



Clean Air, Safe Water,
Healthy Land for Everyone

51st Avenue and Camelback Road
Water Quality Assurance Revolving Fund (WQARF) Site
Community Involvement Plan



Drilling a groundwater monitoring well at the 51st Avenue and Camelback Road WQARF site

March 2024

ADEQ Document No. EQR-24-02

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Disclaimer: All telephone numbers, email addresses, and contact names are subject to change after date of publication.

Introduction

CIP Purpose

The Arizona Department of Environmental Quality (ADEQ) is committed to involving communities in the Water Quality Assurance Revolving Fund (WQARF) site investigation and cleanup process. The 51st Avenue and Camelback Road Community Involvement Plan (CIP) describes how ADEQ will fulfill this commitment. ADEQ will regularly update this plan based on site-specific developments, public comments and community concerns. ADEQ welcomes community input on this CIP.

WQARF Process

The goal of the WQARF process is to clean up sites with groundwater and/or soil contamination to protect human health and the environment. Created under the Environmental Quality Act of 1986, WQARF receives funding from legislative appropriations, cost recovery from responsible parties, and special fees.

The WQARF program identifies contaminated sites in significant need of remediation. WQARF Registry sites are assigned an Eligibility and Evaluation (E&E) score based on several factors, such as the nature and extent of contamination and the number of people who may be exposed to the contaminants. The E&E score does not necessarily mean the site poses a direct risk to human health and/or the environment.

The WQARF process uses a step-by-step approach to thoroughly investigate contaminated sites. ADEQ uses data from the investigation to develop a site-specific cleanup strategy, also called the site's remedy.

The flowchart in Appendix A depicts each phase in the WQARF process. Refer to the glossary of terms for a description of each WQARF phase.

ADEQ Spokesperson Contact Information

The ADEQ designated spokesperson will act as liaison between ADEQ and the community near the 51st Avenue and Camelback WQARF site. The spokesperson will provide notice of public meetings, plan Community Advisory Board meetings, and ensure that CIP requirements are followed. Contact information for the designated spokesperson is below:

ADEQ Community Involvement Coordinator

1110 West Washington Street, 6th Floor, Phoenix, AZ 85007

Phone: 602-771-8007

Or

1-800-234-5677

Email: Boschert.Barbara@azdeq.gov

Fax: 602-771-4272

View Community Involvement Contacts Online: azdeq.gov/WQARF

Site Information Repository

The 51st Avenue and Camelback Road WQARF site information repository contains technical reports, public notices, fact sheets, and this CIP. ADEQ will add site-related documents to the repository as they are completed. The site information repository is available in the following locations:

Online:

azdeq.gov/51st-camelback-site-repository

In Person:

ADEQ Records Center
1110 West Washington Street
Phoenix, AZ 85007

Phone: 602-771-4380

To make alternative arrangements to review documents, contact the ADEQ Community Involvement Coordinator.

Site Overview

The 51st Avenue and Camelback Road WQARF site is located in the cities of Glendale and Phoenix, Arizona. The site investigation area is bound by Bethany Home Road to the north, Clarendon Avenue to the south, 43rd Avenue to the east, and 63rd Avenue to the west.

In 2019, ADEQ detected trichloroethene (TCE) in groundwater monitoring wells on the northwest corner of 51st Avenue and Camelback Road. During the preliminary investigation, tetrachloroethene (PCE), TCE, and 1,1-dichloroethene (1,1-DCE) were detected in groundwater above their respective Aquifer Water Quality Standards (AWQS). The site was placed on the WQARF Registry on August 18, 2021, with an Eligibility & Evaluation (E&E) score of 29 out of 120. The contaminants of concern (COCs) are PCE, TCE, and 1,1-DCE.

The site's remedial investigation (RI) began in October 2021. The RI will identify the sources and extent of contamination, assess risks to public health and the environment, and identify current and future land and water use at the site. This and other information will be collected to identify potential remedial strategies for the site.

The following map shows the estimated extent of groundwater contamination. This area may change as ADEQ collects more information.

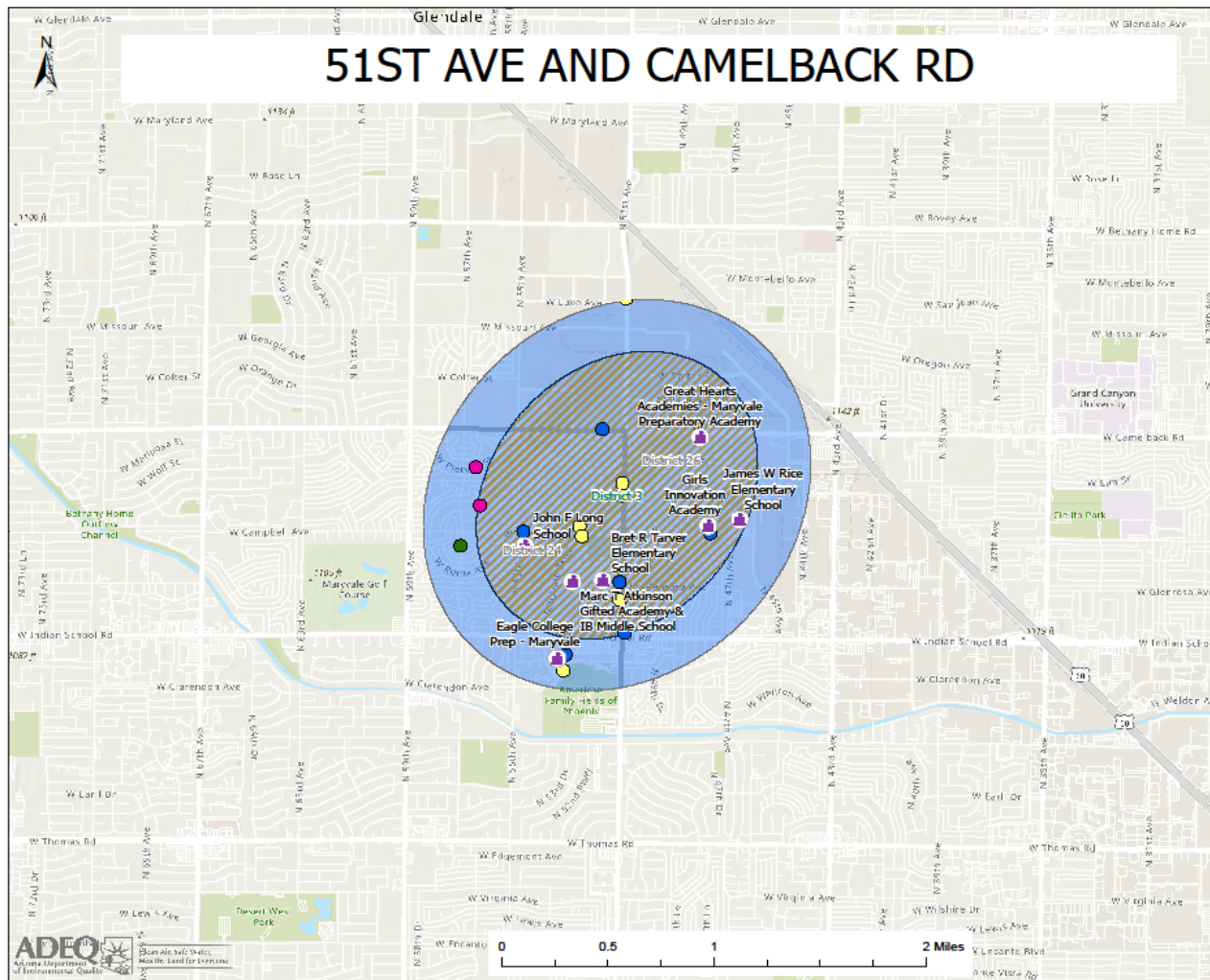
For a complete history of site activities, see Appendix B.

Community Profile

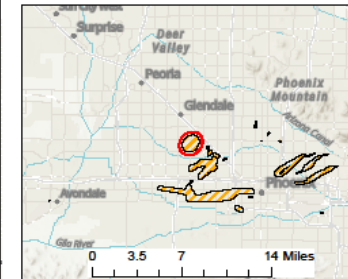
Community Involvement Area (CIA)

The 51st Avenue and Camelback Road WQARF site Community Involvement Area (CIA) designates the geographic area in which ADEQ will send mass mailings and focus its outreach efforts. ADEQ established the CIA boundaries based on the affected environmental media (i.e., groundwater or soil), groundwater flow direction, exposure routes, and proximity to residential areas and public facilities. The CIA may change as ADEQ collects more information.

The map on the following page illustrates the 2023 CIA for the 51st Avenue and Camelback Road WQARF site.



Community Involvement Areas



- Schools
- Medical Facilities
- Child Care Facility
- DO Group Homes
- Hospitals
- Long-Term Care Facilities
- Residential Facility
- Legislative Districts
- Congressional Districts
- WQARF CIA 2024
- WQARF CIA_QtrMileBuffer

Map Date: 3/4/2024

Plume boundaries depicted on the site map represent ADEQ's interpretation of data available at the time the map was constructed. The map is intended to provide the public with basic information as to the estimated geographic extent of known contamination as of the date of map production. The actual extent of contamination may be different. Therefore, the plume for this site may change in the future as new information becomes available.

The Community Involvement Areas are quarter-mile buffers drawn around the estimated plumes.

Community Demographics

Demographics help ADEQ plan and implement tailored community involvement activities. The following page displays key demographic information for the 51st Avenue and Camelback Road WQARF site CIA.

The 51st Avenue and Camelback Road WQARF site CIA is located primarily in the Maryvale Village of Phoenix, with portions extending into Glendale. The current estimated population of Phoenix is 1,633,017 people; for Glendale, the estimated population is 247,813 people¹.

The CIA contains a mix of residential, commercial, and industrial areas within two zip codes (85031 and 85301). An estimated 20,139 people live in 5,217 households within the CIA. Among CIA residents above age five, more than 61% speak Spanish as their primary language at home, with varying levels of English proficiency. Less than 38% of residents identified English as their only language. Given the high proportion of Spanish speakers, ADEQ will provide interpretation and translation services as requested.

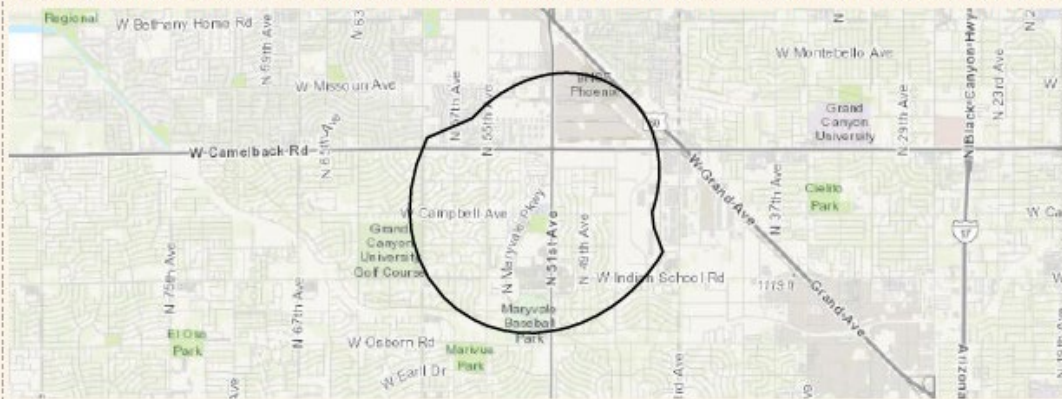
ADEQ looks at the community as a whole with an emphasis on the proportion of residents under age five and above age 65. These populations are considered more vulnerable to the potential health effects associated with exposure to environmental contamination. In the CIA, approximately 10% of the population is under age five, while nine percent is above age 65.

Refer to Appendix C for a list of neighborhood associations, community schools, and vulnerable population centers. For elected officials in the CIA, see Appendix D.

¹ Source: Arizona Demographics Interactive Map Viewer: <https://geo.azmag.gov/maps/azdemographics/>

51ST AVE AND CAMELBACK RD -- Phoenix, Arizona

This Community Involvement Areas is drawn 1/4 to 1/2 of a mile around the estimated WQARF plume boundary and depends on the direction that groundwater is moving.



Population and Households 2020



20,139

Total
Population



5,217

Total
Households



3.85

Average Persons
per Household



49%

Owner
Occupied



51%

Renter
Occupied

Vulnerable Population



10%

Age 0-4



9%

Age 65+

Race and Ethnicity

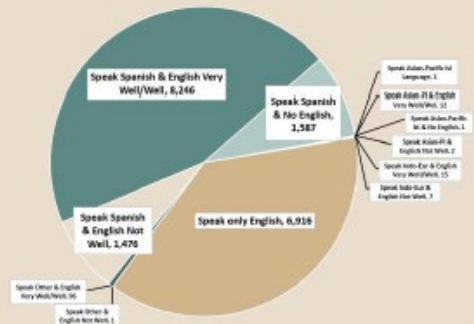
The largest group: Hispanic Origin (Any Race) (77.22)

The smallest group: Pacific Islander Alone (0.13)

Indicator ▲	Value	Diff	
White Alone	44.57	-24.83	
Black Alone	7.8	+2.84	
American Indian/Alaska Native Alone	2.24	-2.33	
Asian Alone	1.04	-2.59	
Pacific Islander Alone	0.13	-0.09	
Other Race	39.96	+26.82	
Two or More Races	4.26	+0.19	
Hispanic Origin (Any Race)	77.22	+44.88	

Bars show deviation from Arizona

Language Spoken at Home



2020 Technology Access



87%

Have a smartphone



80%

Have access to Internet at home



36%

Own any tablet



51%

Household owns a computer

Source: U.S. Census Bureau, American Community Survey and data sources compiled by Esri ArcGIS Business Analyst Web App

Community Issues and Concerns

To better understand the community and its concerns, ADEQ interviewed individuals who live and work near the 51st Avenue and Camelback WQARF site in 2021. ADEQ will use this community feedback to ensure that future outreach addresses community concerns and to determine effective communication methods. The following sections summarize common concerns related to the site along with suggestions for ADEQ outreach activities.

Community Interview Summary

Community Concerns

Interviewees asked the following questions about the site:

Site history:

- How long has the groundwater been contaminated?
- How long has ADEQ known about the contaminated site?
- How will ADEQ determine the cause of the contamination?
- Is site contamination related to the Maryvale childhood cancer cluster from the 1980s?
- Is site contamination related to historical farming practices near the site?

Community impacts:

- How long will the site investigation and cleanup last?
- Will the site affect property values?
- Do property owners need to disclose site information to prospective buyers?
- How will the site investigation and cleanup affect traffic and access to neighborhoods?
- How does ADEQ “clean up” the contamination? What are the cleanup technologies?

Environmental impacts:

- How did the contaminants get into the groundwater?
- How far has the contamination spread?
- Will the contamination impact irrigation water near the site?
- Will the contamination continue spreading?
- Is the site soil contaminated?
- How could the contamination affect trees and plants?
- How will the drought impact the future use of the site’s contaminated water?

Human health impacts:

- What are the health effects of the site contaminants?
- Can the site contamination make people sick?
- Can people near the site be exposed to contaminants while outside?
- Will the contamination affect drinking water wells?

Outreach Recommendations

Interviewees suggested the following community outreach and involvement strategies to ADEQ:

Sharing site information:

- Post site updates on social media (e.g., Facebook, WhatsApp, Instagram, NextDoor) in addition to the ADEQ website.
- Consider door-to-door “canvassing” to share site information.
- Share site information in residential water utility bills.
- Place site information and meeting announcements in the Maryvale Community Center.
- Ensure all site mailings and information are in English and Spanish.
- Re-design site fact sheet to improve readability (e.g., reduce length and technical terms, add more graphics).
- Use plain language on all written materials; explain concepts without ‘scaring’ residents.
- Use appropriate risk communication methods when explaining site exposure risks; do not overcommunicate if there is no risk to the public.

Community Advisory Board (CAB) and public meetings:

- Host in-person meetings to improve communication with residents.
- Host meetings at the Maryvale Community Center, Palo Verde library, Grand Canyon University Championship Golf Course, or nearby schools.
- Provide Spanish interpretation for all meetings.
- Offer food and drinks at meetings.
- Present site information at local parent teacher association (PTA) meetings to increase awareness of the site and support CAB recruitment.
- Engage local students in internships related to the site.
- Ensure Community Advisory Board recruitment and membership considers the diversity of races, ethnicities, and languages spoken among residents in the Community Involvement Area.

Community Involvement Action Plan

The 51st Avenue and Camelback Road WQARF site Community Involvement Action Summary table describes the required community involvement activities for each WQARF phase and notes the date of completion. This summary is followed by a description of ADEQ communication techniques to share site information and implement required activities.

Community Involvement Action Summary - Required Activities

The following table describes the required community involvement activities for 51st Avenue and Camelback Road WQARF site and notes which actions have been completed.

Community Involvement Action Summary				
WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Preliminary Investigation	Provide owners and operators a copy of the Draft WQARF Site Registry Report for a 15-day comment period prior to publishing a notice in a newspaper announcing the availability of the Draft WQARF Site Registry Report for a 30-day public comment period.	A.R.S. § 49-287.01(C) A.R.S. § 49-289.03(A)(1)	No owners or operators within site boundaries. Public notice: <i>Arizona Business Gazette</i> , July 15 & 22, 2021	✓
WQARF Registry Listing	Following the listing of a site on the WQARF Registry, ADEQ will: <ul style="list-style-type: none"> Establish a preliminary community involvement area (see Chapter 2, Section A) within 90 days of site listing on the WQARF Registry. Provide written notice to the community on hazardous substance contamination in the area, the actual and potential risks and routes of exposure, possible health effects, and the opportunity to join the site mailing list. Identify ADEQ personnel to contact for further information. 	A.R.S. § 49-289.02	Site listed August 18, 2021 Community Involvement Area established August 18, 2021 Notice mailed to Community Involvement Area, August 31, 2021–September 4, 2021	✓
	Develop a Community Involvement Plan that establishes a Community Advisory Board, designates a spokesperson, provides for newsletters with current information about the status of remedial actions at the site, establishes a public document repository location, and provides for schedules of Community Advisory Board meetings and public meetings. Update the Community Involvement Plan at least every 2 years.	A.R.S. § 49-287.03(D) A.R.S. § 49-289.03(B) A.R.S. § 49-289.03(C) A.A.C. R18-16-404(C)(1)(i) A.A.C. R18-16-404(C)(1)(j) A.A.C. R18-16-404(C)(1)(k) A.A.C. R18-16-404(C)(1)(o)	Original Community Involvement Plan: January 2022 Updated Community Involvement Plan: March 2024	✓

Community Involvement Action Summary				
WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Early Response Action	<p>A work plan shall be prepared for each Early Response Action that will include a description of work to be done, known site conditions, a plan for conducting the work; a description of community involvement activities for the Early Response Action under R18- 16-404; and a schedule.</p> <p>Community involvement activities may include development of a community involvement plan under A.A.C. R18-16-404(C) or community involvement activities appropriate to the scope and schedule of the work performed such as a general public notice to those who may be impacted by field work as indicated in A.A.C. R18-16-404(D)(2).</p> <p>If immediate action is necessary to address a current risk to public health or the environment, to protect a source of water, or to provide a supply of water, the work plan and written rationale may be prepared and the community involvement activities may be conducted after commencement of the Early Response Action.</p>	<p>A.A.C. R18-16-404 A.A.C. R18-16-405(D)(2) A.A.C. R-18-16-405(E) A.A.C. R18-16-405(G)</p>		
Remedial Investigation	<p>Provide notice to interested parties announcing the availability of the Remedial Investigation Scope of Work or Work Plan, Fact Sheet, and Community Involvement Plan outline for review and a 30-day public comment period. Provide notice indicating that any person by written agreement with ADEQ may develop and implement a work plan for the Remedial Investigation and Feasibility Study and solicit information regarding the current and future land and water uses at the site. These notices shall also provide an opportunity to request a public meeting.</p>	<p>A.R.S. § 49-287.03(B) A.R.S. § 49-287.03(C) A.A.C. R18-16-301(C) A.A.C. R18-16-403(F) A.A.C. R18-16-403(G) A.A.C. R18-16-404(C)(1)(a) A.A.C. R18-16-406(B) A.A.C. R18-16-406(D)</p>	<p>Public notice: <i>Arizona Business Gazette</i>, August 26 & September 2, 2021</p>	✓

Note: A potentially responsible party search is conducted concurrently with the Remedial Investigation and Feasibility Study, but does not have mandated community involvement activities.

Community Involvement Action Summary				
WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Remedial Investigation (continued)	<p>Establish a selection committee to choose Community Advisory Board members for the site. The selection committee shall consist of the following number of people from each organization:</p> <ul style="list-style-type: none"> • ADEQ: 1 • Potentially Responsible Party: 1 • Local Official: 1 • Community Member: 2 	A.R.S. § 49-289.03(D)	Selection committee established December 2, 2021	✓
	<p>Establish a Community Advisory Board of between 5 to 20 members that represent a diversified cross section of the community. Within 90 days of appointment by the Community Advisory Board selection committee, the Community Advisory Board shall elect co-chairpersons and develop a charter defining operating procedures, membership terms and obligations, goals for developing issues, concerns and opportunities related to quick cleanup of the site, and any other anticipated activities for identifying and improving the public's access and understanding of information regarding the remediation process at the site.</p>	<p>A.R.S. § 49-289.03(C) A.R.S. § 49-289.03 (E) A.R.S. § 49-289.03(F)</p>	Community Advisory Board established December 2, 2021	✓
	<p>Publish a combined public notice announcing the availability of the Draft Remedial Investigation Report for review and a minimum 30-day public comment period and the date of a public meeting to solicit Remedial Objectives for the site. The public meeting shall be held not less than 45 calendar days and not more than 90 calendar days after release of the Draft Remedial Investigation report, unless ADEQ sets a different date for good cause.</p> <p>The Draft Remedial Investigation Report should be provided to the Community Advisory Board, interested local government agencies, affected water providers and the Department of Water Resources.</p>	<p>A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(b) A.A.C. R18-16-406(F) A.A.C. R18-16-406(I)(1) A.A.C. R18-16-406(I)(2)</p>		

Community Involvement Action Summary				
WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Remedial Investigation (continued)	<p>Publish a public notice announcing the availability of the Proposed Remedial Objectives Report for a 30-day public comment period.</p> <p>Publish a public notice of the availability of the Final Remedial Investigation Report, which shall contain the results of site characterization and the final Remedial Objectives Report. The final Remedial Investigation report shall be accompanied by responsiveness summaries regarding comments, issues and concerns raised in the community involvement process and, if the report is prepared by a person other than ADEQ, copies of the comments received.</p>	<p>A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(c) A.A.C. R18-16-406(I)(5) A.A.C. R18-16-406(J)</p>		
Feasibility Study	<p>Provide notice to interested parties announcing the availability of the Feasibility Study Work Plan.*</p> <p>*Although not mandated, ADEQ will also provide public notice upon completion of the Feasibility Study.</p>	<p>A.A.C. R18-16-404(C)(1)(d) A.A.C. R18-16-407(B)</p>		
Proposed Remedial Action Plan	<p>Publish a public notice announcing the availability of the Proposed Remedial Action Plan for a 90-day public comment period. (If not combined, separate public notices will be provided for the Draft Remedial Investigation/comment period and the Remedial Objectives solicitation and public meeting.) Mail the same notice(s) to interested parties. The notice(s) will describe the proposed remedy and its estimated cost, and identify where the Proposed Remedial Action Plan, Remedial Investigation, and Feasibility Study Reports may be inspected.</p>	<p>A.R.S. § 49-287.04(B) A.R.S. § 49-289.03(A)(2) A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(e) A.A.C. R18-16-408(A)</p>		
Record of Decision	<p>Publish a public notice announcing the availability of the Record of Decision and Responsiveness Summary for review.</p>	<p>A.R.S. § 49-287.04(G) A.A.C. R18-16-404(C)(1)(f) A.A.C. R18-16-410</p>		

Community Involvement Action Summary				
WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Implementation of Remedy (Remedial Actions)	Publish a public notice announcing a request for ADEQ to approve remedial actions at the site. The notice will provide the opportunity for a 30-day public comment period.	A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(h) A.A.C. R18-16-413		
	Provide notice to the public and interested parties of a request for ADEQ to waive a regulatory requirement (permit) to complete remedial actions.	A.R.S. § 49-290 A.A.C. R18-16-404(C)(1)(l)		
	Provide notice to the public that fieldwork conducted to remove contaminants of concern may result in noise, light, odor, dust, or other adverse impacts.	A.A.C. R18-16-404(C)(1)(m)	Provided as needed	✓
	Provide notice to the public of a request for ADEQ to determine whether each of the Remedial Objectives for a site have been satisfied and will continue to be satisfied. The notice will provide the opportunity for a 30-day public comment period on the request.	A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(n) A.A.C. R18-16-4-16(B)		
Operation & Maintenance	Publish a public notice announcing the availability of the Operation & Maintenance Plan for review and a 30-day public comment period. Mail the same notice to interested parties.	A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(g) A.A.C. R18-16-411(E)		
Removal from WQARF Registry	Although not mandated by Arizona Statute or administrative code, ADEQ may publish a public notice upon the removal of the site from the WQARF Registry.	Not Applicable		
Any Phase	Publish a public notice announcing a request to ADEQ for a prospective purchaser agreement. The notice will provide the opportunity for a 30-day public comment period.	A.R.S. § 49-289.03(A)(3) A.A.C. R18-16-301(C)	Public notice, JST Acquisition Company, September 19, 2023	✓
	Publish a public notice announcing the intention of ADEQ to enter into a settlement agreement with a responsible party. The notice will provide the opportunity for a 30-day public comment period.	A.R.S. § 49-289.03(A)(4) A.A.C. R18-16-301(C)		

Community Involvement Techniques

This section describes the specific activities and resources that ADEQ uses to communicate and engage with stakeholders and community members near the 51st Avenue and Camelback WQARF site.

ADEQ uses the following community involvement techniques:

1. Community Advisory Board (CAB): The CAB advises ADEQ on sharing site information and provides input on content. CAB members serve as an information resource for their community. CAB meetings are open to the public and held at easily accessible locations. CAB meetings may be held virtually if requested.
2. Local Print Media: ADEQ will publish all WQARF milestone public notices in the *Arizona Business Gazette*. The Arizona Newspaper Association maintains a database of all public notices published in major Arizona newspapers (arizonapublicnotices.com). For a list of other media outlets, see Appendix F.
3. U.S. Mail and Email Lists: ADEQ created U.S. Mail and email lists to share updates on the 51st Avenue and Camelback Road WQARF site. Anyone can join the site mailing list by contacting the ADEQ Community Involvement Coordinator or registering on GovDelivery (public.govdelivery.com/accounts/AZDEQ/subscriber/new).
4. ADEQ Website: ADEQ's website provides visitors with three areas of information related to the site and is updated regularly:
 - Notices Page: contains WQARF site public notices and announces comment periods (azdeq.gov/notices).
 - Events Page: includes information on WQARF site public meetings, including CAB meetings (azdeq.gov/events).
 - Site Information Page: provides detailed site information and links to the site information repository (azdeq.gov/51st-camelback).
5. ADEQ Notice Board: Notices are displayed on the ADEQ Phoenix notice board.
6. Public Meetings: In addition to CAB meetings, ADEQ may schedule public meetings or open houses as needed or requested. Examples include meetings with neighborhood and homeowner's associations, schools, and community groups.

7. Site Tours: The public may request site tours through the ADEQ Community Involvement Coordinator. Tours will be arranged in conjunction with the property owners and in compliance with current regulations.

ADEQ takes reasonable measures to provide access to community involvement activities to individuals with limited English proficiency and/or to those with disabilities. The community can request language interpretation, ASL interpretation, CART captioning services or disability accommodations through the ADEQ Title VI Nondiscrimination Coordinator (602-771-2288 or Drago.Leonard@azdeq.gov).

The following table illustrates how these techniques have and will be used throughout the WQARF process for the 51st Avenue and Camelback Road WQARF site.

Communication Techniques							
Communication Deliverable			Communication Recipients/Methods				
Type	Why	When	CAB Members	Interested Parties List	ADEQ Website	Local Print Media	ADEQ Notice Board
Public Notice	Provide notice of availability of milestone documents, comment periods, and requests for public input.	Per mandate (See Community Involvement Action table).	✓	✓	✓ <i>(site and calendar pages)</i>	✓ <i>(Arizona Business Gazette)</i>	✓
CAB or Public Meeting Notice/Agenda	Provide two-way communication about the status of site activities. The notice announces the meeting and provides the agenda.	Variable schedule based on level of site activity as scheduled by CAB and ADEQ (see Community Involvement Action table).	✓	✓	✓ <i>(site, calendar, and CAB history pages)</i>	Not Applicable	✓
Technical Presentation	Provide current information about site activity or related topics.	At CAB meetings or at specially requested public meetings.	✓	Not Applicable	✓ <i>(information repository or CAB history page)</i>	Not Applicable	Not Applicable
Technical Milestone Document	Provide current technical information about site investigation/remediation activities (e.g., Remedial Investigation, Feasibility Study, etc.)	According to the WQARF Process as documents are developed and become available.	✓	Not Applicable	✓ <i>(information repository)</i>	Not Applicable	Not Applicable
Site Fact Sheet	Provide current information about the site activity.	Published at the start of the Remedial Investigation and at specific milestones or other times as deemed appropriate by ADEQ and the CAB.	✓	✓	✓ <i>(information repository)</i>	Not Applicable	Not Applicable

Communication Techniques							
Communications Deliverable			Communications Recipients/Methods				
Type	Why	When	CAB Members	Interested Parties List	ADEQ Website	Local Print Media	ADEQ Notice Board
Public meeting to solicit Remedial Objectives	Provide forum to solicit Remedial Objectives. (Note that this meeting may be conducted in conjunction with a CAB meeting.)	After release of draft Remedial Investigation Report.	✓	✓	✓ <i>(site and calendar pages)</i>	✓ <i>(Arizona Business Gazette)</i>	✓
Public notice announcing a prospective purchaser agreement	Provide notice of availability and request comments.	Per mandate (see Community Involvement Action table).	✓	✓	✓ <i>(site and calendar pages)</i>	✓ (Newspaper of general circulation in Maricopa County)	Not Applicable
Public notice announcing settlement agreement with a responsible party	Provide notice of availability and request comments.	Per mandate (see Community Involvement Action table).	✓	✓	✓ <i>(site and calendar pages)</i>	✓ (Newspaper of general circulation in Maricopa County)	Not Applicable
Site Tour	Provide walking or driving tour of the site to observe current site conditions and the surrounding community and environment.	If requested, and with cooperation of current property owners.	Contact ADEQ Community Involvement Coordinator.				

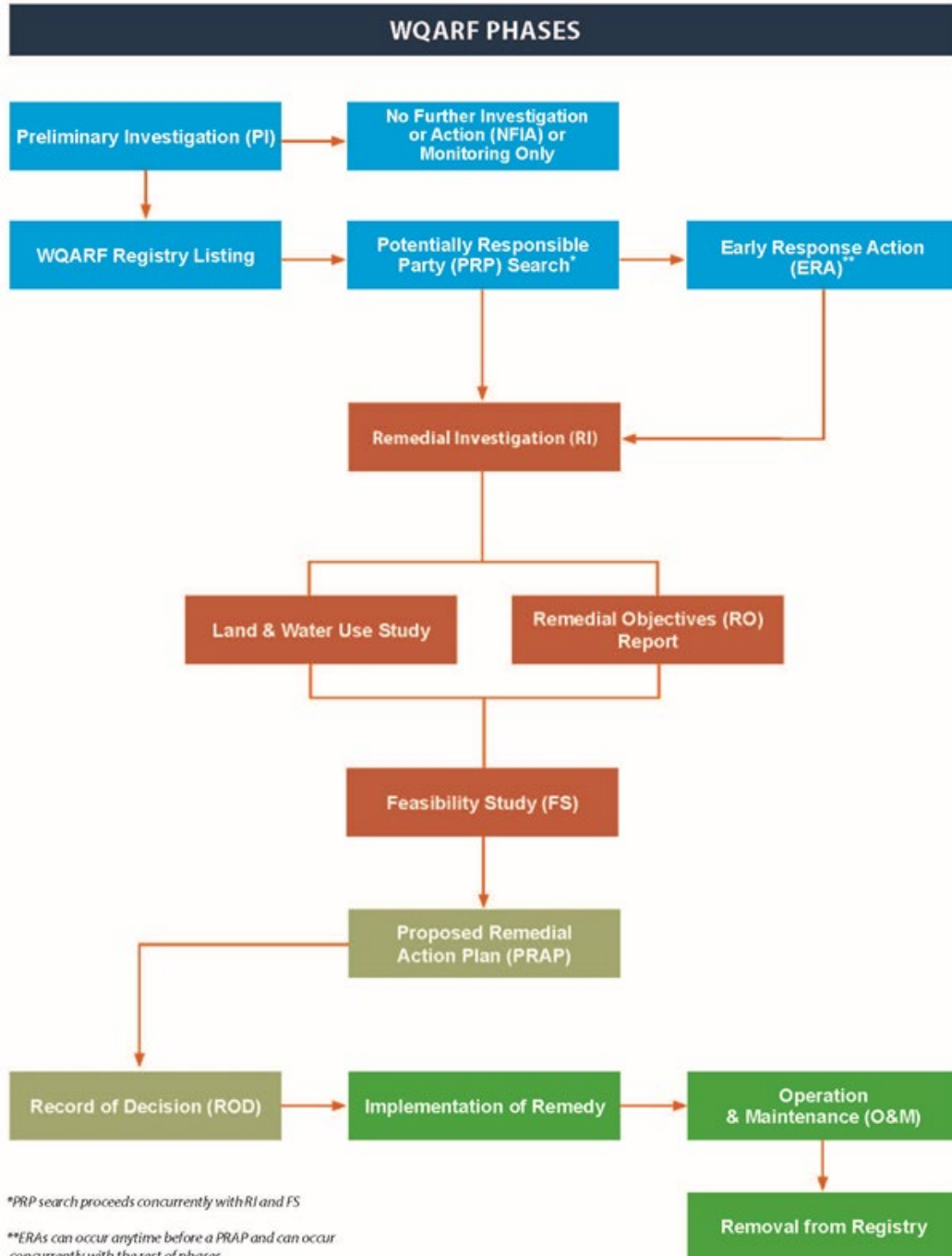
APPENDICES

The following appendices provide additional resources to support community involvement for the 51st Avenue and Camelback WQARF site:

- Appendix A: WQARF process flowchart
- Appendix B: History of major activities at the 51st and Camelback Road WQARF site
- Appendix C: Targeted communities in the 51st and Camelback Road WQARF site CIA
- Appendix D: Elected officials representing communities within the CIA
- Appendix E: 51st and Camelback Road WQARF site CAB members
- Appendix F: Local media outlets
- Appendix G: Related state and local agencies
- Appendix H: Prospective purchaser agreements for property in and around the 51st Avenue and Camelback WQARF site
- Appendix I: Consent decree settlements related to the 51st Avenue and Camelback WQARF site

Appendix A

WQARF Process Chart



Appendix B

Site History

- 2019** ADEQ's Underground Storage Tank (UST) program shared monitoring well data from a UST facility located at the northwest corner of 51st Avenue and Camelback Road with detections of trichloroethene (TCE) in groundwater. TCE concentrations ranged from 406 to 1,440 micrograms per liter (µg/L), exceeding the Aquifer Water Quality Standard (AWQS) of 5 µg/L. Based upon this data, ADEQ began a preliminary investigation (PI).
- 2020** ADEQ collected and analyzed passive shallow soil vapor samples for TCE; all samples were below detection limits. Additionally, ADEQ worked with Salt River Project (SRP) to sample three of their wells within one mile of the site. Tetrachloroethene (PCE), TCE, and 1,1-dichloroethene (1,1-DCE) were detected below their respective AWQS. ADEQ also installed two groundwater monitoring wells in suspected areas of TCE groundwater contamination. While drilling, ADEQ discovered that PCE and 1,1-DCE were also present in groundwater above AWQS.
- 2021** ADEQ installed two additional groundwater monitoring wells at the site and confirmed that TCE was widespread; however, PCE and 1,1-DCE were only detected in monitoring wells south of Camelback Road. The maximum concentrations detected in groundwater at the site during the PI was TCE at 1,440 µg/L, PCE at 1,730 µg/L, and 1,1-DCE at 626 µg/L. ADEQ completed the PI Report and added the site to the WQARF Registry on August 18, 2021. ADEQ began the remedial investigation (RI) in October to further investigate and characterize the site.
- 2022/2023** As part of RI activities, a shallow soil vapor investigation was conducted in the Industrial Area near the intersection of North 51st Avenue and West Camelback Road. Groundwater characterization and installation of groundwater monitoring wells has also been ongoing. Groundwater monitoring is being conducted semi-annually.

Appendix C

Targeted Communities

The following lists identify neighborhood associations, schools, and vulnerable population centers near the 51st and Camelback Rd WQARF site.

Neighborhood Associations²

Alhambra Neighborhood Association nsdonline.phoenix.gov/NeighborhoodOrgs/Details/1849	602-973-6047 alhambraneighborhoodassn@gmail.com
Cactus Park Community Alliance nsdonline.phoenix.gov/NeighborhoodOrgs/Details/1248	No phone number communityinfo@cpcaaz.org
Cordova Neighborhood Association nsdonline.phoenix.gov/NeighborhoodOrgs/Details/0268	602-999-5733 cordova.neighborhood@gmail.com
Maryvale Business Alliance nsdonline.phoenix.gov/NeighborhoodOrgs/Details/3121	602-632-6308 1dicnc1@gmail.com
Maryvale Estrella Mountain Community Alliance nsdonline.phoenix.gov/NeighborhoodOrgs/Details/3067	602-488-2933 jennifer.rouse@memca.org
Maryvale U.N.I.T.E. nsdonline.phoenix.gov/NeighborhoodOrgs/Details/0250	623-848-1334 azdancer10@cox.net
Phoenix Leaders in Action nsdonline.phoenix.gov/NeighborhoodOrgs/Details/2989	No phone number phoenixleadersinaction@gmail.com
P.R.I.D.E., Inc. nsdonline.phoenix.gov/NeighborhoodOrgs/Details/0190	No phone number No email
Yes We Can / Sí Se Puede Maryvale nsdonline.phoenix.gov/NeighborhoodOrgs/Details/2998	602-573-6267 No email

² For updated neighborhood association information, visit the City of Phoenix Neighborhood Services Department: phoenix.gov/nsd.

Neighborhood Associations (continued)

Santa Grande Mobile Home Park 623-931-8443
harmonycommunities.com/santa-grande/community-overview.php

Belaire Manor Manufactured Home Community 623-931-3617
5601 W Missouri Ave, Glendale, AZ 85301

Schools

Bret R. Tarver Elementary School 623-691-1900
4308 N 51st Ave #102, Phoenix, AZ 85031 csd83.org/Tarver

EAGLE College Preparatory--Maryvale 602-638-0820
3950 N 53rd Ave, Phoenix, AZ 85031 maryvale.eagleprep.org

Frank Borman Elementary School 623-691-5000
3637 N 55th Ave, Phoenix, AZ 85031 csd83.org/Borman

Glenn L. Downs Social Sciences Academy 623-691-4220
3600 N 47th Ave, Phoenix, AZ 85031 csd83.org/Downs

Girls Innovation Academy 602-336-2020
4730 W Campbell Ave, Phoenix, AZ 85031 alhambraesd.org/gia

James W. Rice Elementary School 623-848-8420
4530 W Campbell Ave, Phoenix, AZ 85031 alhambraesd.org/jwr

John F. Long Elementary School 623-691-4300
4407 N 55th Ave, Phoenix, AZ 85031 csd83.org/Long

Liberty Traditional Charter School--Phoenix Campus 602-442-8791
4027 N 45th Ave, Phoenix, AZ 85031 itsarizona.org/phoenix-charter-school

Marc T. Atkinson Middle School & Gifted Academy 623-691-1700
4315 N Maryvale Pkwy, Phoenix, AZ 85031 csd83.org/Atkinson

Maryvale High School & Gifted and Talented Academy 602-764-2000
3415 N 59th Ave, Phoenix, AZ 85033 pxu.org/maryvale

Maryvale Preparatory Academy 623-247-6095
4825 W Camelback Rd, Phoenix, AZ 85031 maryvaleprep.greatheartamerica.org

Vulnerable Population Centers

The following list includes vulnerable population centers in the 51st Avenue and Camelback Road Water Quality Assurance Revolving Fund Site Community Involvement Area. ADEQ considers day cares, senior living homes, and some medical facilities as vulnerable population centers due to the age of clients served. Children under age five and adults above age 65 are considered more vulnerable to the potential health effects associated with exposure to environmental contamination.

Phoenix:

Alhambra Preschool Academy

4730 W Campbell Ave, Phoenix, AZ 85031

602-246-5155

alhambraesd.org/preschool

Byron A. Barry Preschool & Cartwright Early Childhood Center

5220 W Indian School Rd, Phoenix, AZ 85031

623-691-4000

csd83.org/Page/1956

Compass Educational Programs Maryvale

3950 N 53rd Ave, Phoenix, AZ 85031

602-638-0828

compassedprograms.org

Guardian Angels Learning Center

4105 N 51st Ave, Phoenix, AZ 85031

623-772-0528

myguardianangels.org

Glendale:

Bella Vita Health & Rehabilitation Center

5125 N 58th Avenue, Glendale, AZ 85301

623-931-5800

bellavitarehab.com

Kiddie Kare #2

5140 W Camelback Rd, Glendale, AZ 85301

623-934-1172

kiddiekareaz.com

Lady Bug Child Care

5814 W Camelback Rd, Glendale, AZ 85301

623-302-7150

westphoenixchildcare.com

Appendix D

Elected Officials

The following table identifies elected officials from jurisdictions within the 51st Avenue and Camelback Road Water Quality Assurance Revolving Fund Site Community Involvement Area.

Glendale City Council	Phoenix City Council	Maricopa Board of Supervisors	Arizona State Legislature
5850 W Glendale Ave Glendale, AZ 85301 glendaleaz.com/your_government/city_council	200 W Jefferson St Phoenix, AZ 85003 phoenix.gov/mayorcouncil	301 W Jefferson St 10th Floor Phoenix, AZ 85003 maricopa.gov/224/Board-of-Supervisors	1700 W. Washington St Phoenix, AZ 85007 azleg.gov/memberroster
Mayor Jerry P. Weiers glendalemayor@glendaleaz.com 623-930-2260	Mayor Kate Gallego 602-262-7111 mayor.gallego@phoenix.gov	District 5 Supervisor Steve Gallardo 602-506-7092 district5@mail.maricopa.gov	District 24 Senator Anna Hernandez Room 308 602-926-3492 anna.hernandez@azleg.gov
Vice Mayor / Yucca District Councilmember Joyce Clark jclark@glendaleaz.com 623-930-2249	Vice Mayor Debra Stark 602-262-7441 council.district.3@phoenix.gov		District 24 Representative Lydia Hernandez Room 334 602-926-3553 lhernandez@azleg.gov
Cactus District Councilmember Ian Hugh 623-930-2249 ihugh@glendaleaz.com	District 4 Councilmember Laura Pastor 602-262-7447 council.district.4@phoenix.gov		District 24 Representative Analise Ortiz Room 335 602-926-3663 analise.ortiz@azleg.gov
	District 5 Councilmember Betty Guardado 602-262-7446 council.district.5@phoenix.gov		District 26 Senator Flavio Bravo Room 313 602-926-4033 fbravo@azleg.gov
			District 26 Representative Cesar Aguilar Room 122 602-926-3953 caguilar@azleg.gov
			District 26 Representative Quantá Crews Room 121 602-926-3256 qcrews@azleg.gov

Appendix E

Community Advisory Board

The 51st Avenue and Camelback Road Water Quality Assurance Revolving Fund Site Community Advisory Board was established in December 2021 and will convene in 2022.

Community Advisory Board Members	
Alfonso Aranda alaranda@msn.com	Cristal Rodriguez cristal83rodriguez@gmail.com
Patricia Burdette 623-313-7275	Megan Sheldon msheldon@glendaleaz.com
David Scinta davidscinta2@gmail.com	Helen Skibitzke helenskib@aol.com
Leopoldo Meraz Rodriguez 623-670-3848	Debbie Veler debbie1217@cox.net
William Owens owens12@cox.net	Aide Robles AROBLES@ASU.EDU

Appendix F

Media Outlets

The community may use any media outlets to share information on the 51st Avenue and Camelback Water Quality Assurance Revolving Fund site. ADEQ will publish all site-related public notices in the *Arizona Business Gazette*. All future public notices for the 51st Avenue and Camelback WQARF site can be found by searching arizonapublicnotices.com.

Newspapers and Magazines

For a current list of metro Phoenix newspapers and magazines, visit abyznewslinks.com/uniteazph.htm.

Arizona Business Gazette

arizonapublicnotices.com

Print only; notices published online by Arizona Newspaper Association.

The Arizona Republic

azcentral.com

Phoenix New Times

phoenixnewtimes.com

La Voz

azcentral.com/lavoz

Radio

The following stations focus on local and national news in English and Spanish. For a current list of all Phoenix radio stations, visit radio-locator.com.

KTAR (92.3 FM)

ktar.com

KJZZ (91.5 FM)

kjzz.org

KFYI (550 AM)

kfyi.iheart.com

KNAI (101.9 FM)

campesina.com

KNUV (1190 AM / 107.5 FM)

onda1190am.com

Television

The following channels focus on local and national news in English and Spanish. For a current list of Phoenix television channels, visit abyznewslinks.com/uniteazph.htm.

KAET (PBS)	azpbs.org
KNXV (ABC)	abc15.com
KPHO (CBS)	azfamily.com
KSAZ (FOX)	fox10phoenix.com
KTAZ (Telemundo)	telemundoarizona.com
KTVK (3TV)	azfamily.com
KTVW (Univision)	univision.com/local/arizona-ktvw

Appendix G

Local and State Agencies

The following list presents additional agencies that may be used by the public to address concerns related to the 51st Avenue and Camelback WQARF site.

State of Arizona

Department of Health Services: Environmental Health
150 N 18th Ave Phoenix, AZ 85007

602-542-1025
azdhs.gov/environmentalhealth

Department of Water Resources: Permitting and Wells
1110 W Washington St, Ste 310, Phoenix, AZ 85007

602-771-8527
new.azwater.gov/permitting-wells

Other

Agency for Toxic Substances and Disease Registry – Region 9
75 Hawthorne St, Ste 9410 M/S:HHS-1, San Francisco, CA 94105

800-232-4636
atsdr.cdc.gov

Arizona Association of Realtors: Real Estate Seller Disclosures
255 E Osborn Rd #200, Phoenix, AZ 85012

aaronline.com/wp-content/uploads/2017/10/Residential-Sellers-Property-Disclosure-Statement-SPDS_REV_01Oct2017.pdf

602-248-7787

Appendix H

Prospective Purchaser Agreements

The following is a list of parties that have requested, and received, prospective purchaser agreements from the Arizona Department of Environmental Quality for properties in or around the 51st Avenue and Camelback WQARF Site.

Purchaser Name: JST Acquisition Company

Property Location: 5035 W Pasadena Ave, Glendale, AZ 85301

Public Notice Date: 09/19/2023

Effective Date: 10/23/2023

Appendix I

Consent Orders and Settlements

No parties have entered into consent decree settlements with the Arizona Department of Environmental Quality for properties in or around the 51st Avenue and Camelback Road Water Quality Assurance Revolving Fund site as of this writing.

Acronyms and Glossary of Terms

Aquifer: An underground rock formation composed of such materials as sand, soil, or gravel, that can store groundwater and supply it to wells and springs. In aquifers, groundwater occurs in sufficient quantities to be used for drinking water, irrigation, and other purposes.

Aquifer Water Quality Standards (AWQS): State of Arizona maximum levels for contaminants which apply to groundwater in aquifers designated for drinking water use. For example, the AWQS for tetrachloroethene is 5 micrograms per liter (µg/L).

Arizona Administrative Code (A.A.C.): The publication in which the official rules of the state of Arizona are published. The *Code* is the official compilation of rules that govern state agencies, boards, and commissions.

Arizona Department of Environmental Quality (ADEQ): ADEQ is the executive agency of the Arizona State Government mandated to enforce and administer the State's environmental laws and regulations.

Arizona Revised Statutes (A.R.S.): State laws adopted by the Arizona State Legislature.

Cleanup: Actions taken that deal with a release or threat of a release of hazardous substances that could adversely affect public health and/or the environment. The word "cleanup" is sometimes used interchangeably with the terms remedial action, removal action, response action, remedy, remediation, or corrective action.

Community Advisory Board (CAB): A diverse group of community members interested in or affected by the presence of a WQARF site. By statute, ADEQ is required to form a CAB for each WQARF Registry site where ADEQ is initiating a Remedial Investigation. ADEQ seeks the CAB's input in the decision-making process and works with them from the onset of the RI/FS process until the requirements of the record of decision have been fulfilled.

Community Involvement Area: The mailing area of residences and businesses used in the notification for public meetings and other written notices regarding a site.

Community Involvement Coordinator: The ADEQ employee responsible for ensuring that all statutes and rules related to the involvement of the public and public outreach at WQARF sites are upheld and complied with by ADEQ. Community Involvement Coordinators manage and coordinate the work of CABs for WQARF sites.

Community Involvement Plan (CIP): A document that identifies techniques used by ADEQ and EPA to communicate effectively with the public during the Superfund cleanup process at a specific site. This plan describes the site history, nature and history of community involvement, and concerns expressed during community interviews. In addition, the plan outlines methodologies and timing for continued interaction between the Agencies and the public at the site.

Contamination: Any hazardous or regulated substance released into the environment.

Contaminant: A harmful or hazardous substance released into the environment that is not naturally occurring, or above background levels.

Early Response Action (ERA): Refers to a remedial action performed prior to the final remedy, and often prior to the Remedial Investigation. An ERA addresses current risks to public health, welfare, and the environment; protects or provides a supply of water; addresses sources of contamination; or controls or contains contamination where such actions are expected to reduce the scope or cost of the remedy needed at the site. Also referred to as an interim remedial action.

Eligibility and Evaluation score (E&E): ADEQ's method to prioritize sites for investigation and cleanup. The score is based on multiple criteria and does not always mean there is a current threat to health.

Feasibility Study (FS): A process to identify a reference remedy and alternative remedies that appear to be capable of achieving the Remedial Objectives for the site. It is often done as part of a two-phase investigation in conjunction with a Remedial Investigation (RI/FS).

Groundwater: Water beneath the earth's surface in the spaces between soil particles and rock surfaces. In aquifers, groundwater occurs in sufficient quantities to be used for drinking water, irrigation, and other purposes.

Hazardous Substance: Any material that, because of its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment.

Information Repository: A collection of documents about a specific project. Information on certain WQARF sites may be available on the ADEQ website and at ADEQ offices.

Monitoring Well (Monitor Well): A well installed for the purpose of collecting samples such as groundwater and soil gas. Analytical results from samples are used to characterize the extent of contamination, the direction of groundwater flow, and the types and quantities of contaminants present in the groundwater.

Potentially Responsible Party (PRP): A party (individual or corporation) identified by state or federal authorities as potentially liable for cleanup costs at a contaminated site.

Preliminary Investigation (PI): The process of collecting and reviewing available information about a known or suspected hazardous waste site or release.

Proposed Remedial Action Plan (PRAP): A document that reviews the cleanup alternatives presented in the site Feasibility Study and identifies ADEQ's preferred alternative. Selection of a preferred alternative is not a closed-end commitment to use that alternative; rather, it is a way for the agency to indicate, based on experience and expertise, which alternative is the most likely course of action. ADEQ must actively solicit public review of and comment on all the alternatives under consideration.

Public Comment Period: A period during which the public can formally review and comment on various documents and ADEQ actions.

Record of Decision (ROD): A legal document that announces and explains the cleanup methods ADEQ will use at a Superfund/WQARF site. The Record of Decision is based on information and technical analysis generated during the Remedial Investigation and Feasibility Study, and on consideration of comments received during the public comment record for the Proposed Remedial Action Plan.

Remedial Action (RA): Any action taken to investigate, monitor, assess and evaluate the release or threat of release of hazardous substances or contaminants to the environment. It may also refer to the actual "cleanup" of the environment by various removal, treatment, monitored remediation, or corrective actions. The term cleanup is sometimes used interchangeably with the terms remedial action, removal action, response action, remedy, remediation, or corrective action.

Remedial Investigation (RI): An in-depth study designed to gather the data necessary to determine the nature and extent of contamination at a site and the risk posed by the contamination.

Remedial Objective (RO): Established remedial goals for the current and reasonably foreseeable uses of lands and waters of the state that have been or are threatened to be affected by a release of hazardous substance.

Remediation: Cleanup or other methods used to remove or contain a toxic spill or hazardous materials.

Remedy: Cleanup method chosen for a site.

Responsible Party: An individual or company (*e.g.*, an owner, operator, transporter, or generator of hazardous waste) that is responsible for the contamination problems at a Superfund/WQARF site. Whenever possible, responsible parties are required to clean up hazardous waste sites they have contaminated.

Responsiveness Summary: A summary of oral and written comments (and ADEQ responses to those comments) received during the public comment period.

Superfund: The federal program operated under the legislative authority of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA) that funds and carries out U.S. Environmental Protection Agency solid waste emergency and long-term removal and remedial activities. These activities include establishing the National Priorities List, investigating sites for inclusion on the list, determining their priority, and conducting and/or supervising cleanup and other remedial actions. It provides for the cleanup of hazardous substances released into the environment, regardless of fault. The term Superfund also is used to refer to cleanup programs designed and conducted under CERCLA and its subsequent amendments.

Tetrachloroethene (PCE): A clear, colorless, liquid with a chloroform or sweet odor and a low boiling point; a solvent used for dry-cleaning; degreasing and drying metals and other solids; dissolving waxes, greases, oils, fats, and gums, and in other industrial applications. PCE is a potential occupational carcinogen. Evaporation of PCE increases as temperature increases.

Trichloroethene (TCE): A colorless liquid used as a solvent, metal degreasing agent, and in other industrial applications.

Volatile Organic Compounds (VOC): A large group of carbon-containing compounds that are easily dissolved into water, soil, or the atmosphere and evaporate readily at room temperature. Examples of VOCs include PCE, TCE, benzene, toluene, ethylbenzene, and xylene. These contaminants are typically generated from metal degreasing, printed circuit board cleaning, gasoline, and wood preserving processes.'

Water Quality Assurance Revolving Fund (WQARF): Also known as the State Superfund, WQARF is the program and funding used to address hazardous substance releases within the state that are not covered by other specific programs.