assurance Revolving Fund (WQARF) program supports the ADEQ in identifying, prioritizing, assessing, and resolving the threat of contaminated soil and groundwater sites in the state. This list of sites includes those on the WQARF Registry, sites removed from the WQARF Registry, and sites requiring remediation under the WQARF Emergency Response.

Government Publication Date: Aug 13, 2022

**Delisted WQARF, Superfund, DOD:**

[DELISTED SUPERFUND](#)

List of sites which once appeared, but have since been removed from either the WQARF Registry, Superfund Sites, Department of Defense Sites, or Superfund Alternative Sites.

Government Publication Date: Aug 13, 2022

**Directory of Solid Waste Facilities:**

[SWF/LF](#)

A list of Solid Waste Facilities and Landfill sites in the State of Arizona. This list is made available by Arizona Department of Environmental Quality, Waste Programs Division, Solid Waste Management.

Government Publication Date: Jan 31, 2022

**Leaking Underground Storage Tanks:**

[LUST](#)

A list of Leaking Underground Storage Tanks (LUST) sites in the state of Arizona. This list is made available by Arizona Department of Environment Quality.

Government Publication Date: Jan 5, 2023

**Delisted Leaking Underground Storage Tanks:**

[DELISTED LUST](#)

A list of sites that once appeared on - and have since been removed from - the list of Leaking Underground Storage tanks made available by the Arizona Department of Environmental Quality.

Government Publication Date: Jan 5, 2023

**Underground Storage Tanks List:**

[UST](#)

A list of Underground Storage Tank sites registered with the Arizona Department of Environmental Quality (ADEQ) Waste Program Division. This list is made available by ADEQ.

Government Publication Date: Nov 14, 2022

**Aboveground Storage Tanks:**

[AST](#)

List of aboveground fuel storage tanks (ASTs) made available by the State Fire Marshal's Office. This list is of installed ASTs and does not include any AST permitted and inspected by any City, Town, County, or Fire District. This is not a complete list of storage systems in use in the State of Arizona; ASTs may have been installed and used without adequate permission from the State Fire Marshal's Office. The absence of a property from the State Fire Marshal records as a permitted tank is not proof that an AST for hazardous materials was never installed or used at a given address.

Government Publication Date: Sep 29, 2015

**Exemption Certificate Renewals:**

[AST2](#)

The Exemption Certificate Renewals data lists applicants that have renewed their tank certificates that will never expire from the penny underground storage tank tax. This is provided by Arizona Department of Environmental Quality.

Government Publication Date: Nov 28, 2022

**Delisted Storage Tanks List:**

[DELISTED TANKS](#)

A list of sites that once appeared on - and have since been removed from - the list of Underground Storage tank facilities made available by the Arizona Department of Environmental Quality.

Government Publication Date: Nov 28, 2022

**Environmental Use Restriction Sites List:**

[AUL](#)

A list of sites with either a Declaration of Environmental Use Restriction (DEUR) or a Voluntary Environmental Mitigation Use Restriction (VEMUR) from the Arizona Department of Environmental Quality's (ADEQ) Remediation and DEUR Tracking System (RDT) and/or the AZURITE Database of License Applications. A DEUR is a restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. A VEMUR is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant.

Government Publication Date: Jan 17, 2023

**Remediation and DEUR Tracking Other Remediation Sites:**[RDT OTHER](#)

List of sites from the Arizona Department of Environmental Quality (ADEQ) Remediation and DEUR Tracking (RDT) System where the owner has elected to remediate the property without the use of an institutional or engineering control.

**Government Publication Date:** Jan 4, 2023

**Voluntary Remediation Program:**[VCP](#)

A list of sites registered in Voluntary Remediation Program (VRP). This list is made available by Arizona Department of Environment Quality (ADEQ). Through ADEQ's VRP, property owners, prospective purchasers and other interested parties investigate or clean up a contaminated site in cooperation with ADEQ.

**Government Publication Date:** Oct 21, 2020

**Brownfields Tracking System:**[BROWNFIELDS](#)

A list of brownfield sites in the State of Arizona, made available by Arizona Department of Environmental Quality. Brownfields are abandoned or underutilized properties where the reuse is complicated by actual or perceived environmental contamination.

**Government Publication Date:** Oct 21, 2020

**Tribal****White Mountain Apache Tribe Brownfields:**[BROWNFIELDS WMAT](#)

This Brownfields Inventory is made available by the White Mountain Apache Tribe (WMAT) Environmental Protection Office (EPO). The sites represent potential brownfields sites identified on the Fort Apache Indian Reservation by the WMAT's EPO. The inclusion of a site in this inventory does not denote that the site is contaminated or that it poses an environmental or human health risk.

**Government Publication Date:** Mar 30, 2015

**Salt River Pima Maricopa Indian Community Brownfields:**[SRPMIC BROWNFIELDS](#)

This Brownfield Program Public Record site listing is made available by the Environmental Protection and Natural Resources Division (EPNR) of the Community Development Department (CDD). The EPNR of the CDD was established to enhance the quality of life within the Salt River Pima-Maricopa Indian Community (SRPMIC) by protecting and preserving the land, ecosystems, wildlife, history, and natural resources of the Community. The list contains public information regarding ongoing Brownfield assessments, clean ups and/or planned assessments, cleanups, remediation and information inviting community involvement in identifying potential Brownfield sites.

**Government Publication Date:** Oct 31, 2022

**Leaking Underground Storage Tanks on Tribal/Indian Lands:**[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes Arizona, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Nov 23, 2022

**Underground Storage Tanks on Tribal/Indian Lands:**[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes Arizona, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Nov 23, 2022

**Delisted Tribal Leaking Storage Tanks:**[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Nov 23, 2022

**Delisted Tribal Underground Storage Tanks:**[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Nov 23, 2022

**County**

**No County databases were selected to be included in the search.**

## **Additional Environmental Record Sources**

### **Federal**

#### **Facility Registry Service/Facility Index:**

**FINDS/FRS**

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Aug 18, 2022**

#### **Toxics Release Inventory (TRI) Program:**

**TRIS**

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Aug 24, 2021**

#### **Perfluorinated Alkyl Substances (PFAS) Releases:**

**PFAS TRI**

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Aug 24, 2021**

#### **Federal Agency Locations with Known or Suspected PFAS Detections:**

**PFAS FED SITES**

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. Sites on this list do not necessarily reflect the source/s of contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

**Government Publication Date: Jun 30, 2022**

#### **PFOA/PFOS Contaminated Sites:**

**PFAS NPL**

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

**Government Publication Date: Oct 4, 2022**

#### **Perfluorinated Alkyl Substances (PFAS) Water Quality:**

**PFAS WATER**

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

#### **SSEHRI PFAS Contamination Sites:**

**PFAS SSEHRI**

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

**Government Publication Date: Dec 12, 2019**

**National Response Center PFAS Spills:**

ERNS PFAS

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

**Government Publication Date: Feb 23, 2022**

**Hazardous Materials Information Reporting System:**

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: Sep 1, 2020**

**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Aug 30, 2022**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

**Government Publication Date: Jan 25, 2023**

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER



The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

**Government Publication Date: Nov 08, 2017**

#### **Integrated Compliance Information System (ICIS):**

ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

**Government Publication Date: Oct 15, 2022**

#### **Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Jun 25, 2022**

#### **Delisted Drycleaner Facilities:**

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Jun 25, 2022**

#### **Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

**Government Publication Date: Jul 12, 2022**

#### **Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 2, 1984**

#### **PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Mar 31, 2021**

#### **Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: May 11, 2021**

#### **Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

#### **Mines Master Index File:**

MINES

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

**Government Publication Date: Aug 3, 2022**

#### **Surface Mining Control and Reclamation Act Sites:**

**SMCRA**

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Government Publication Date: Aug 18, 2022**

#### **Mineral Resource Data System:**

**MRDS**

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2016**

#### **DOE Legacy Management Sites:**

**LM SITES**

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

**Government Publication Date: Dec 1, 2022**

#### **Alternative Fueling Stations:**

**ALT FUELS**

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG) fuel type locations.

**Government Publication Date: Jan 3, 2023**

#### **Superfunds Consent Decrees:**

**CONSENT DECREES**

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

**Government Publication Date: Jan 11, 2023**

#### **Air Facility System:**

**AFS**

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

**Government Publication Date: Oct 17, 2014**

**Registered Pesticide Establishments:**

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

**Government Publication Date: Mar 30, 2022**

**Polychlorinated Biphenyl (PCB) Transformers:**

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

**Government Publication Date: Oct 15, 2019**

**Polychlorinated Biphenyl (PCB) Notifiers:**

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Nov 3, 2022**

**State****Hazardous Material Logbook/Spills:**

SPILLS

Hazardous Material Incident Logbook database made available by Arizona Department of Environmental Quality (ADEQ). This database is updated through November 15, 2001; after that date, reports were registered with the National Response Center.

**Government Publication Date: Nov 15, 2001**

**Dry Cleaning Facilities:**

DRYCLEANERS

This list of dry cleaners includes sites from two sources: the 2016 Arizona Department of Environmental Quality (ADEQ) Dry Cleaners list, and the 2006 Dry Cleaner Inventory Project by Miller Brooks Environmental for ADEQ. The 2016 ADEQ Dry Cleaners list does not distinguish between contaminated or non-contaminated facilities and only provides limited details per facility with a Place ID. The 2006 Dry Cleaner Inventory Project was commissioned to assist in the identification, prioritization, investigation, and remediation of sites that have released hazardous substances into the lands and waters of the state. This Inventory includes the following types of sites: Sites with Known Contamination (sites with documented contamination, or a history of release and/or prior site characterization and remedial activities); Sites with High Potential for Release (sites with multiple owners, sites that have been in operation more than 10 years, sites that specifically operated between 1935 and 1984, and high-volume sites); and Sites with Low Potential for Release (sites that have been in operation only after 1985, or prior to 1934, sites that "broker" cleaning services to other facilities, and sites that operate primarily as a coin-operated laundry facility). Disclaimer: Due to the time spanned between these listings and available details, multiple listings may occur. Per ADEQ, these listings are no longer updated.

**Government Publication Date: Jul 10, 2021**

**Per- and Polyfluoroalkyl Substances (PFAS):**

PFAS

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites, where the contaminant or potential contaminant of concern is in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Aug 13, 2022**

**Air Permits Major/Minor Sources:**

AIR PERMITS

A list of Arizona operating air permits major and minor sources. A "major" source is any source that has the potential to emit 100 tons per year of any criteria air pollutant and if it has the potential to emit 10 tons per year of any single Hazardous Air Pollutant or 25 tons per year of any combination of Hazardous Air Pollutants. This list is provided by the Department of Environmental Quality.

**Government Publication Date: Jan 20, 2023**

**Drywell Database:**

DRYWELLS

The Drywell database contains information regarding drywells in Arizona. This database is maintained by the Arizona Department of Environmental Quality (ADEQ).

**Government Publication Date: Mar 17, 2022**

**Historical Drywells:**

DRYWELLS HIST

Historical listing of registered drywells once maintained and made available by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. As of May 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

**Government Publication Date: Aug 6, 2018**

**Mine Locations:**

MINE

This list of mine locations is sourced from the Arizona Geological Survey (AZGS). The data is compiled from the AZGS's Fiscal Year 2021 Directory of Active Mines Report and 2019 Active Mines map layer. According to the AZGS, the Report supports governmental entities undertaking planning decisions by providing information on mineral resources and active mining operations that are essential to infrastructure development. An active mine is defined as a mine in continuous operation, either in production, or under full-time development for production. There are additional mines not listed that are in an exploration, evaluation, or part-time development phase. Other mines where production is intermittent are not listed. AZGS indicates the following regarding the locations: available aerial imagery was used to confirm location information and mining activity, with two caveats: 1) resolution of imagery varies across the state to some degree, making it difficult to recognize activity; and 2) some areas lack recent imagery, leading to the impression of no recent operations.

**Government Publication Date: Dec 1, 2021**

**Drug Labs Remediation:**

DRUG LAB REMEDIATION

Arizona State Board of Technical Registration maintains a list of drug lab remediation. This is a list of seized drug laboratory sites or sites where drug manufacturing chemicals were seized. Remediated sites are removed from this list when the Board receives clean up notification from a certified clean up firm.

**Government Publication Date: Sep 03, 2013**

**Clandestine Drug Labs:**

CDL

A list of unremediated seized clandestine drug laboratory sites or sites where drug manufacturing chemicals were seized. This list is made available by Arizona State Board of Technical Registration.

**Government Publication Date: Jan 22, 2019**

**Tier 2 Chemical Inventory Reporting:**

TIER 2

List of facilities that report to the Arizona Emergency Response Commission (AZSERC) for Tier II Chemical Inventory Reporting. AZSERC is tasked with the implementation of the Emergency Planning and Community Right to Know Act (EPCRA) in Arizona. As of 2016, the Arizona Emergency Response Commission (AZSERC) is overseen by Arizona Department of Environmental Quality (ADEQ).

**Government Publication Date: Dec 31, 2018**

**Biohazardous Medical Waste Facilities:**

BIO HAZ WASTE

This list of biohazardous medical waste facilities is maintained by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division. This list includes: Biohazardous Medical Waste Disposal Facilities, Biohazardous Medical Waste Treatment Facilities, Biohazardous Medical Waste Storage & Transfer Facilities, Registered Biohazardous Medical Waste Transporters, and Registered Alternative Biohazardous Medical Waste Treatment Technologies. Biohazardous medical waste is medical waste that is composed of one or more of the following: cultures and stocks; human blood and blood products; human pathologic wastes; medical sharps; and research animal wastes. The Arizona Department of Environmental Quality adopted specific rules for handling biohazardous medical waste and discarded drugs. Non-biohazardous medical waste is handled as solid waste.

**Government Publication Date: Jul 7, 2020**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental record sources available for this State.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

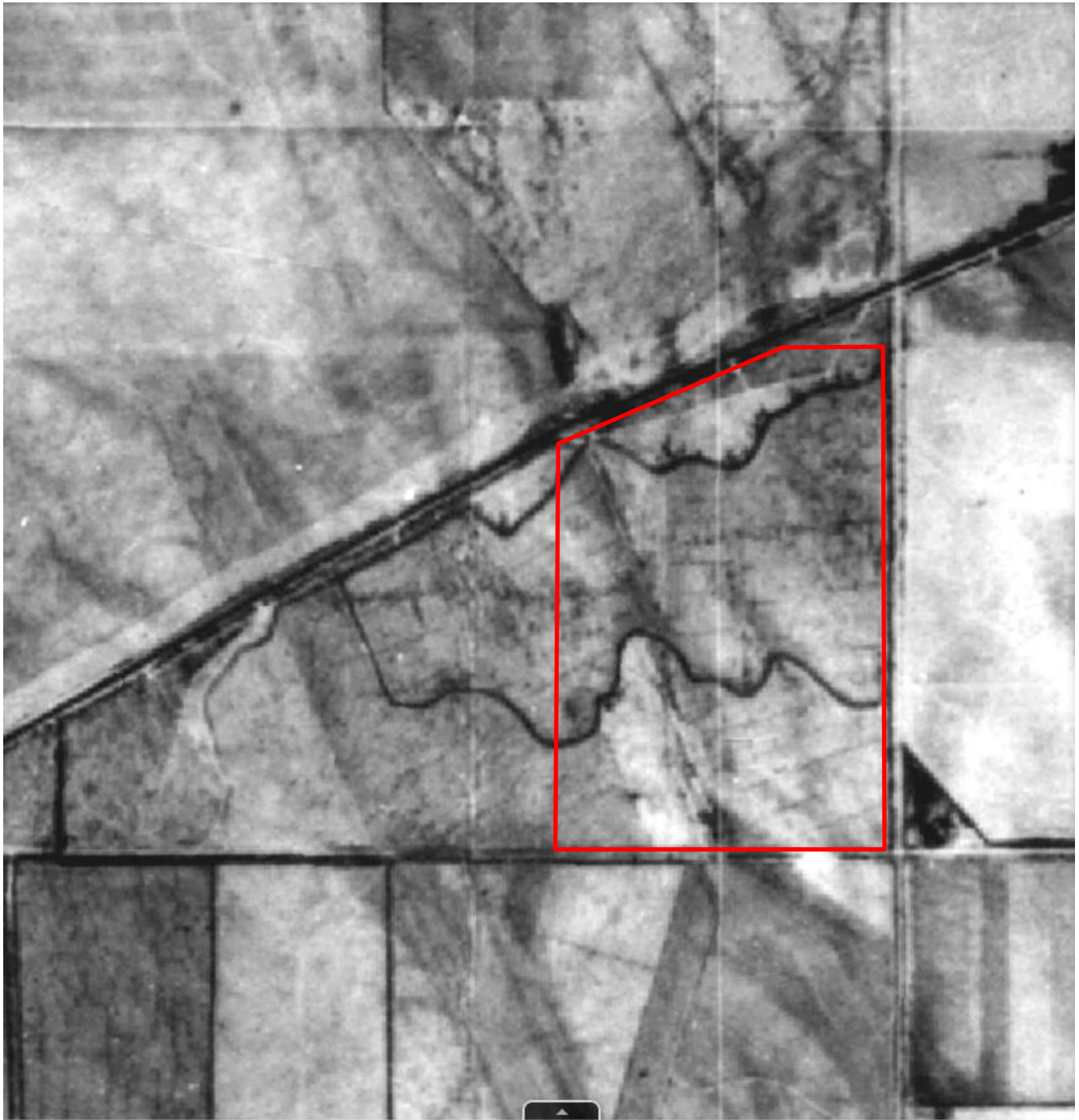
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

**APPENDIX D**


**HISTORICAL AERIAL PHOTOS  
& TOPOGRAPHIC MAPS**

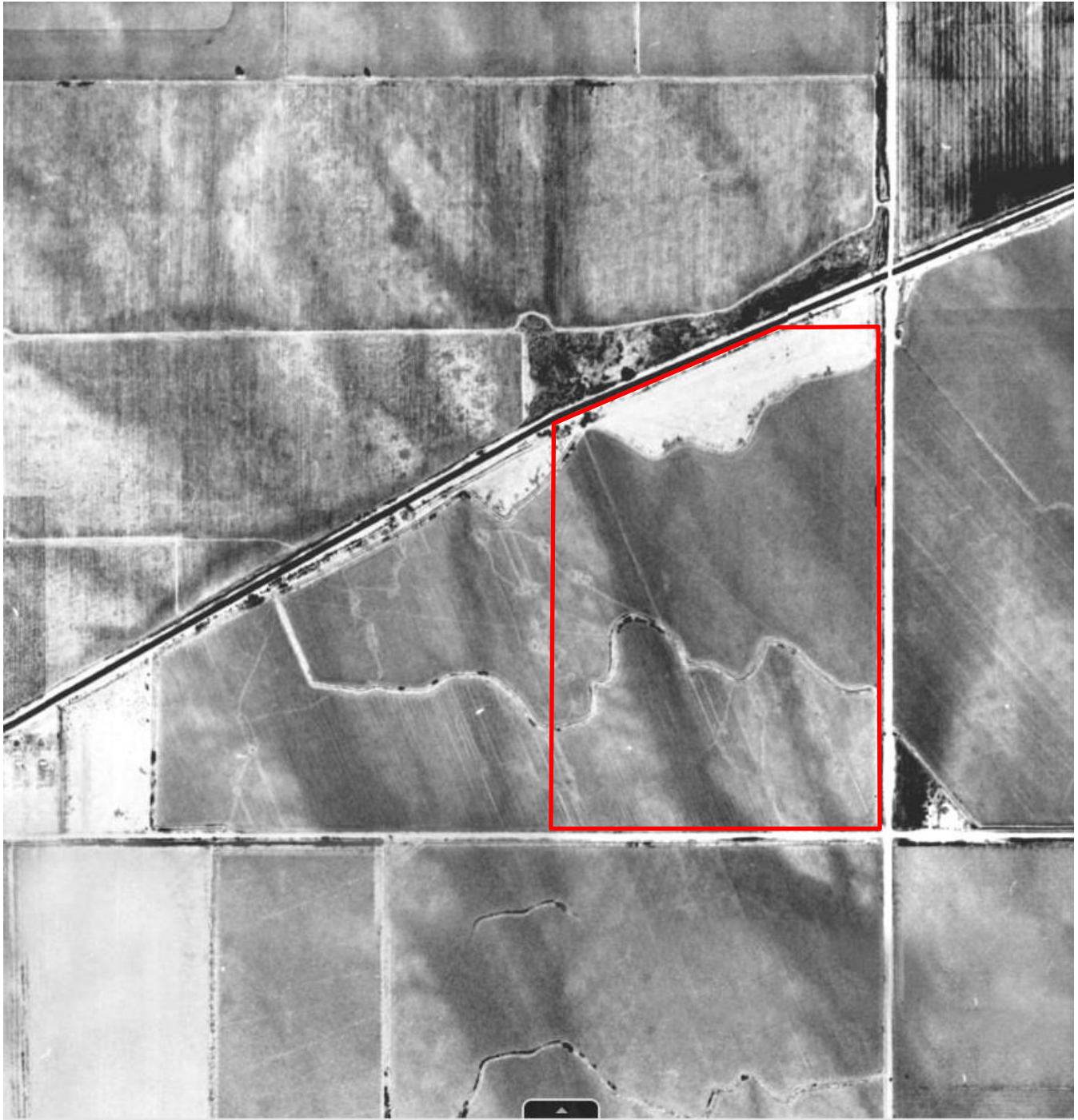




Source: Maricopa County GIS




	1937 Aerial Photograph	TMG Project No. 23-1013 March 2023
	Approximate 99.35-Acre Land Parcel Northwest of Van Buren Street & Cotton Lane Goodyear, Arizona 85338	



Source: Maricopa County GIS




	1949 Aerial Photograph	TMG Project No. 23-1013 March 2023
	Approximate 99.35-Acre Land Parcel Northwest of Van Buren Street & Cotton Lane Goodyear, Arizona 85338	

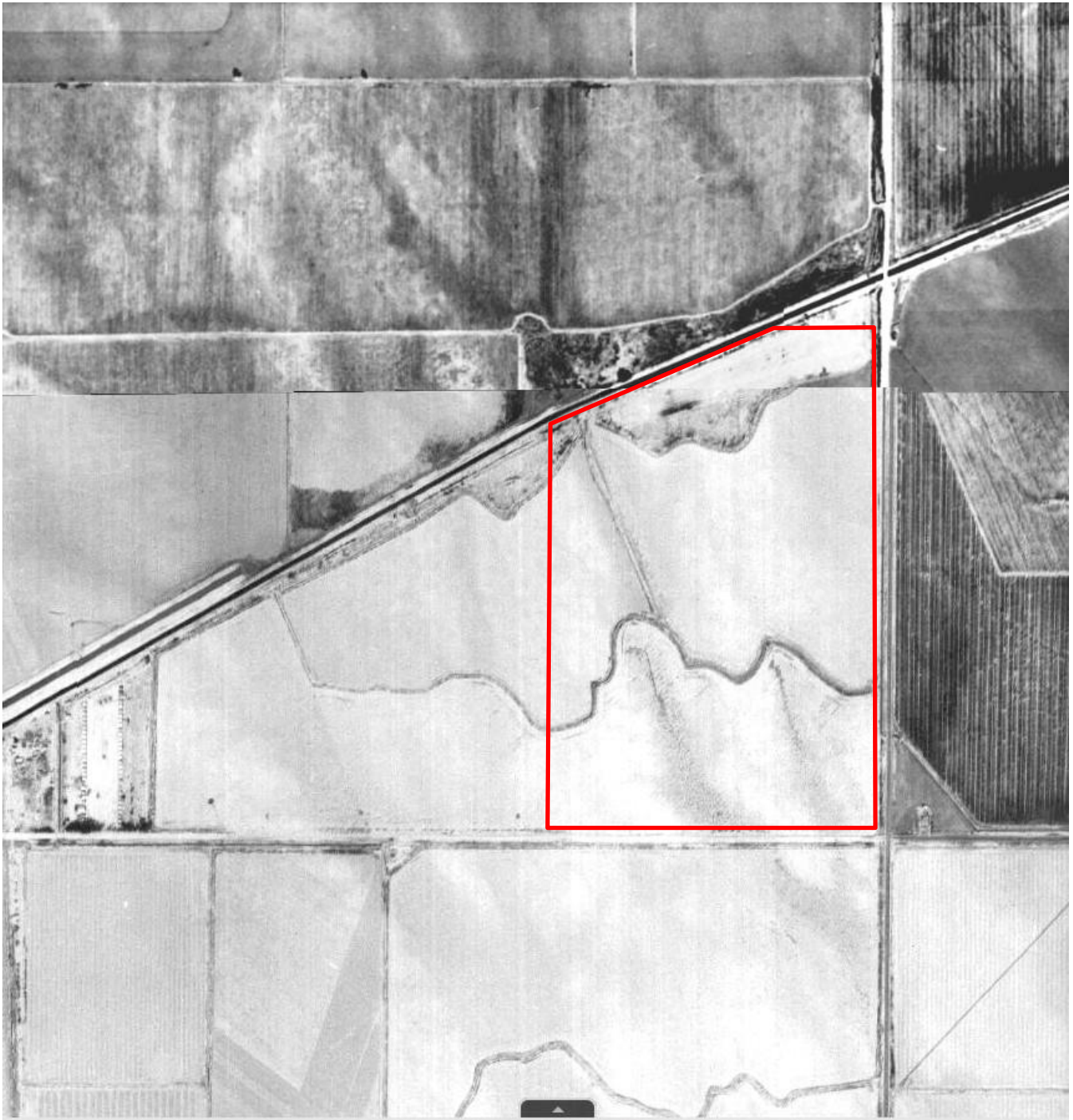


Source: Maricopa County GIS




	1953 Aerial Photograph	TMG Project No. 23-1013 March 2023
	Approximate 99.35-Acre Land Parcel Northwest of Van Buren Street & Cotton Lane Goodyear, Arizona 85338	





Source: Maricopa County GIS



	1959 Aerial Photograph	TMG Project No. 23-1013 March 2023
	Approximate 99.35-Acre Land Parcel Northwest of Van Buren Street & Cotton Lane Goodyear, Arizona 85338	



Source: Maricopa County GIS



### 1969 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS



THE  
**McGovern**  
GROUP LLC

1976 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023



Source: Maricopa County GIS



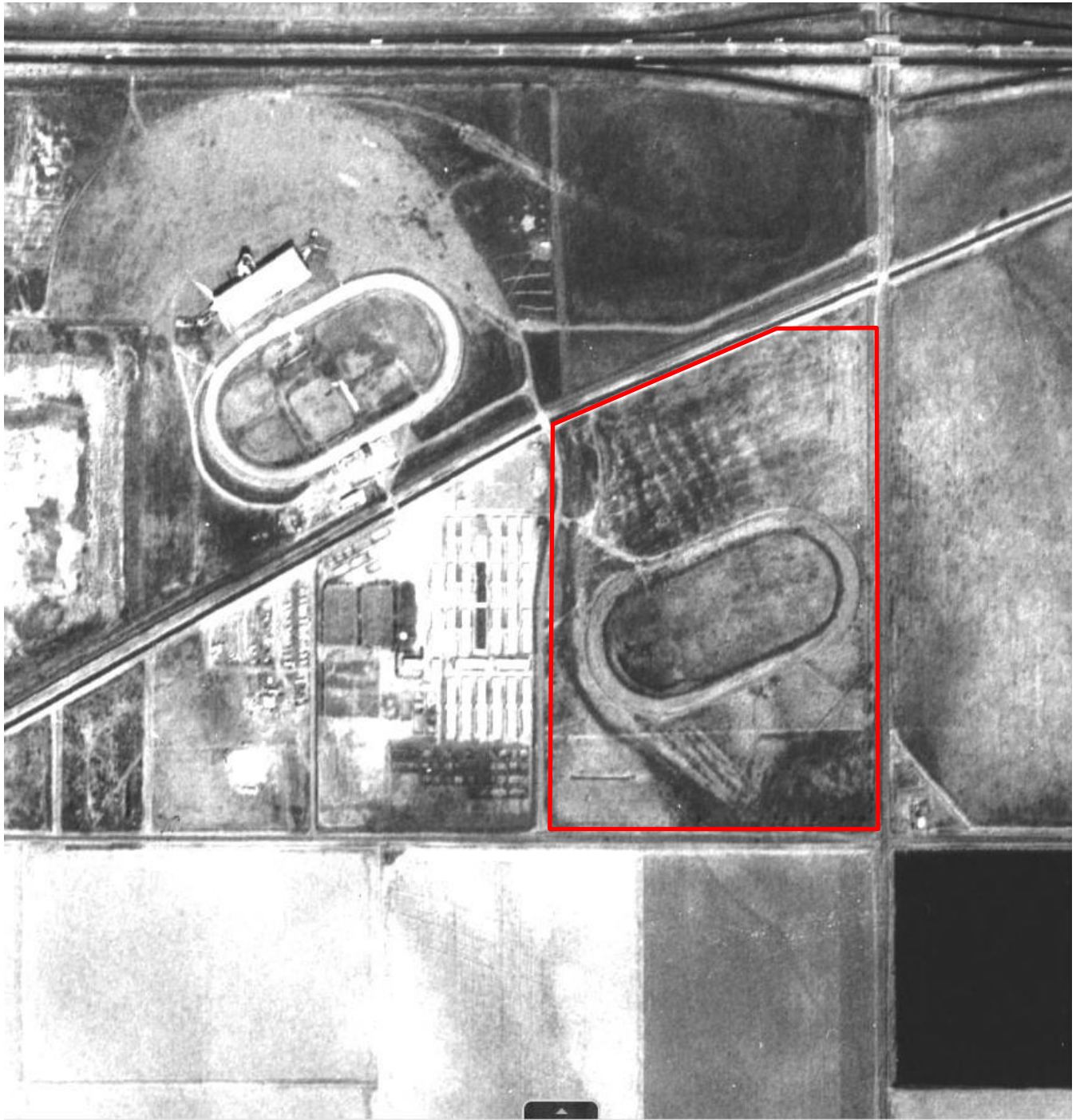
THE  
**McGovern**  
GROUP LLC

1986 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS





Source: Maricopa County GIS

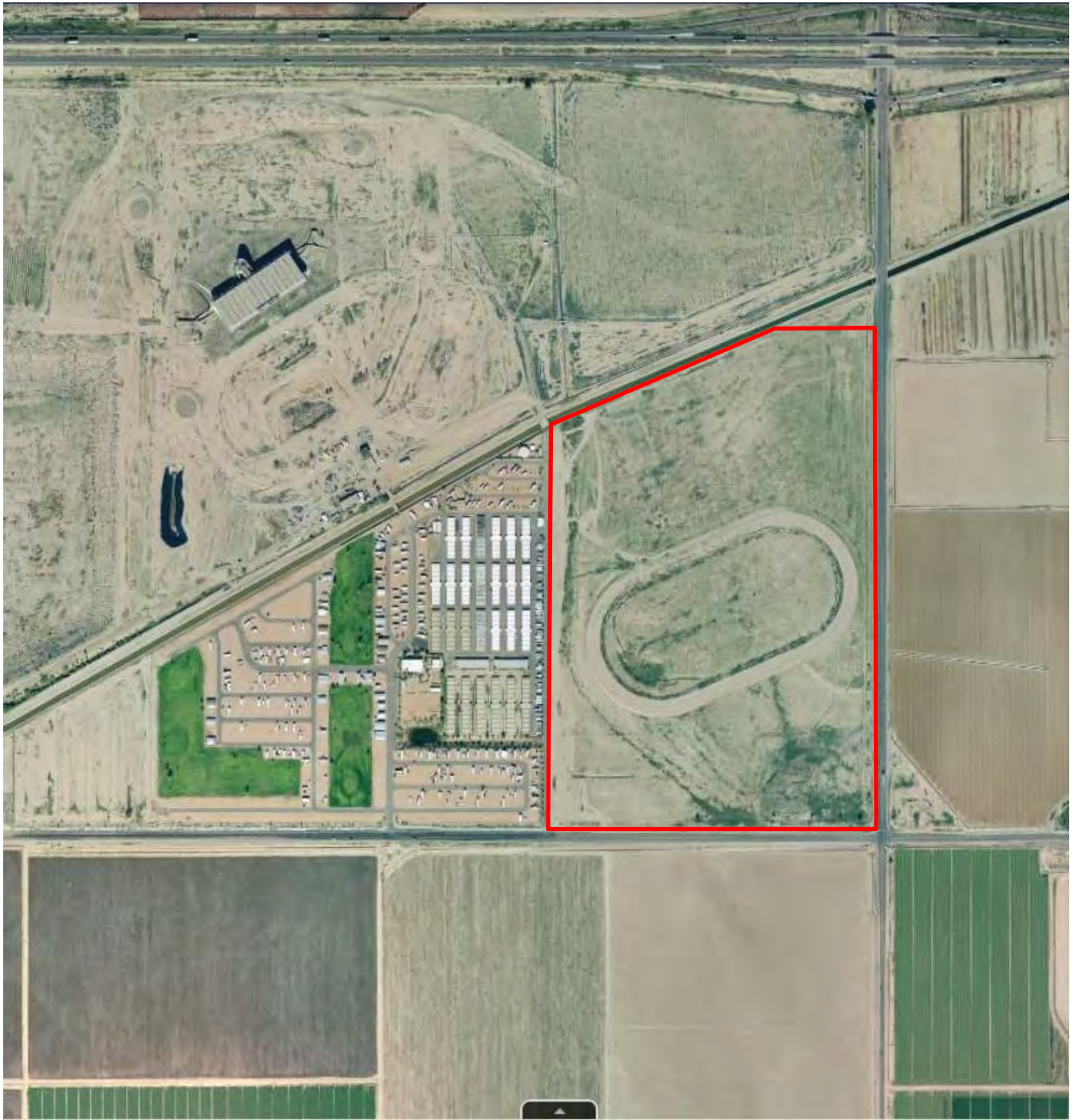


1998 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS



2004 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS



2009 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS



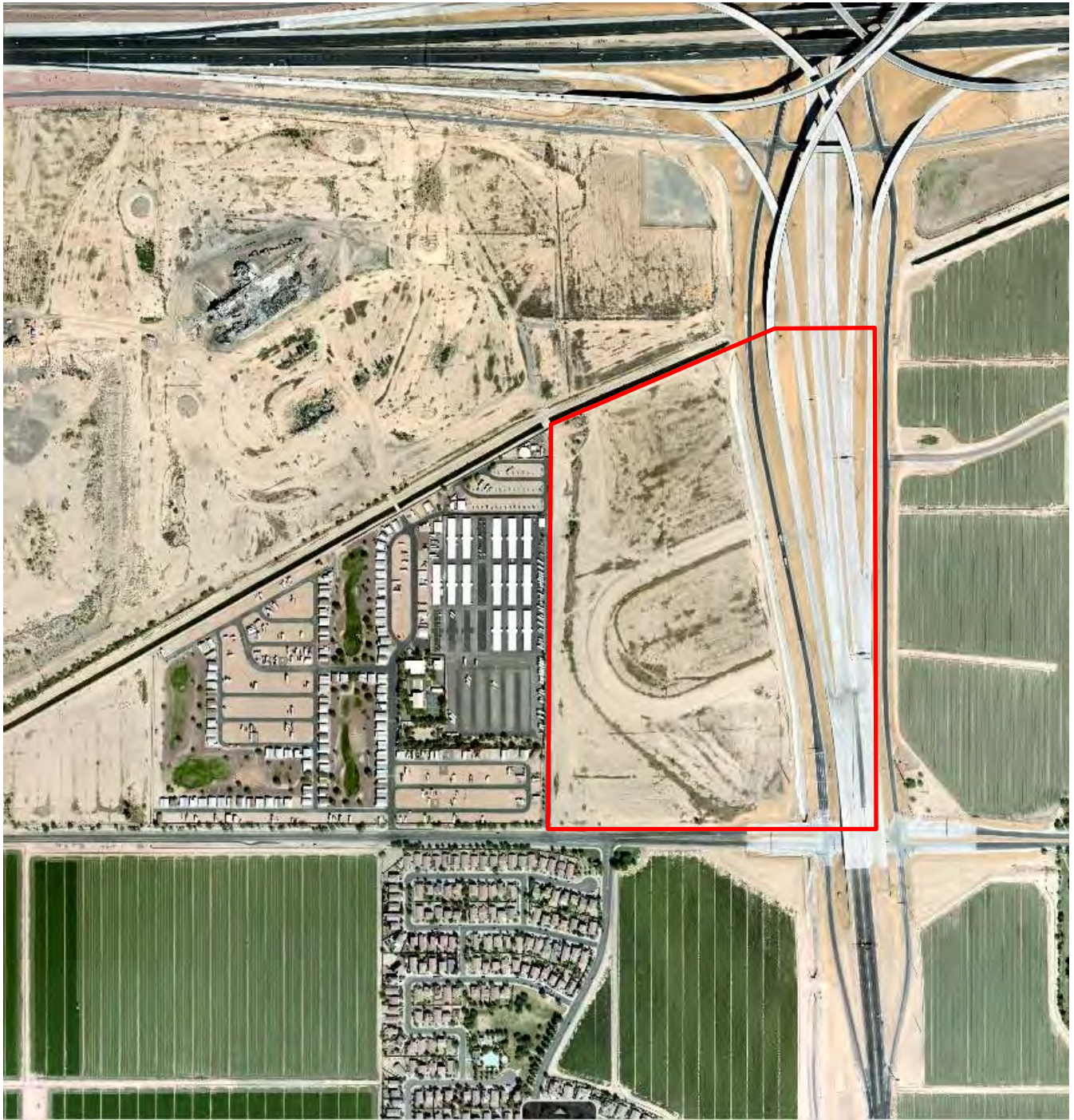
THE  
**McGovern**  
GROUP LLC

2013 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS



2017 Aerial Photograph

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023





Source: Maricopa County GIS



THE  
**McGovern**  
GROUP LLC

2021 Aerial Photograph

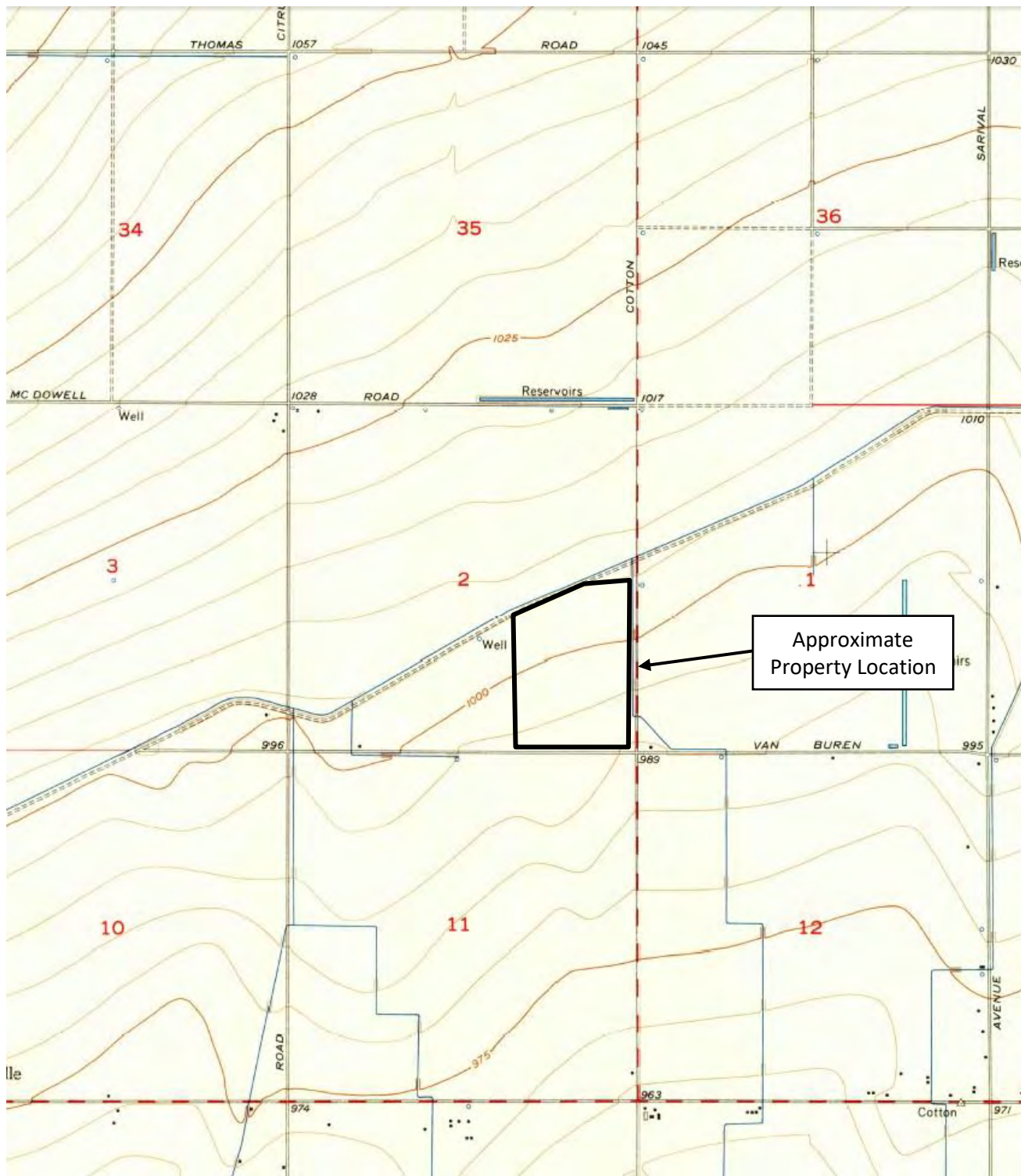
Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

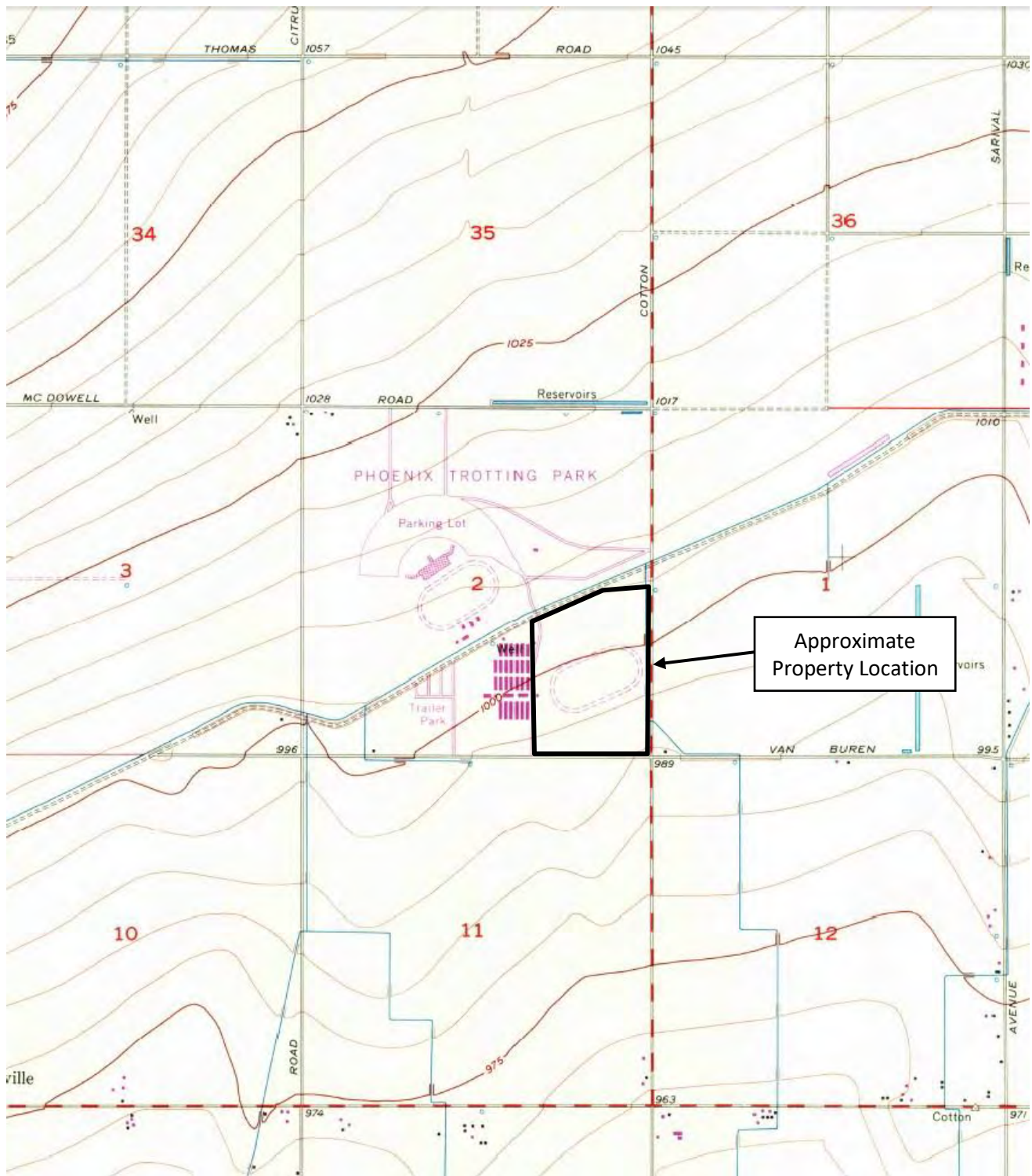
TMG Project  
No. 23-1013  
March 2023











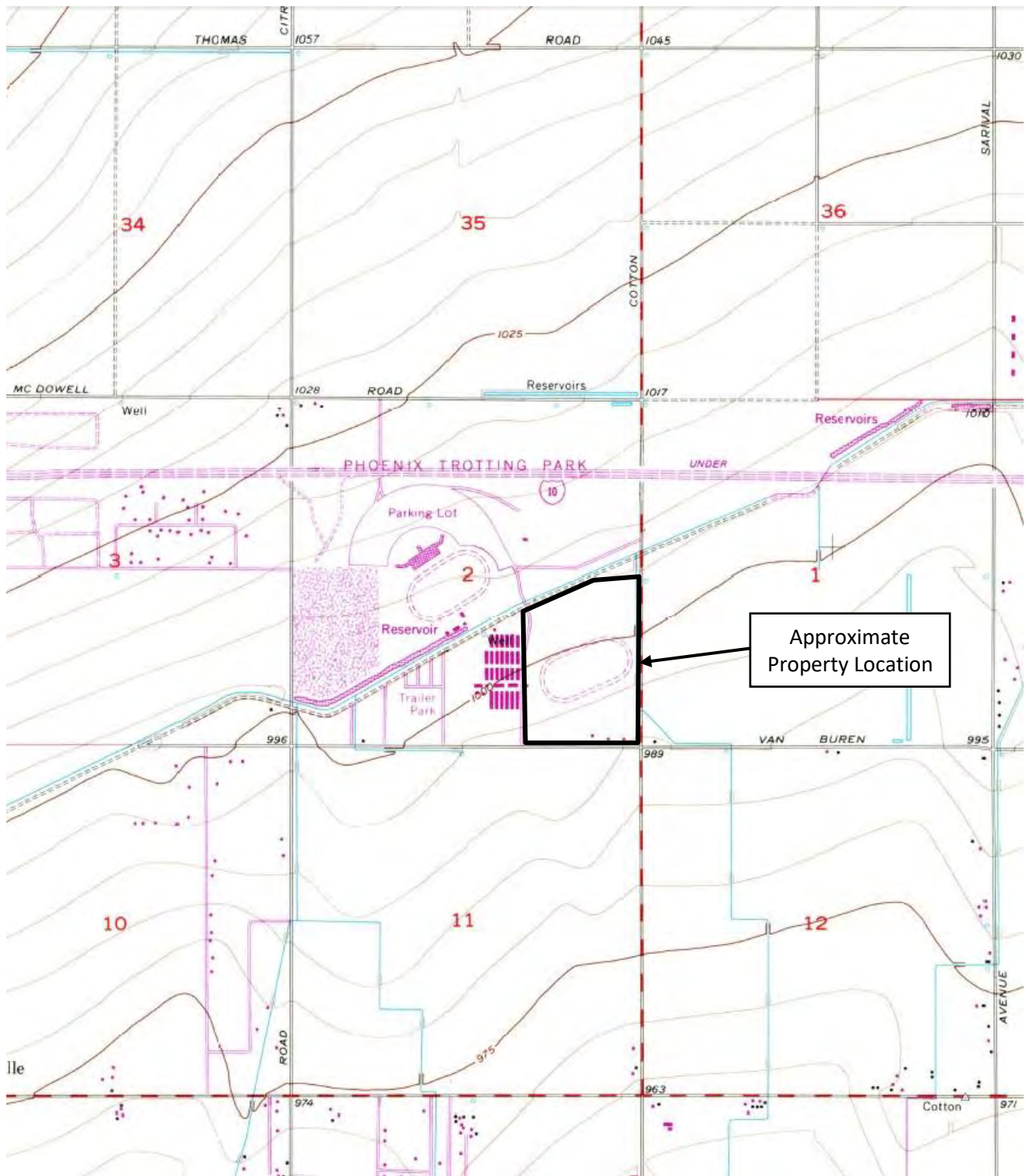
THE  
**McGovern**  
GROUP LLC

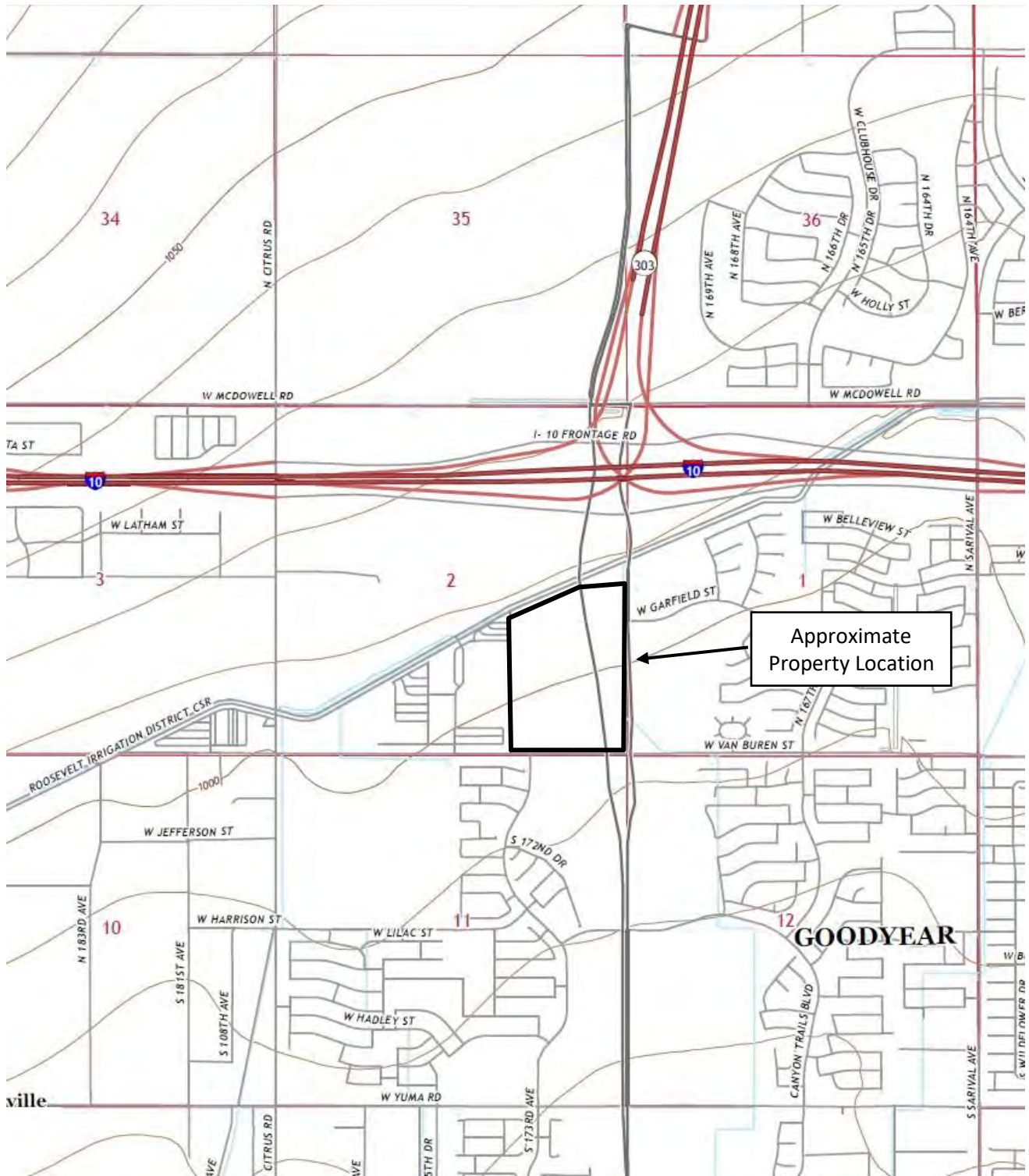
1971 USGS 7.5-Minute Topographic Map  
Perryville, Arizona

Approximate 99.35-Acre Land Parcel  
Northwest of Van Buren Street & Cotton Lane  
Goodyear, Arizona 85338

TMG Project  
No. 23-1013  
March 2023








**APPENDIX E**  
**GOVERNMENT RECORDS**



# Maricopa County Assessor Records

**502-38-003B****Rental Parcel**

This is a Land parcel located at [17506 W VAN BUREN ST GOODYEAR 85338](#). The current owner is ARIZONA STATE OF. Its current year full cash value is \$9,649,300.

 **MAPS** **PICTOMETRY** **VIEW/PAY TAX BILL** **DEED** **OWNER** **VALUATIONS** **MAP FERRET** **RENTAL INFO** **SIMILAR PARCELS** **REGISTER RENTAL** **PRINT DETAILS****PROPERTY INFORMATION**[17506 W VAN BUREN ST GOODYEAR 85338](#)**MCR #****Description**

SE4 LY SELY OF SELY R/W LN R I D CANAL EX W 900F &amp; EX S 33F &amp; EX E 33F

**Lat/Long**

|

**Lot Size**

4,113,763 sq ft.

**Zoning**

AG

**Lot #****High School District**

AGUA FRIA UNION #216

**Elementary School District**

AVONDALE ELEMENTARY SCHOOL DISTRICT

**Local Jurisdiction**

GOODYEAR

**S/T/R ?**

2 1N 2W

**Market Area/Neighborhood**

09/023

**Subdivision (0 Parcels)****OWNER INFORMATION**[ARIZONA STATE OF](#)**Mailing Address**

1616 W ADAMS, PHOENIX, AZ 85007

**In Care Of**

AZ STATE LAND DEPT

**Deed Number**[NOD-01586](#)**Last Deed Date**

12/11/1992

**Sale Date**

n/a

**Sale Price**

n/a

**VALUATION INFORMATION**

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

**Tax Year**

2024

**Full Cash Value ?**

\$9,649,300

**Limited Value ?**

\$1,919,562

**Legal Class**

2.R

**Description**

AG / VACANT LAND / NON-PROFIT R/P

**Assessment Ratio**

15.0%

**Assessed LPV**

\$287,934

**Property Use Code**

9500

**PU Description**

State Ownership

**Tax Area Code**

440803

**Valuation Source**

Notice

**MAP FERRET MAPS**

Mapferret maps, also known as Mapld maps, pdf maps, or output maps are now available here without having to search.

[▶ Parcel Maps \(1\)](#)[▶ Book/Map Maps \(12\)](#)**RENTAL INFORMATION**

Property owner: [ARIZONA STATE OF](#)

If the owner name, mailing address, or parcel address listed below is incorrect, please contact our office at (602) 506-3406 to speak to one of our service professionals.

**Situs Address****Property Type**

MH/RV Space

**Year Built****Ownership Type**

Corporation

**Owner Mailing Address****Owner Phone**



**Agent Name**

ROLES RAY C

**Agent Address**

7346 N 51ST AVE GLENDALE, 85201

**Agent Phone**

(623) 934-3070

**Registered**

09/07/1999

**Last Update**

06/18/2021

**CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.**

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

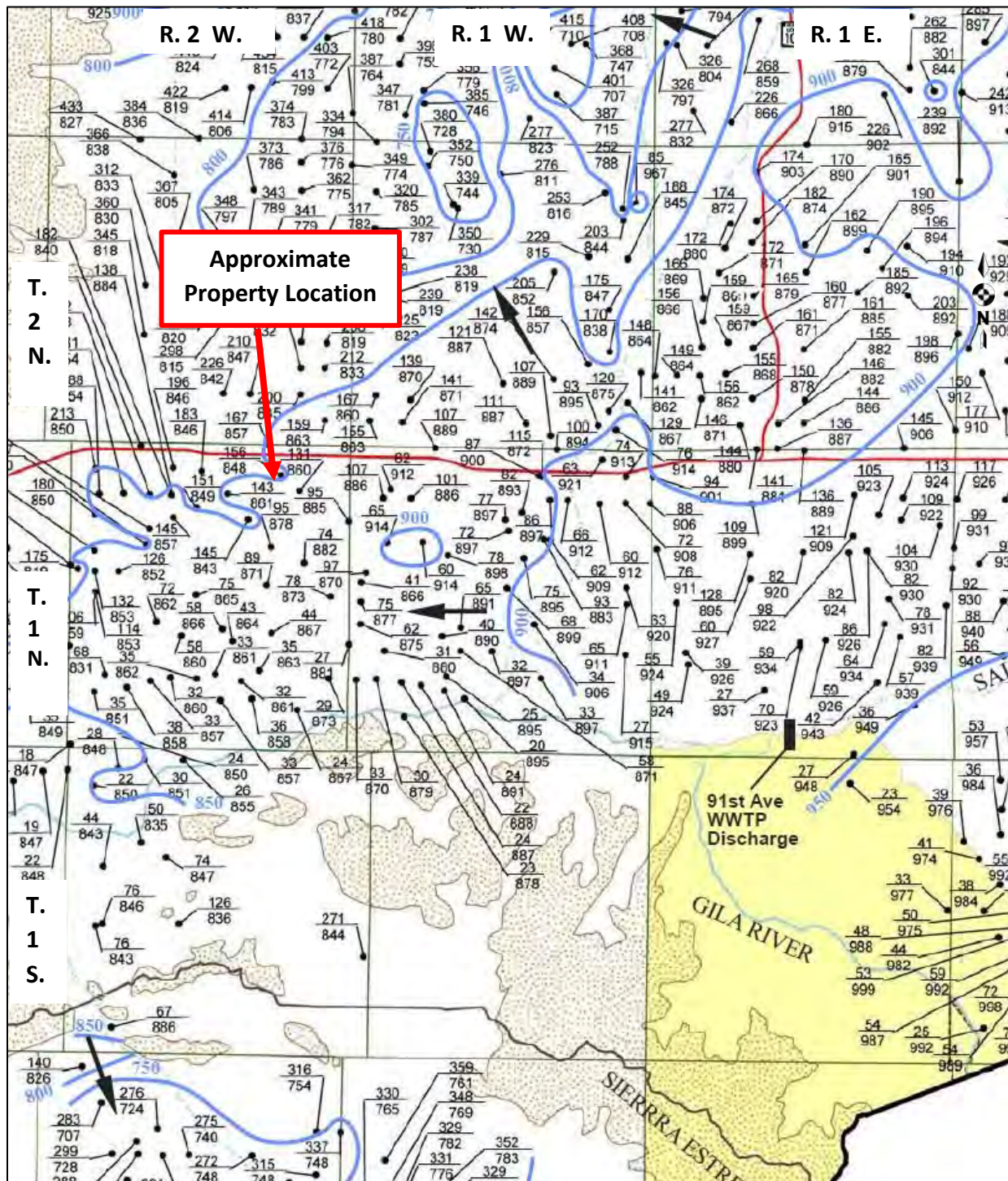
The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.

## Other Government Records



## Local Groundwater Conditions



Map by Rascona, S.J., 2005, Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona – Nov. 2002-Feb. 2003, Arizona Department of Water Resources Hydrologic Map Series Report Number 35, 2005. Blue lines represent groundwater elevation contours. Black arrows represent the general direction of groundwater flow. Black dots identify wells with depth to water and water level elevation shown.





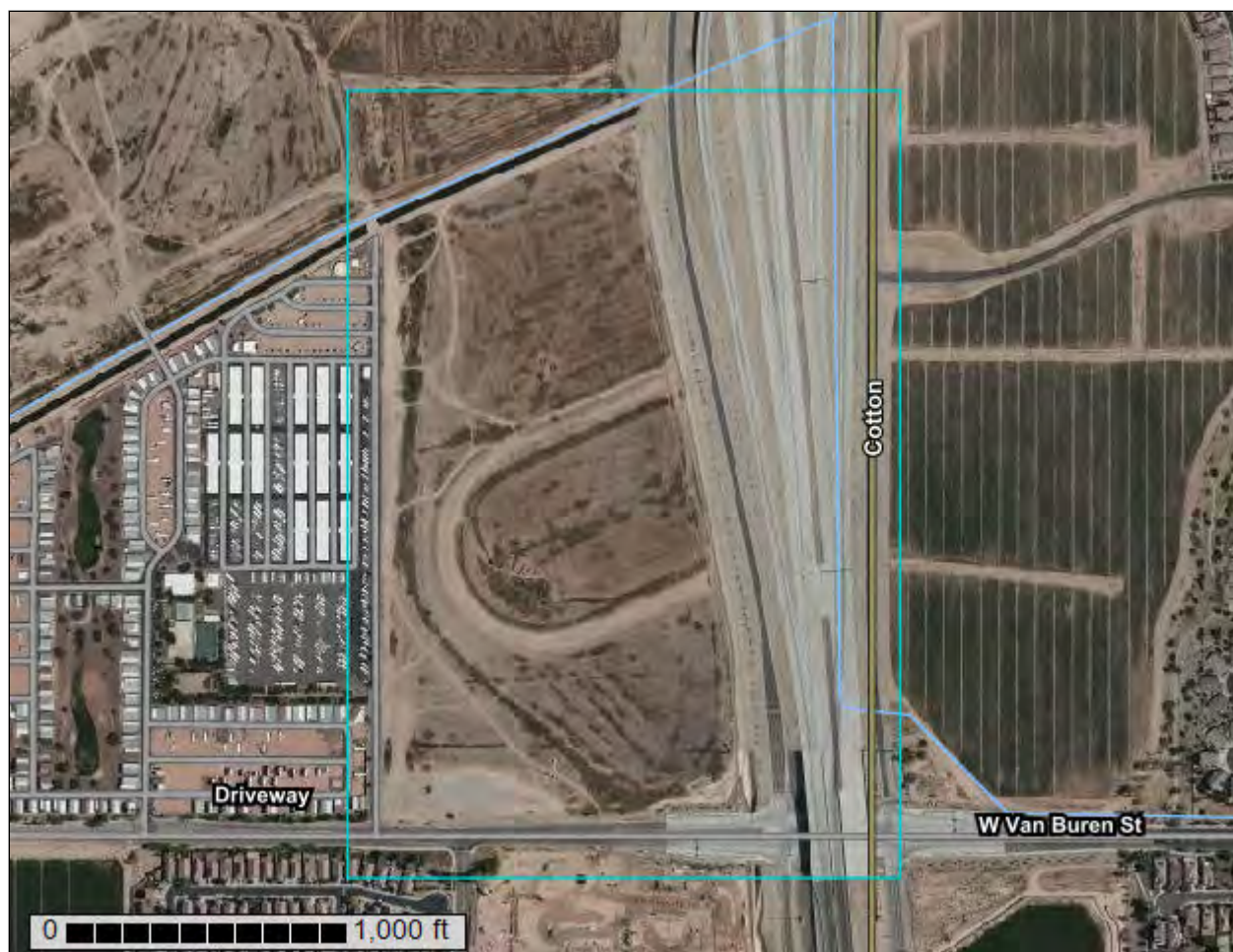
United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Maricopa County, Arizona, Central Part**



March 14, 2023



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.



# Contents

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<b>Preface</b> .....	2
<b>Soil Map</b> .....	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Maricopa County, Arizona, Central Part.....	10
Gt—Glenbar clay loam, 0 to 2 percent slopes.....	10
Lb—Laveen sandy loam.....	11
LcA—Laveen loam, 0 to 1 percent slopes.....	12
PeA—Perryville gravelly loam, 0 to 1 percent slopes.....	13

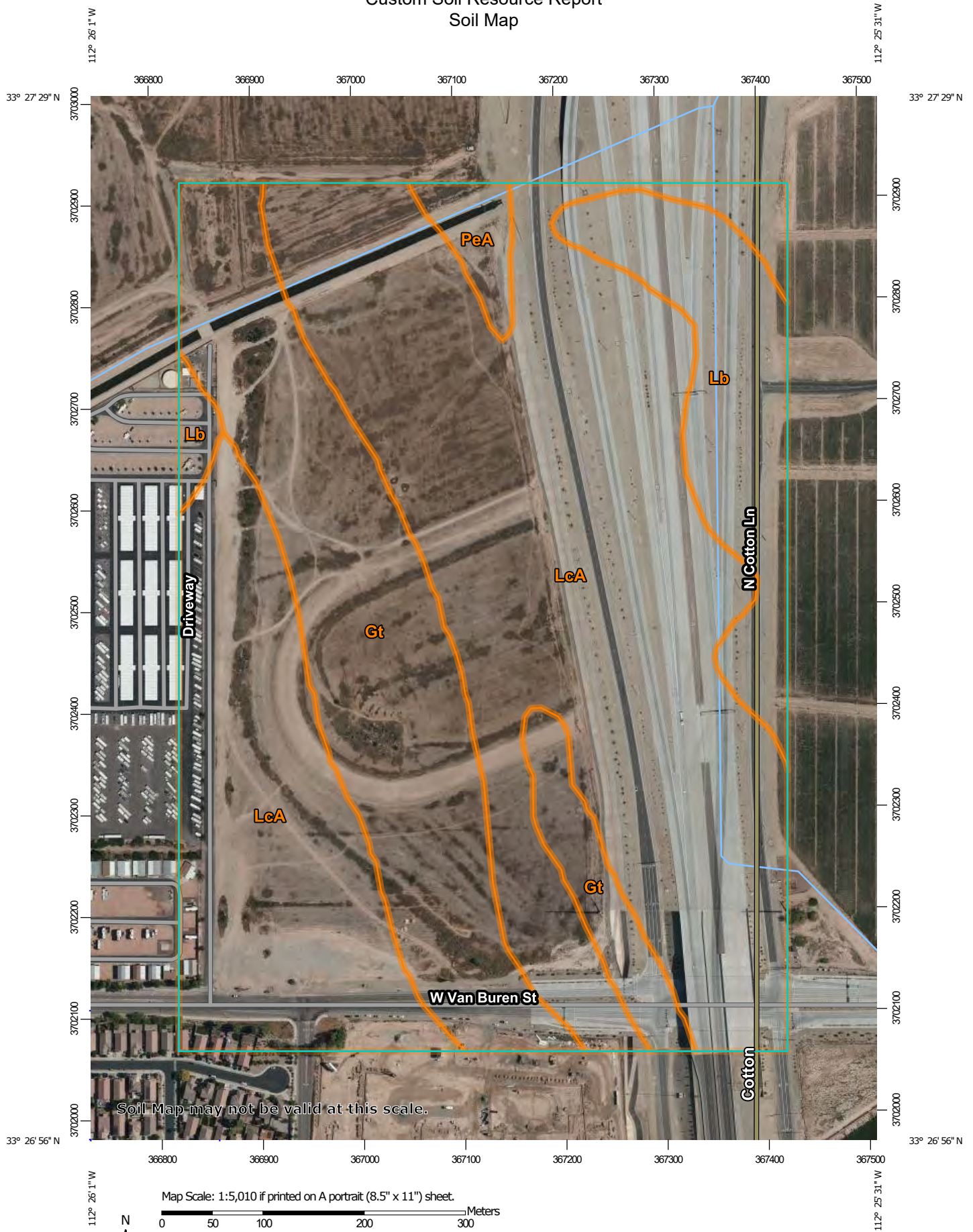
# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.




# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)


### Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals


### Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Maricopa County, Arizona, Central Part  
Survey Area Data: Version 17, Aug 26, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 1, 2020—May 7, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Gt	Glenbar clay loam, 0 to 2 percent slopes	30.5	24.0%
Lb	Laveen sandy loam	12.8	10.0%
LcA	Laveen loam, 0 to 1 percent slopes	82.1	64.4%
PeA	Perryville gravelly loam, 0 to 1 percent slopes	2.1	1.6%
<b>Totals for Area of Interest</b>		<b>127.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



## Maricopa County, Arizona, Central Part

### Gt—Glenbar clay loam, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2tdtq

*Elevation:* 980 to 2,000 feet

*Mean annual precipitation:* 7 to 10 inches

*Mean annual air temperature:* 70 to 72 degrees F

*Frost-free period:* 240 to 325 days

*Farmland classification:* Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

#### Map Unit Composition

*Glenbar and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Glenbar

##### Setting

*Landform:* Flood plains

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed stream alluvium

##### Typical profile

*Ap - 0 to 7 inches:* clay loam

*Ck1 - 7 to 18 inches:* clay loam

*Ck2 - 18 to 31 inches:* silty clay loam

*Ck3 - 31 to 60 inches:* silty clay loam

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* NoneOccasional

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 15 percent

*Gypsum, maximum content:* 2 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* High (about 11.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3w

*Land capability classification (nonirrigated):* 7c

*Hydrologic Soil Group:* C

*Ecological site:* R040XB211AZ - Loamy Swale 7"-10" p.z.

*Hydric soil rating:* No

**Minor Components**

**Unnamed soils**

*Percent of map unit:* 15 percent

*Hydric soil rating:* No

**Lb—Laveen sandy loam**

**Map Unit Setting**

*National map unit symbol:* 1sjb

*Elevation:* 800 to 1,400 feet

*Mean annual precipitation:* 6 to 8 inches

*Mean annual air temperature:* 69 to 73 degrees F

*Frost-free period:* 250 to 300 days

*Farmland classification:* Prime farmland if irrigated

**Map Unit Composition**

*Laveen and similar soils:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Laveen**

**Setting**

*Landform:* Alluvial fans, plains

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Mixed alluvium

**Typical profile**

*Ap - 0 to 15 inches:* sandy loam

*Bk1 - 15 to 50 inches:* loam

*Bk2 - 50 to 72 inches:* gravelly loam

**Properties and qualities**

*Slope:* 0 to 1 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

*Sodium adsorption ratio, maximum:* 13.0

*Available water supply, 0 to 60 inches:* Moderate (about 9.0 inches)



**Interpretive groups**

*Land capability classification (irrigated): 1*  
*Land capability classification (nonirrigated): 7c*  
*Hydrologic Soil Group: B*  
*Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.*  
*Hydric soil rating: No*

**LcA—Laveen loam, 0 to 1 percent slopes**

**Map Unit Setting**

*National map unit symbol: 1sjc*  
*Elevation: 800 to 1,400 feet*  
*Mean annual precipitation: 6 to 8 inches*  
*Mean annual air temperature: 69 to 73 degrees F*  
*Frost-free period: 250 to 300 days*  
*Farmland classification: Prime farmland if irrigated*

**Map Unit Composition**

*Laveen and similar soils: 100 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Laveen**

**Setting**

*Landform: Plains, alluvial fans*  
*Landform position (two-dimensional): Summit*  
*Landform position (three-dimensional): Tread*  
*Down-slope shape: Convex*  
*Across-slope shape: Convex*  
*Parent material: Mixed alluvium*

**Typical profile**

*Ap - 0 to 15 inches: loam*  
*Bk1 - 15 to 50 inches: loam*  
*Bk2 - 50 to 72 inches: gravelly loam*

**Properties and qualities**

*Slope: 0 to 1 percent*  
*Depth to restrictive feature: More than 80 inches*  
*Drainage class: Well drained*  
*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high*  
*(0.57 to 1.98 in/hr)*  
*Depth to water table: More than 80 inches*  
*Frequency of flooding: None*  
*Frequency of ponding: None*  
*Calcium carbonate, maximum content: 30 percent*  
*Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)*  
*Sodium adsorption ratio, maximum: 13.0*  
*Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)*

**Interpretive groups**

*Land capability classification (irrigated): 1*

## Custom Soil Resource Report

*Land capability classification (nonirrigated): 7c*  
*Hydrologic Soil Group: B*  
*Ecological site: R040XB207AZ - Limy Fan 7"-10" p.z.*  
*Hydric soil rating: No*

### **PeA—Perryville gravelly loam, 0 to 1 percent slopes**

#### **Map Unit Setting**

*National map unit symbol: 1sjy*  
*Elevation: 800 to 1,400 feet*  
*Mean annual precipitation: 6 to 8 inches*  
*Mean annual air temperature: 69 to 74 degrees F*  
*Frost-free period: 250 to 300 days*  
*Farmland classification: Prime farmland if irrigated*

#### **Map Unit Composition**

*Perryville and similar soils: 100 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### **Description of Perryville**

##### **Setting**

*Landform: Alluvial fans, stream terraces, plains*  
*Landform position (two-dimensional): Summit*  
*Landform position (three-dimensional): Tread*  
*Down-slope shape: Convex*  
*Across-slope shape: Convex*  
*Parent material: Mixed alluvium*

##### **Typical profile**

*Ap - 0 to 9 inches: gravelly loam*  
*Ck1 - 9 to 38 inches: gravelly loam*  
*Ck2 - 38 to 65 inches: sandy loam*  
*2C - 65 to 72 inches: very gravelly loamy sand*

##### **Properties and qualities**

*Slope: 0 to 1 percent*  
*Depth to restrictive feature: More than 80 inches*  
*Drainage class: Well drained*  
*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)*  
*Depth to water table: More than 80 inches*  
*Frequency of flooding: None*  
*Frequency of ponding: None*  
*Calcium carbonate, maximum content: 30 percent*  
*Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)*  
*Sodium adsorption ratio, maximum: 13.0*  
*Available water supply, 0 to 60 inches: Moderate (about 6.7 inches)*

##### **Interpretive groups**

*Land capability classification (irrigated): 2s*  
*Land capability classification (nonirrigated): 7s*



## Custom Soil Resource Report

*Hydrologic Soil Group:* B

*Ecological site:* R040XB207AZ - Limy Fan 7"-10" p.z.

*Hydric soil rating:* No

**APPENDIX F**  
**REFERENCES AND INTERVIEWS**





## REFERENCES

Arizona Department of Environmental Quality (ADEQ) website: <http://www.azdeq.gov>

Arizona Department of Water Resources website: <https://gisweb.azwater.gov/waterresourcedata/>

ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2022.

ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, 2015.

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Maricopa County Flood Control Online Maps, <https://gis.maricopa.gov/FCD/FloodplainViewer/>

Maricopa County GIS Portal, Historical Aerials, <http://gis.maricopa.gov/home/default.aspx>

Rascona, S.J., 2005, Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal and Yavapai Counties, Arizona – Nov. 2002-Feb. 2003, Arizona Department of Water Resources Hydrologic Map Series Report Number 35, 2005.

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey website: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

United States Geologic Survey (USGS) topographic maps, obtained from the USGS Store; [http://store.usgs.gov/b2c\\_usgs/usgs/maplocator/\(xcm=r3standardpitrex\\_prd&layout=6\\_1\\_61\\_50\\_2&uiarea=2&ctype=areaDetails&carea=%24ROOT\)/.do](http://store.usgs.gov/b2c_usgs/usgs/maplocator/(xcm=r3standardpitrex_prd&layout=6_1_61_50_2&uiarea=2&ctype=areaDetails&carea=%24ROOT)/.do)

## INTERVIEWS

The ASTM / AAI User Questionnaire was completed on March 7, 2023 by Tom Huffman, Deputy Superintendent, with the Agua Fria High School District, the Users of this Phase I ESA, [thuffman@aguafria.org](mailto:thuffman@aguafria.org), (623-932-7000).

Mr. Bryan Sparks, Land Disposition Project Leader, Arizona State Land Department, the Subject Property owners. Mr. Sparks provided access to the Subject Property grounds in a letter dated January 13, 2023, and answered questions about the use and condition of the Subject Property in a March 13, 2023 email response, [bsparks@azland.gov](mailto:bsparks@azland.gov), (602-542-2651).

**APPENDIX G**  
**QUALIFICATIONS**



## YEARS OF EXPERIENCE

Total Years of Experience: 30

## EDUCATION

B.S., Geology, 1975, Northern  
Arizona University

## REGISTRATIONS AND CERTIFICATIONS

RG 19800 (Arizona)

# Michael Hulpke, RG

## Registered Geologist

Mr. Hulpke is an Arizona Registered Geologist with over 30 years' experience with Phase I and Phase II environmental assessments and remediation. He had the primary responsibility for the development of the ESA program at one of the largest engineering firms in Arizona. He has acted as project manager for more than 3,000 Phase I & II Environmental Site Assessment (ESA) investigations and also participated in the research, field reconnaissance and reporting phases of these studies. Projects managed by Mr. Hulpke have included the investigation and remediation of leaking USTs, pesticide impacted soils, landfill & buried debris, drywell investigations, asbestos evaluation, abatement and management planning, and radon gas management. Mr. Hulpke has considerable experience with contract administration and interacting with various regulatory agencies, resulting in a working knowledge of state and federal environmental regulations.

## REPRESENTATIVE PROJECT EXPERIENCE

**Phase I Environmental Site Assessments, Various Locations, Arizona:** Mr. Hulpke has performed multiple Phase I ESAs throughout Arizona for major lenders, Real Estate Investment Trusts (REITs), corporate real estate departments, portfolio managers, public agencies, broker and attorney representatives, and numerous other private and commercial clients. Responsibilities include reviewing lease records for the site, if available, to evaluate probable past site uses and their possible impact on the current environmental status of the site; reviewing readily available maps and reports pertaining to the site; conducting interviews with the property representatives; performing site reconnaissance's; reviewing readily available local regulatory agency files for the site and for properties located within a specified radius of the site; reviewing readily available historical documents; and preparing Phase I ESA reports documenting findings and providing opinions and recommendations regarding possible environmental impacts at the site.

**Phase II Environmental Site Assessments, Various Locations, Arizona:** Mr. Hulpke is experienced in performing Phase II Environmental Site Assessments (ESAs), which include additional research, evaluation, and field characterization, e.g., drilling/trenching, soil/groundwater sampling, surveying/sampling of building materials or vessel/container contents, soil gas sampling, etc., may be warranted. Responsibilities include developing a work plan that discusses the investigative methods for the Phase II ESA; preparation of site-specific Health and Safety Plan; performing site reconnaissance's to evaluate access issues, traffic control needs, and to identify drilling and sampling locations; conducting soil gas surveys to evaluate the need for additional investigation in certain areas and to collect data for development of health risk assessments present at the site; conducting trenching in areas of potential contamination; performing drilling and groundwater sampling/monitoring well installation; conducting sampling of media of concern including soil, groundwater, and soil vapor; preparing samples for laboratory analyses; implementing a quality assurance/quality control; and preparing a Site Assessment Report that outlines the areas of concern, field investigative methods used, laboratory analyses, and presents tabulated data, health risk assessments if appropriate, illustrations, conclusions, and recommendations.

**Asbestos Services, Various Locations, Arizona:** Mr. Hulpke has performed numerous asbestos surveys for a variety of clients. Responsibilities include identifying, sampling, quantifying, and analyzing building materials for asbestos in accordance with AHERA, NESHAP, and OSHA regulations; preparing asbestos survey reports that include information on methodology, sample locations, compilation of analytical data, findings, conclusions, and recommendations; and preparing and providing estimates of the costs associated with the abatement of the identified asbestos.