

## EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by AMEC Earth & Environmental, Inc. (AMEC) for the City of Avondale (the Client) regarding a 13.7-acre property located at 901 to 905 North Avondale Boulevard in Avondale, Arizona (the Property). The Property consists of one parcel with number 102-57-006C. This Phase I ESA was conducted in general accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, the Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiry (AAI), guidance from the City of Avondale, and the terms and conditions of AMEC's Proposal No. PV07-05-10-r1, dated June 26, 2007.

The Property consisted of a 13.7-acre rectangular parcel. The current Property owner is Leverton Properties, L.L.C., who is currently leases the Property for agricultural purposes. At the time of the Phase I ESA, the eastern half of the Property consisted of agricultural land. A former aircraft hanger/storage structure was present on the central-western portion of the Property. Agricultural chemicals and agricultural equipment and supplies were stored in and around the exterior of this structure. A storage/office structure was present on the southwest corner of the Property and housed tools, equipment, and vehicles. A concrete water basin with a sump was present on the northwest corner of the Property along with a concrete pad.

The Property was previously used for agriculture, prior to 1949. A single-family residential structure was present on the northwest corner of the Property from 1949 until approximately 1970. The Property also operated as a crop dusting facility that included an airstrip along the entire northern portion of the Property, and the current aircraft hanger/storage structure and storage/office structure. The name of the facility was Country Boy Crop Dusting, which operated from 1955 until the early 1990s. Operations associated with the crop dusting facility included chemical storage, aircraft and equipment maintenance, chemical mixing, and underground fuel storage.

### *Items of Environmental Note*

- The method of sewage disposal for a former residential structure on the northwest corner of the Property is unknown. Field observations did not indicate the presence of a septic tank within the Property. If a septic system is encountered during demolition or construction activities, it should be properly abandoned.

### *De Minimis Conditions*

- Containers of paint, oil, herbicides, lubricants, and containers of unknown contents were observed in and around the aircraft hanger/storage structure. The containers ranged in size from approximately one (1) to 55 gallons.

### *Historical Recognized Environmental Conditions (RECs)*

- The Property was listed on the Leaking Underground Storage Tank (LUST) and the Underground Storage Tank (UST) databases as the Country Boy Crop Dusting Company. Five (5) USTs were located on the Property. Three (3) of the USTs were removed from the

Property on November 11, 1990 and the other two (2) were removed on March 13, 1997. After removal activities of the initial three (3) USTs and soil sampling were performed, it was determined that a release had occurred due to elevated levels of common gasoline constituents in the soil samples. Soil sampling in September, 2000, revealed that the elevated levels of gasoline constituents were no longer present and was attributed to natural degradation of the constituents. ADEQ issued a Case Closure letter for the three (3) USTs on November 28, 2000. For the two other removed USTs, ADEQ issued a UST Closure Report on March 13, 1997. Because no release was detected from the other 2 USTs and they have been removed, they are considered historical RECs. The LUST files for the Property are also historical RECs for the Property because it has been officially closed.

#### *Known or Suspected RECs*

- The former presence of a crop dusting operation is a REC for the Property. Operations associated with the crop dusting facility included chemical storage, aircraft and equipment maintenance and chemical mixing. In addition, previous soil sampling and remediation that occurred on the Salt River Project well site that previously was part of the Property indicated that toxaphene, dichlorodiphenyltrichloroethane (DDT), dichlorodiphenyldichloroethylene (DDE), and dichlorodiphenyldichloroethane (DDD) were present in concentrations exceeding their respective Arizona Non-Residential Soil Remediation Levels. It is likely that the Property has similar contamination based on its historical use as a crop dusting facility.
- Surface staining on soil and asphalt was observed in and around the aircraft hanger/storage structure and on the airstrip. An oil drum with a dispenser pump was observed on the western portion of the Property off the northeast corner of the storage/office structure. Visible staining was observed down the side of the steel drum and onto the soil below

#### *Recommendations*

- AMEC recommends performing a Phase II Environmental Site Assessment to evaluate the potential impacts from the crop dusting facilities' operations that included chemical storage, aircraft and agriculture equipment maintenance, mixing of chemicals, and the airstrip. Assessment techniques could include soil sampling for pesticides, herbicides, metals and volatile organic compounds (VOCs) throughout the Property. Specific areas of concern include:
  1. Staining associated with current and former storage of chemicals associated with agricultural operations and maintenance of aircraft and farming equipment through the Property.
  2. The concrete water basin located on the northwest corner of the Property may have been used for chemical mixing.
  3. The airstrip and turnaround areas where aircraft loaded agricultural chemicals and taxied.
  4. Debris and equipment storage area on the south central portion of the Property.