



Bahama Avenue and Bimini Lane  
Water Quality Assurance Revolving Fund (WQARF) site  
**Community Involvement Plan**



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**Disclaimer:** All telephone numbers, email addresses, and contact names are subject to change after the date of this 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 Bahama Avenue and Bimini Lane 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 that 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 for definitions of each WQARF phase.

## ***ADEQ Spokesperson Contact Information***

The ADEQ designated spokesperson will act as liaison between ADEQ and the community. 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 for this WQARF site is below:

### **Community Involvement Coordinator ADEQ**

1110 West Washington Street, 6<sup>th</sup> Floor

Phoenix, AZ 85007

602-292-0218 or 800-234-5677

**Email:** [Boschert.Barbara@azdeq.gov](mailto:Boschert.Barbara@azdeq.gov)

Fax: 602-771-4272

View Community Involvement Contacts Online:

<http://www.azdeq.gov/WQARF>

## ***Site Information Repository***

The Bahama Avenue and Bimini Lane information repository contains site-related documents, such as technical reports, public notices, and this CIP. ADEQ will continue to add site-related documents to the site information repository as they are completed. The site information repository is available online and in person:

### **Online:**

[azdeq.gov/bahama-bimini-repository](http://azdeq.gov/bahama-bimini-repository)

### **In Person**

ADEQ Records Center

1110 West Washington Street

Phoenix, AZ 85007

602-771-4380 or 800-234-5677

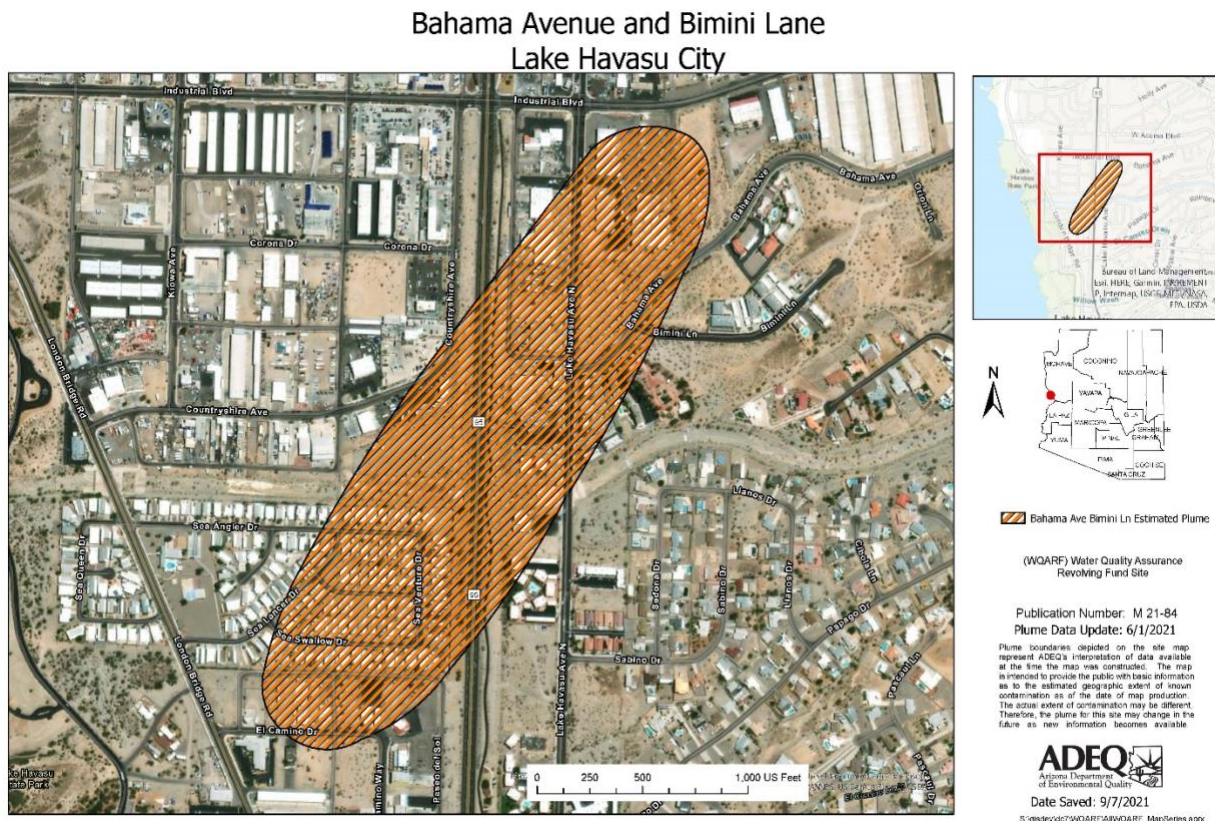
(Please call to make an appointment)

To make alternative arrangements to review documents in person at a location nearest you, contact the ADEQ Community Involvement Coordinator.

# Site Overview

The Bahama Avenue and Bimini Lane WQARF Site is located in Lake Havasu City, Arizona. The site was placed on the WQARF Registry on September 16, 2021, with an eligibility and evaluation (E&E) score of 46 out of a possible 120. The major factor leading to the score was the presence of volatile organic compounds (VOCs) and heavy metals in groundwater at levels exceeding Arizona Aquifer Water Quality Standards (AWQS).

The site investigation area is in Lake Havasu City, generally bound by Industrial Boulevard to the north, Palo Verde Boulevard to the south, the Orion Lane alignment to the east, and London Bridge Road to the west. The following map shows the plume boundaries based on the most recent groundwater monitoring data.



From 2001 to 2004, the United States Environmental Protection Agency (EPA) discovered soil, soil gas and groundwater contaminated with volatile organic compounds (VOCs) and heavy metal(s) near the northwest corner of Lake Havasu Avenue and Bahama Avenue.

From 2019 to 2020, ADEQ conducted a Preliminary Investigation (PI) near that location which confirmed the presence of tetrachloroethene (PCE), trichloroethene (TCE) and thallium in the groundwater above their respective Arizona Aquifer Water Quality Standards (AWQS). The maximum concentration of PCE detected was 5.82 micrograms per liter ( $\mu\text{g/L}$ ), TCE was 2,650  $\mu\text{g/L}$  and thallium was 5.08  $\mu\text{g/L}$ . Soil sampling indicated the presence of arsenic above Arizona Soil Remediation Levels (SRLs), with a maximum concentration detected at 17.2 milligrams per kilogram ( $\text{mg/kg}$ ). Based upon this data, the Site was recommended for listing on the WQARF Site Registry.

A full history of site activities is located in Appendix B.

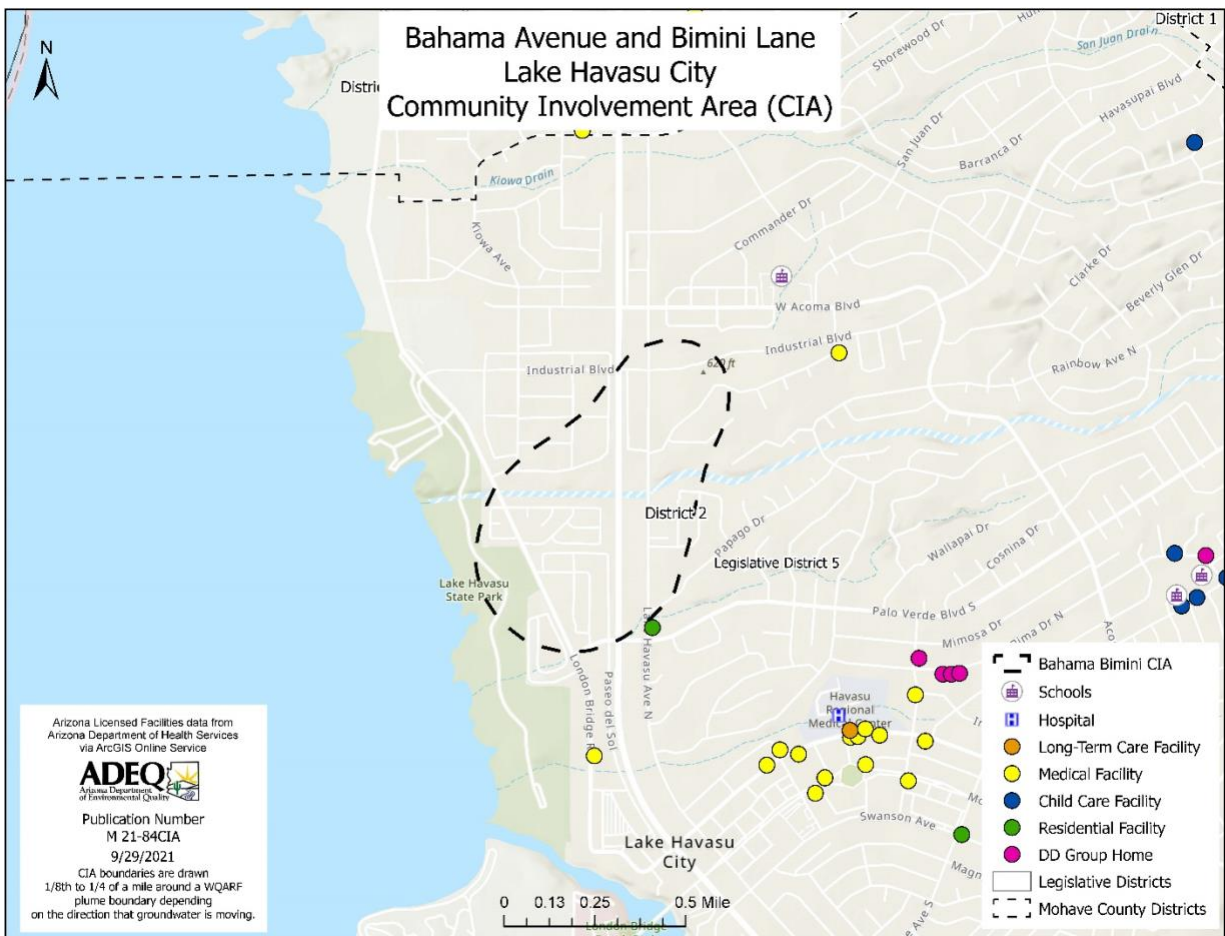


# Community Profile

## **Community Involvement Area (CIA)**

The Bahama Avenue and Bimini Lane Community Involvement Area (CIA) designates a geographic area in which ADEQ will send mass mailings and focus its outreach efforts. CIA boundaries are determined based on site-specific characteristics such as the affected media (i.e., soil, surface water, or groundwater), groundwater flow direction, exposure routes, and proximity to residential areas and public facilities. The CIA may change as ADEQ collects more information.

The map below illustrates the 2021 CIA for the Bahama Avenue and Bimini Lane WQARF site.



## ***Community Demographics***

Community demographics help ADEQ plan and implement community involvement activities. The following page displays key demographic information for the Bahama Avenue and Bimini Lane CIA.

The Lake Havasu City population in 2021 is approximately 57,144 people (as reported by census.gov). The CIA boundary for the Bahama Avenue and Bimini Lane WQARF site contains one zip code (86403) and is estimated to contain approximately 152 households. The Bahama Avenue and Bimini Lane site is located within the boundaries of Lake Havasu City and consists of a mixture of commercial businesses and residential neighborhoods.

Residents identifying themselves as Hispanic or Latino within the Bahama Avenue and Bimini Lane WQARF site CIA comprised 17.5% of the population, which is less than the 30.7% average Hispanic and Latino population for the State of Arizona.

ADEQ looks at the community as a whole, with an emphasis on the proportion of residents under age five or above age 65. These populations are considered more vulnerable to the potential health effects associated with exposure to environmental contamination.

For further demographic information regarding the CIA, please refer to the listing of neighborhood associations, community schools, and vulnerable population centers in Appendix C, and local and state elected officials in Appendix D.



### BAHAMA AVE AND BIMINI LANE CIA Lake Havasu City, AZ

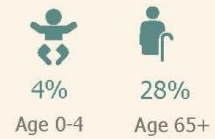
Community Involvement Areas are drawn 1/8th to 1/4th of a mile around a WQARF plume boundary depending on the direction that groundwater is moving.



#### Population and Households 2020



#### Vulnerable Population



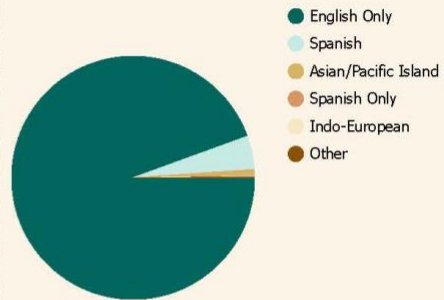
#### Race and Ethnicity

The largest group: White Alone (86.02)  
The smallest group: Pacific Islander Alone (0)

Indicator ▲	Value	Diff
White Alone	86.02	+16.62
Black Alone	1.08	-3.88
American Indian/Alaska Native Alone	1.79	-2.78
Asian Alone	1.08	-2.55
Pacific Islander Alone	0	-0.22
Other Race	7.89	-5.25
Two or More Races	2.15	-1.92
Hispanic Origin (Any Race)	17.5	-14.84

Bars show deviation from Arizona

#### Language Spoken Age 18-65



#### 2020 Technology Access



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 conducted interviews with community members who live or work near the Bahama Avenue and Bimini Lane WQARF site. ADEQ will use this community feedback to ensure that future outreach addresses community concerns and to determine effective communication methods. The following section summarizes common concerns related to the site and ADEQ outreach activities.

## ***Summary of Community Issues***

### **Community Concerns**

Interviewees asked the following questions about the site:

#### *Site history:*

- How will ADEQ determine the cause of the contamination?
- Is contamination ongoing, or has it stopped?
- Is site contamination related to the nearby Lake Havasu Ave and Holly Ave WQARF site?
- Is site contamination related to industrial practices near the site?

#### *Community impacts:*

- How long will the site investigation and cleanup last?
- Will the site affect property values?
- 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? Is Lake Havasu contaminated?
- Will the contamination continue spreading?
- Is the site soil contaminated?

#### *Human health impacts:*

- What are the health effects of the site contaminants?
- Can the site contamination make people sick?
- Will the contamination affect drinking water wells?

## **Outreach Recommendations**

Interviewees provided the following feedback and suggestions on current and future outreach pertaining to the Bahama Avenue and Bimini Lane WQARF site:

### *Sharing site information:*

- Almost all of the interviewees read about the site in the Havasu Daily News.
- Share site information in residential water utility bills.
- 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 CAB meetings both in-person and virtually; several CAB applicants are part-year residents.
- The city council chambers are a good place to hold live meetings.

## **Community Involvement Action Plan**

The Bahama Avenue and Bimini Lane Community Involvement Action Summary table describes the required community involvement activities for each WQARF phase and notes the date of completed activities. 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 actions for the Bahama Avenue and Bimini Lane WQARF Site and notes which actions have been completed to date.

## Community Involvement Action Summary

WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
<b>Preliminary Investigation</b>	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)	Best efforts memorandum dated Aug 4, 2021  Public notice: <i>Today's News Herald/Havasus News</i> , Aug. 16 2021	✓
<b>WQARF Registry Listing</b>	<p>Following the listing of a site on the WQARF Registry, ADEQ will:</p> <ul style="list-style-type: none"> <li>• Establish a preliminary community involvement area (see Chapter 2, Section A) within 90 days of site listing on the WQARF Registry.</li> <li>• 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.</li> <li>• Identify ADEQ personnel to contact for further information.</li> </ul>	A.R.S. § 49-289.02	<p>Public notice: <i>Today's News Herald/Havasus News</i>, Sept. 24 2021</p> <p>Community Involvement Area established September, 2021</p>	✓
	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)	Community Involvement Plan, Ver. 0, published to ADEQ website Feb.18, 2022	✓

## Community Involvement Action Summary

WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
<b>Early Response Action</b>	<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>		
<b>Remedial Investigation</b>	<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>Today's New Herald/Havasus News</i>, Sept. 24, 2021</p> <p>Fact Sheet, Scope of Work, and Community Involvement Plan outline published to ADEQ website Sept. 24, 2021</p>	<p>✓</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
<b>Remedial Investigation (continued)</b>	<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"> <li>● ADEQ: 1</li> <li>● Potentially Responsible Party: 1</li> <li>● Local Official: 1</li> <li>● Community Member: 2</li> </ul>	A.R.S. § 49-289.03(D)		
	<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>		
	<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
<b>Remedial Investigation (continued)</b>	<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>		
<b>Feasibility Study</b>	<p>Provide notice to interested parties announcing the availability of the Feasibility Study Work Plan.</p>	<p>A.A.C. R18-16-404(C)(1)(d)                      A.A.C. R18-16-407(B)</p>		
<b>Proposed Remedial Action Plan</b>	<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>		
<b>Record of Decision</b>	<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: Surf Thru, Inc., July 7, 2022	✓
	Publish a public notice announcing the intention of ADEQ to enter into a settlement agreement with a responsible party.	A.R.S. § 49-289.03(A)(4) A.A.C. R18-16-301(C)		

	The notice will provide the opportunity for a 30-day public comment period.			
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## ***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 Bahama Avenue and Bimini Lane WQARF site.

ADEQ uses the following community involvement techniques:

1. Community Advisory Board (CAB): The CAB will advise ADEQ on appropriate means of delivering site information as well as provide input regarding content. CAB members will also serve as an information resource for their community. CAB meetings are open to the public and held at easily accessible locations. CAB meetings may also be held virtually if requested. A CAB has not yet been formed as of the date of this CIP.
1. Local Print Media: ADEQ will publish all WQARF milestone public notices in the *Today's News Herald* (<http://www.havasunews.com/>). The Arizona Newspaper Association maintains a database of all public notices published in major Arizona newspapers <http://www.publicnoticeads.com/az/>). For a list of other media outlets, see Appendix G.
2. U.S. Mail and Email Lists: ADEQ created U.S. Mail and email address lists to share updates on the Bahama Avenue and Bimini Lane 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](http://public.govdelivery.com/accounts/AZDEQ/subscriber/new)).
3. ADEQ Website – ADEQ's website provides visitors with three areas of information related to the site and is updated on an ongoing basis:
  - Notices Page: contains WQARF site public notices and announces comment periods ([azdeq.gov/notices](http://azdeq.gov/notices)).
  - Events Page: includes information on WQARF site public meetings, including CAB meetings ([www.azdeq.gov/events](http://www.azdeq.gov/events)).
  - Site Information Page: provides detailed site information and links to the site information repository. ([azdeq.gov/bahama-bimini](http://azdeq.gov/bahama-bimini)).
4. ADEQ Notice Board: Notices are displayed on boards located in ADEQ's Phoenix and Tucson offices.
5. Public Meetings: In addition to CAB meetings, ADEQ may schedule public meetings or open houses as needed or requested. Examples include meetings with neighborhood/homeowner's associations, schools, or other community groups.
6. 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 (602-771-2228 or <mailto:Drago.Leonard@azdeq.gov>).

The following table of Communication Techniques illustrates how these techniques have and will be used throughout the WQARF process for the Bahama Avenue and Bimini Lane WQARF site.



Communication Techniques							
Communications Deliverable			Communications Recipients/Methods				
Type	Why	When	CAB Members	Interested Parties List	ADEQ Website	Local Print Media	ADEQ Notice Board
Notice	Provide notice of availability of milestone documents, request comments, and solicit input.	Per mandate (See Community Involvement Action Summary table).	✓	✓	<i>(site and calendar pages)</i>	<i>(Today's News Herald)</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, with the exception of the required public meeting for the solicitation of remedial objectives (see Community Involvement Action Summary 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 site 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>(online information repository)</i>	Not Applicable	Not Applicable
Site Fact Sheet/Newsletter	Provide current information about the site activity.	Published at the start of the Remedial Investigation and at specific milestones or other times as deemed	✓	✓	<i>(online information)</i>		Not

		appropriate by ADEQ and the CAB.			repository)	Not Applicable	Applicable
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Communication Techniques							
Communications Deliverable			Communications Recipients/Methods				
Type	Why	When	CAB Members	Interested Parties List	ADEQ Website	Local Print Media	ADEQ Notice Board
<b>Public Meeting to solicit Remedial Objectives</b>	Provide a forum to solicit Remedial Objectives. (Note that this meeting may be conducted in conjunction with a CAB meeting.)	After the release of the Draft Remedial Investigation Report.	✓	✓	(site and calendar pages)	(Today's News Herald)	✓
<b>Public notice announcing a request to ADEQ for a prospective purchaser agreement</b>	Provide notice of availability and request comments.	Per mandate (see Community Involvement Action Summary table).	✓	✓	(online information repository and sit p)	Newspaper of general circulation in Mohave County	Not Applicable
<b>Public notice announcing the intention of ADEQ to enter into a settlement agreement with a responsible party.</b>	Provide notice of availability and request comments.	Per mandate (see Community Involvement Action Summary table).	✓	✓	(online information repository)	Newspaper of general circulation in Mohave County	Not Applicable
<b>Site Tour</b>	Provide walking or driving tours of the site to observe current site conditions and	If requested, and with cooperation of current property owners.					

	the surrounding community and environment.		Contact ADEQ Community Involvement Coordinator.
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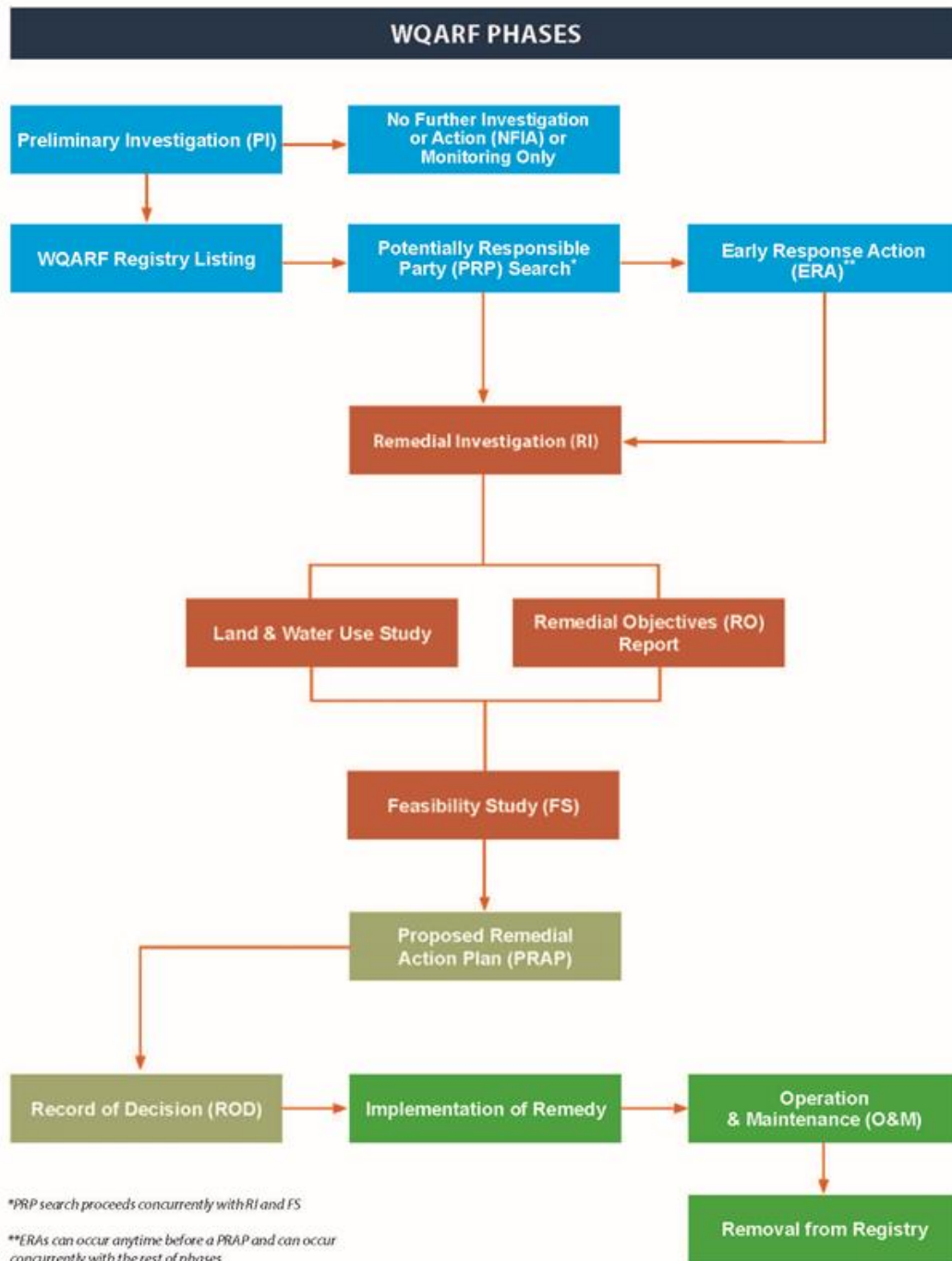
# **APPENDICES**

The following appendices provide additional resources to support community involvement for the Bahama Avenue and Bimini Lane WQARF site:

- Appendix A: WQARF Process Flowchart
- Appendix B: History of major activities by year at the Bahama Avenue and Bimini Lane WQARF site
- Appendix C: Targeted communities in the Bahama Avenue and Bimini Lane WQARF site CIA.
- Appendix D: Elected officials representing communities within the CIA
- Appendix E: Bahama Avenue and Bimini Lane WQARF site CAB members
- Appendix F: Local media outlets in the area.
- Appendix G: Related state and local agencies
- Appendix H: Current and existing prospective purchaser agreements for property in and around the Bahama Avenue and Bimini Lane WQARF site
- Appendix I: Current and existing consent decree settlements related to the Bahama Avenue and Bimini Lane WQARF site

# Appendix A

## WQARF Process Chart



# ***Appendix B***

## **Site History**

**1960s-2000:** Several commercial and industrial companies operated at the site, including manufacturing, die-casting, metal finishing, and chrome plating.

**2001-2004:** ADEQ prepared a Preliminary Assessment/Site Inspection at the property for the U.S. Environmental Protection Agency (EPA) in 2001, and an expanded Site Inspection for the EPA in 2004. These investigations found TCE and PCE in soil and soil-gas samples collected at this property. In groundwater, TCE and PCE were detected above the AWQS of 5 µg/L. The highest groundwater concentration of TCE detected was 1,400 µg/L during a 2003 sampling event. In addition, arsenic exceeded its SRL of 10 mg/kg in several shallow soil locations.

**2019:** A prospective purchaser for the property located at 530 North Lake Havasu Avenue contacted the WQARF program to determine what work may have been conducted at this property by the ADEQ. A Phase II assessment conducted by the prospective purchaser confirmed arsenic remained in shallow soil in this area above its Soil Remediation Level (SRL) of 10 milligrams per kilogram (mg/kg).

**2020:** A limited site investigation was performed by ADEQ to confirm the releases of volatile organic compounds (VOCs) to soil, soil gas and groundwater. Several monitoring wells were installed to sample groundwater. Tetrachloroethene (PCE) and trichloroethene (TCE) were present in groundwater at levels that exceeded their Arizona Aquifer Water Quality Standard (AWQS) of 5 micrograms per liter (µg/L). TCE was the most extensively detected compound above AWQS, with a maximum concentration of 2,650 µg/L. In one sample, the heavy metal thallium was detected at an estimated concentration above its AWQS of 2 µg/L.

The purchaser of 530 North Lake Havasu Avenue entered into a Prospective Purchaser Agreement (PPA) with ADEQ.

**2021:** After completing a Preliminary Investigation, ADEQ listed the site on the WQARF Registry on September 14, 2021.



# ***Appendix C***

## **Targeted Communities**

### **Neighborhood Associations**

The following neighborhood association is near the Bahama Avenue and Bimini Lane WQARF Site community involvement area (CIA):

<b>Tamarack Neighborhood Block Watch</b> tamarackneighborhoodwatch@gmail.com	(503) 449-5132
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### **Schools**

The following schools are near the Bahama Avenue and Bimini Lane WQARF Site CIA:

<b>Mohave Community College Lake Havasu City Campus</b> 1977 W. Acoma Boulevard, Lake Havasu City, AZ 86403	(928) 855-7812
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<b>Bethany Christian School</b> 1200 Park Terrace Avenue, Lake Havasu City, AZ 86404	(928) 866-2661
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<b>Nautilus Elementary School</b> 1425 Patrician Drive, Lake Havasu City, AZ 86404	(928) 505-6060
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### **Vulnerable Population Centers**

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.

<b>Lake Havasu Urgent Care</b> 1799 S N Kiowa Boulevard, Suite 104, Lake Havasu City, AZ 86403	(928) 505-1030
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<b>Polidori House</b> 1970 Bahama Avenue, Lake Havasu City, AZ 86403	(928) 453-2111
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<b>Sunset Park Mobile Home Park (55+ Community)</b> 1510 Sunrise Dr, Lake Havasu City, AZ 86404	(928) 453-1103
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## ***Appendix D***

### **Elected Officials**

As of the publication of this community involvement plan, the community involvement area for the Bahama Avenue and Bimini Lane Water Quality Assurance Revolving Fund Site falls under Mohave County Supervisorial Districts 3 and 5, and Arizona Legislature District 5.

<b>CITY Officials</b>	<b>COUNTY Supervisors</b>	<b>STATE Representatives</b>	<b>STATE Senators</b>
Lake Havasu City Hall 2330 McCulloch Blvd. N. Lake Havasu City, AZ 86403 (928) 453-4146	Mohave County 700 W. Beale St. Kingman, AZ 86401 (928) 753-9141	Arizona House of Representatives Capitol Complex 1700 W. Washington St. Phoenix, AZ 85007 (602) 926-4221	Arizona State Senate Capitol Complex 1700 W. Washington St. Phoenix, AZ 85007 (602) 926-3559
<b>Mayor Cal Sheehy</b> (928) 453-4152 <a href="mailto:sheehyc@lhcaz.gov">sheehyc@lhcaz.gov</a>	<b>County Supervisor District 3</b> <b>Buster D. Johnson</b> 2001 College Dr. Ste. 90 Lake Havasu City, AZ 86403  (928) 453-0724 <a href="mailto:buster.johnson@mohavecounty.us">buster.johnson@mohavecounty.us</a>	<b>Representative District 5</b> <b>Regina E. Cobb</b>  Room # 222 (602) 926-3126 <a href="mailto:rcobb@azleg.gov">rcobb@azleg.gov</a>	<b>Senator District 5</b> <b>Sonny Borrelli</b>  Room # 212 (602) 926-5051 <a href="mailto:sborrelli@azleg.gov">sborrelli@azleg.gov</a>
<b>Vice Mayor Jim Dolan</b> <a href="mailto:dolanj@lhcaz.gov">dolanj@lhcaz.gov</a>			
<b>Council Members</b> (928) 453-4152  <b>Nancy Campbell</b> <a href="mailto:campbellc@lhcaz.gov">campbellc@lhcaz.gov</a>  <b>Jeni Coke</b> <a href="mailto:cokej@lhcaz.gov">cokej@lhcaz.gov</a>  <b>David Lane</b> <a href="mailto:laned@lhcaz.gov">laned@lhcaz.gov</a>  <b>Michele Lin</b> <a href="mailto:linm@lhcaz.gov">linm@lhcaz.gov</a>  <b>Cameron Moses</b> <a href="mailto:mosesc@lhcaz.org">mailto:mosesc@lhcaz.org</a>	<b>County Supervisor District 5</b> <b>Ron Gould</b> 2156 McCulloch Blvd. Unit 10 Lake Havasu City, AZ 86403  (928) 453-0735 <a href="mailto:ron.gould@mohavecounty.us">ron.gould@mohavecounty.us</a>	<b>Representative District 5</b> <b>Leo Biasiucci</b>  Room # 207 (602) 926-3018 <a href="mailto:lbiasiucci@azleg.gov">lbiasiucci@azleg.gov</a>	

## ***Appendix E***

### ***Community Advisory Board***

A Community Advisory Board (CAB) for the Bahama Avenue and Bimini Lane WQARF Site has not been established. According to Arizona Revised Statutes § 49-289.03, the minimum number of people required to establish a CAB is five individuals. At this time, an insufficient number of individuals has applied to participate in a CAB.

# ***Appendix F***

## **Media Outlets**

The community may use any media outlets to share information on the Bahama Avenue and Bimini Lane Water Quality Assurance Revolving Fund Site. ADEQ will publish all site-related public notices in the *Today's News Herald*. All future public notices for the Bahama Avenue and Bimini Lane WQARF site can be found by searching [www.publicnoticeads.com/az/](http://www.publicnoticeads.com/az/).

### **Newspapers and Magazines**

For a current list of metro Phoenix newspapers and magazines, visit [abyznewslinks.com/uniteaz.htm](http://abyznewslinks.com/uniteaz.htm).

#### **Today's News Herald**

2225 West Acoma Boulevard, Lake Havasu City, AZ 86403

928) 453-4237

[havasunews.com](http://havasunews.com)

#### **Lake Havasu LIVING Magazine**

180 N. Lake Havasu Ave, Lake Havasu City, AZ 86403

(928) 566-4496

[lakehavasumagazine.com](http://lakehavasumagazine.com)

### **Radio**

For a current list of all Phoenix radio stations, visit [radio-locator.com](http://radio-locator.com).

#### **Classic Rock (KMUR)**

2068 McCulloch Boulevard, Lake Havasu City, AZ 86403

(928) 855-1501

#### **Christian Radio (K222AV-FM 92.3)**

510 North Acoma Boulevard, Lake Havasu City, AZ 86403

(928) 453-8825

#### **Jack (KPKR)**

2250 N. McCulloch Boulevard, Ste. J, Lake Havasu City, AZ 86403

(928) 855-5225

#### **Lucky 98 FM (KLUK)**

2156 McCulloch Boulevard, Ste. 1, Lake Havasu City, AZ 86403

(928) 854-9305

[lucky98fm.com](http://lucky98fm.com)

#### **KNTR Talk (KNTR)**

1845 McCulloch Blvd Ste A-14, Lake Havasu City, AZ 86403

(928) 855-9336

[kntrtalk.com](http://kntrtalk.com)

#### **KDMM**

2250 McCulloch Boulevard, Ste. J, Lake Havasu City, AZ 86403

(928) 855-5225

[bestdamradio.com](http://bestdamradio.com)

#### **KLOVE (KLKI-FM)**

(800) 525-5683

[klove.com](http://klove.com)

#### **Your Celebration Radio Network (KNLB)**

510 North Acoma Boulevard, Lake Havasu City, AZ 86404

(928) 855-9110

[knlb.com](http://knlb.com)

<b>KLPZ</b> 816 W. 16th Street, Parker, AZ 85344	(928) 669-9274 <a href="http://klpz1380.com">klpz1380.com</a>
<b>Vinyl 93.7 (KJJJ-FM; K260BR; KNTR; K232EI)</b> 1845 McCulloch Boulevard, Suite A-14, Lake Havasu City, AZ 86403	(928) 855-9336 <a href="http://kjjifm.com">kjjifm.com</a>
<b>Krazy (KRCY; K242AR; K252FF; K254CE; KRRK; K290CG-FM; KZUL; K294CQ; K298BS)</b> 2068 McCulloch Boulevard N., Lake Havasu City, AZ 86403	(800) 582-7625
<b>CSN International (KVIR FM 89.9)</b> 4002 N. 3300 E., Twin Falls, ID 83301	(205) 734-6633
<b>Univision (KLSQ)</b> 605 Third Avenue, New York, NY 10158	(212) 455-5200
<b><u>Television</u></b>	
<b>KAET (Arizona PBS; Eight Life)</b> 555 North Central Avenue, Phoenix, AZ 85004	(602) 496-8888 <a href="http://azpbs.org/">azpbs.org/</a>
<b>KASW (CW61 AZ), KNXV (ABC15)</b> 515 N 444 <sup>th</sup> St, Phoenix AZ 85008	(602) 273-1500 <a href="http://abc15.com">abc15.com</a>
<b>KAZT (AZTV)</b> 4343 East Camelback Road, #130, Phoenix, AZ 85018	(602) 977-7700 <a href="http://www.aztv.com/">www.aztv.com/</a>
<b>KPNX (Channel 12)</b> 200 East Van Buren, Phoenix, AZ 85004	(602) 257-1212 <a href="http://12news.com">12news.com</a>
<b>KSAZ (Fox 10) KUTP (Fox 10 Xtra)</b> 511 West Adams Street, Phoenix, AZ 85003	(602) 257-1234 <a href="http://fox10phoenix.com">fox10phoenix.com</a>
<b>KTVK (3TV); KPHO Channel 5 (CBS 5)</b> 5555 North 7th Avenue, Phoenix, AZ 85013	(602) 207-3333 <a href="http://azfamily.com">azfamily.com</a>

# **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 Bahama Avenue and Bimini Lane WQARF Site.

### **State of Arizona**

#### **Department of Agriculture**

1688 West Adams Street

Phoenix, AZ 85007

(602) 542-4373

[agriculture.az.gov](http://agriculture.az.gov)

#### **Department of Health Services**

150 North 18th Avenue

Phoenix, AZ 85007

(602) 542-1025

[www.azdhs.gov](http://www.azdhs.gov)

#### **Department of Water Resources**

Groundwater Permitting and Wells Section

1110 West Washington St., Ste 310

Phoenix, AZ 85007

(602) 771-8527

[new.azwater.gov/permitting-wells](http://new.azwater.gov/permitting-wells)

### **Lake Havasu City**

Public Works Department

2330 McCulloch Boulevard N

Lake Havasu City, AZ 86403

(928) 453-6660

[www.lhcaz.gov/public-works](http://www.lhcaz.gov/public-works)

City Hall

2330 McCulloch Boulevard N

Lake Havasu City, AZ 86403

(928) 453-6660

[www.lhcaz.gov](http://www.lhcaz.gov)

### **Other**

#### **Agency for Toxic Substances and Disease Registry**

##### **Western Branch – Region 9**

75 Hawthorne Street, Suite 9410, M/S:HHS-1

San Francisco, CA 94105

(800) 232-4636

[www.atsdr.cdc.gov](http://www.atsdr.cdc.gov)

#### **Real Estate Seller Disclosures**

Arizona Association of Realtors

255 East Osborn Road #200

Phoenix, AZ 85012

(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 Bahama Avenue and Bimini Lane WQARF Site.

Purchaser Name: Surf Thru, Inc.  
Property Location: 530 North Lake Havasu Avenue  
Lake Havasu City, AZ  
Public Notice Date: 07/22/20  
Effective Date: 10/21/20

# ***Appendix I***

## ***Consent Orders and Settlements***

As of the date of this CIP, there are no parties that have entered into consent decree settlements with the ADEQ for properties in or around the Bahama Avenue and Bimini Lane WQARF site.

## **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 ( $\mu\text{g/L}$ ).

**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.

**Heavy metals:** Refers to a group of metals including arsenic, chromium, copper, lead, mercury, silver and zinc. Heavy metals often are present at industrial sites where operations have included battery recycling and metal plating.

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

**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.

**Soil Remediation Level (SRL):** A pre-determined risk-based standard protective for residential or non-residential use based upon the total contaminant concentration in soil.

**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 or Tetrachloroethylene or Perchloroethene (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 or Trichloroethylene (TCE):** A colorless liquid used as a solvent, metal degreasing agent, and in other industrial applications.

**Vadose Zone:** The area between the ground surface and the groundwater.

**Vapor Intrusion:** The migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and/or contaminated groundwater can emit vapors that may migrate through subsurface solid and into air spaces of overlying buildings.

**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 and TCE. 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.