



Highway 260 and Johnson 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 Highway 260 and Johnson Lane WQARF Site 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 remedy of the site.

The flowchart in Appendix A depicts each phase in the WQARF process. The definitions of each WQARF phase can be found in the glossary.

ADEQ Spokesperson Contact Information

The ADEQ designated spokesperson, the Community Involvement Coordinator, will act as liaison between ADEQ and the community near the Highway 260 and Johnson Lane 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:

Community Involvement Coordinator ADEQ

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

602-771-4410

Or

1-800-234-5677

Fax: 602-771-4272

Email: flood.wendy@azdeq.gov

View Community Involvement Contacts Online: azdeq.gov/WQARF

Site Information Repository

The information repository for the Highway 260 and Johnson Lane WQARF Site contains technical reports, public notices, and this CIP. ADEQ will add site-related documents to the repository as they are completed. The site information repository is available online and in person:

Online:

www.azdeq.gov/hwy260-johnson

In Person:

ADEQ Records Center 1110

West Washington Street

Phoenix, AZ 85007

602-771-4380

Or

1-800-234-5677

(Please call to make an appointment)

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

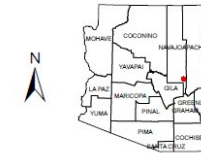
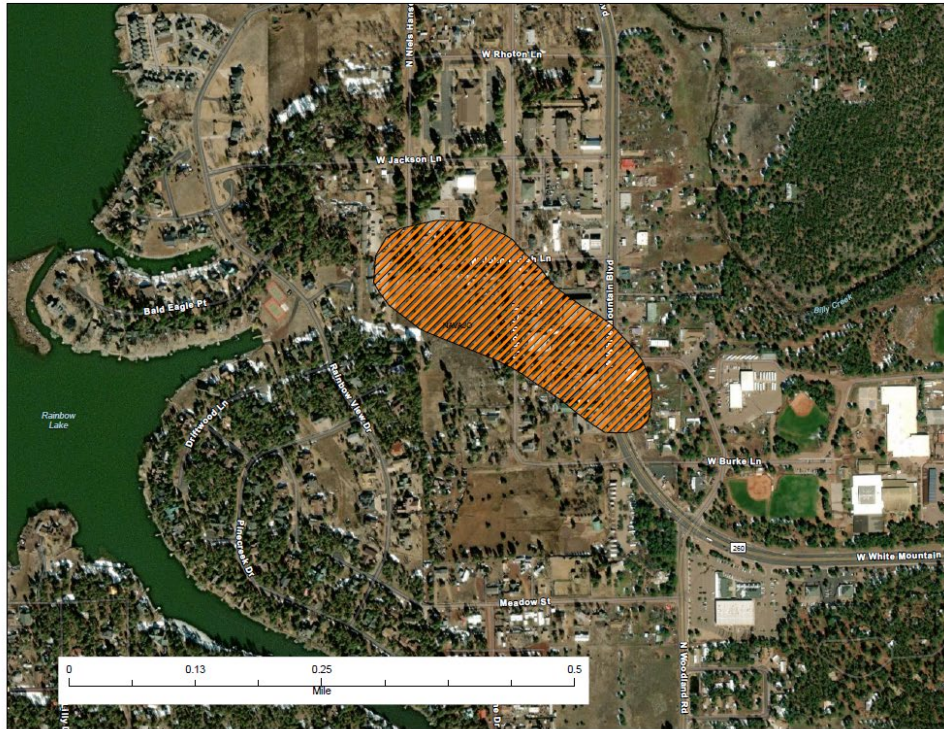
Site Overview

The Highway 260 and Johnson Lane WQARF Site is located in the Lakeside portion of Pinetop-Lakeside, Arizona. The approximate boundaries of the Site are Jackson Lane to the north, Burke Lane to the south, Blue Ridge school property to the east, and Rainbow View Drive to the west. The site was placed on the WQARF Registry in June 2016, with an eligibility and evaluation (E&E) score of 40 out of a possible 120. The major factor leading to the score was the presence of tetrachloroethene (PCE) in groundwater at levels exceeding Arizona Aquifer Water Quality Standards (AWQS).

During groundwater sampling in 2015, PCE and trichloroethene (TCE) were detected in private wells on properties near the intersection of Highway 260 and Johnson Lane. PCE was detected at concentrations ranging from 47 to 59 parts per billion (ppb) in private wells used to supply drinking water and irrigation. The AWQS for PCE and TCE are 5.0 parts per billion (ppb). TCE has not been detected above the AWQS. ADEQ has worked with affected wells owners to ensure access to safe drinking water. ADEQ has completed a Remedial Investigation (RI), Feasibility Study (FS), Proposed Remedial Action Plan (PRAP) and Record of Decisions (ROD) for the Site. The ROD was signed and public notification was provided in February 2021. The Site is currently undergoing remediation by Monitored Natural Attenuation (MNA), along with wellhead treatment for affected water systems.

The following map shows the plume boundaries based on April 2022 groundwater monitoring data. This area may change as ADEQ collects more information. A full history of site activities is located in Appendix B.

Highway 260 and Johnson Lane, Pinetop-Lakeside



Estimated WQARF Plume
Counties

(WQARF) Water Quality Assurance
Revolving Fund Site

Plume Data Update: 4/1/2022

Publication Number: M 22-29

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.

ADEQ
Arizona Department of
Environmental Quality

Date Saved: 10/4/2022

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Community Profile

Community Involvement Area (CIA)

The CIA of the Highway 260 and Johnson Lane WQARF Site 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 on the following page illustrates the 2022 CIA for the Highway 260 and Johnson Lane WQARF Site.

Community Demographics

Demographics help ADEQ plan and implement tailored community involvement activities. The following page displays key demographic information for the CIA of the Highway 260 and Johnson Lane WQARF Site. The Highway 260 and Johnson Lane WQARF Site is located in the Lakeside portion of Pinetop-Lakeside. The current estimated population of Pinetop-Lakeside is 4,409 people¹.

The CIA contains a mix of residential and commercial areas within one zip code (85929). An estimated 303 people live in 114 households within the CIA. Among CIA residents above age five, less than 1% speak Spanish only, or Spanish with varying levels of English proficiency. More than 99% of residents identified English as their only language.

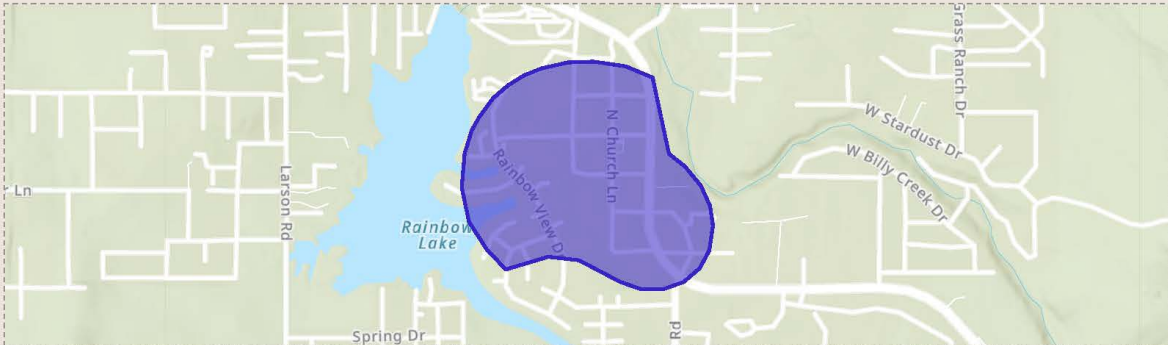
ADEQ looks at the community as a whole with an emphasis on the proportion of residents under age five and above age 65. These populations are considered more vulnerable to the potential health effects associated with exposure to environmental contamination. In the CIA, approximately 7% of the population is under age five, while 19% is above age 65.

A list of neighborhood associations, community schools, and vulnerable population centers is presented in Appendix C. A list of elected officials is presented in Appendix D.

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



Community Involvement Area HIGHWAY 260 AND JOHNSON LANE



Population and Households

303
Total Population

3.0
Average Household Size

\$45,206
Median Household Income

114
2020 Total Households

62%
Renter Occupied Housing Units

37%
Owner Occupied Housing Units

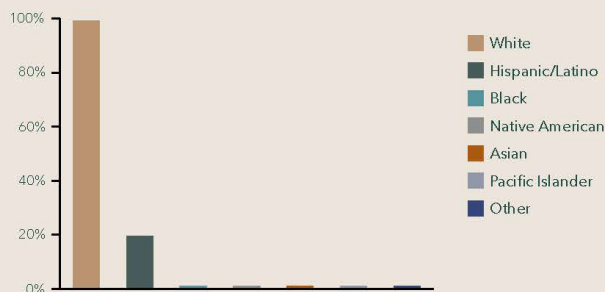
Vulnerable Aged Population

7%
Age 0-4

19%
Age 65+

This infographic contains data provided by Esri, ACS, Esri-MRI-Simmons, U.S. Census. The vintage of the data is 2022, 2016-2020, 2027, 2010.

Race and Ethnicity



Language Spoken at Home



Data is in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB). The standards have five categories for data on race: American Indian or Alaska Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander, and White. People may choose to report more than one race to indicate their racial mixture. People who identify their origin as Hispanic, Latino, or Spanish may be of any race.

Technology Access at Home

94% Internet Access at Home

58% Own Any Tablet

81% HH Owns a Computer

89% Smartphone

Population



Community Issues and Concerns

To better understand the community and its concerns, ADEQ conducted initial interviews in 2016 with community and Community Advisory Board Members (CAB) members who live or work near the Highway 260 and Johnson Lane WQARF Site. As an update, ADEQ conducted an online survey in 2021 to assess current concerns about the site. The following sections summarize common concerns related to the Site along with suggestions for ADEQ outreach activities. ADEQ will use this community feedback to ensure that future outreach addresses community concerns and to determine effective communication methods.

Community Interview Summary

At the time of initial interviews, many interviewees were familiar with the Highway 260 and Johnson Lane WQARF Site. The more recent survey confirmed the community's familiarity with the site.

Environmental and health concerns

Initially, the concerns expressed by community members focused on the safety of their drinking water and use of water for irrigation. Additional concerns related to the extent of contamination at the WQARF site, mobility of contamination, and how long it would take to clean up. More recently, surveys showed the main concern is making sure the site and the contaminants are monitored. Early concerns noted by the interviewees are still relevant and include:

- Is the water at my house/location safe to drink?
- Is my water safe to use for irrigation purposes, particularly with respect to gardens or fruit trees?
- How deep is the contamination? How fast is the contamination moving? Will the contamination reach my wells?
- How will the contamination be cleaned up and how long will it take?

Outreach Recommendations

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

Sharing site information:

- Many of the respondents stated that the current electronic and U.S. mail communication methods in place by ADEQ were the best methods to share updates on the Highway 260 and Johnson WQARF Site; however, many respondents are not year-round residents.

- The ADEQ Community Liaison suggested using social media, as social media usage is large within the CIA and therefore, ADEQ may consider using more social media to outreach to the community.
- A few community members suggested meeting locations:
 - Arizona Game and Fish Conference Room
 - Blue Ridge Elementary or High School
 - Fire Department Meeting Room
 - Pinetop-Lakeside Public Library
 - Pinetop-Lakeside Town Hall
 - White Mountain Nature Center
- Meeting notices should be posted in the White Mountain Independent newspaper.
- Interviewees suggested contacting the Wonderland Acres Domestic Water Improvement District to help with dissemination of information.

Community Involvement Action Plan

The Community Involvement Action Summary table for the Highway 260 and Johnson Lane WQARF Site 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 Highway 260 and Johnson 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
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)	Mailing to owners and operators, April 2016 Public notice and notice of comment period published in <i>White Mountain Independent</i> , May 10, 2016	✓
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	Notice to community and development of a community involvement area, published in <i>White Mountain Independent</i> , August 5, 2016	✓
	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 CIP, September 2016 Update: 2018, 2019, 2020, 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
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>	Notice of Early Response Action, July 2015	✓
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>	Notice to community published in <i>White Mountain Independent</i> , August 5, 2016	✓

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 • Local Community: 2 	A.R.S. § 49-289.03(D)	Selection Committee established, October 2016	✓
	<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>	CAB established, October 2016	✓
	<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 meetings 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>	Notice to community published in <i>White Mountain Independent</i> , September 28, 2018	✓

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>	<p>Proposed Remedial Objectives Report and Public Notice, December 2018</p> <p>Final Remedial Investigation Report and Public Notice, January 2019</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>	Feasibility Study Report, August 2019	✓
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>	Proposed Remedial Action Plan and public notice, March 2020	✓
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>	Record of Decision and public notice, February 2021	✓

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)(I)		
	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)	Done 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)		
	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)	One party entered into an Administrative Settlement Agreement with ADEQ in 2021	✓

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 Highway 260 and Johnson Lane WQARF Site.

ADEQ uses the following community involvement techniques:

1. CAB: The CAB, with assistance from ADEQ, has been conducting public meetings about the Highway 260 and Johnson Lane WQARF Site since October 18, 2016. The CAB advises ADEQ on sharing Site information and provides input on content. CAB members serve as an information resource for their community. Per Arizona Revised Statutes § 49-289.03, CAB meetings are open to the public and held at easily accessible locations. CAB meetings will be held to receive site briefings, progress reports and other pertinent information in response to site activities or a request from a community advisory board member or a city, town or county in which the site is located. CAB meetings may be held virtually if requested. A list of current CAB members can be found in Appendix E.
2. Local Print Media: ADEQ will publish all WQARF milestone public notices in the *White Mountain Independent*. 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 address lists to share updates on the Highway 260 and Johnson 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).
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 (<http://www.azdeq.gov/hwy260-johnson>).
5. ADEQ Notice Board: Notices are displayed on boards located in ADEQ's Phoenix and Tucson offices.

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/homeowner's associations, schools, or other 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, American Sign Language (ASL) interpretation, Communication Access Realtime Translation (CART) captioning services, or disability accommodations through the ADEQ Title VI Nondiscrimination Coordinator (602-771-2288 or 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 Highway 260 and Johnson Lane 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
Notice	Provide notice of availability of milestone documents, request comments, and solicit input.	Per mandate (See Community Involvement Action table).	✓	✓	✓ (site and calendar pages)	✓ (White Mountain Independent)	✓
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 table).	✓	✓	✓ (site, calendar, and CAB history pages)	Not Applicable	✓
Technical Presentation	Provide current information about site activity or related topics.	At CAB meetings or at specially requested public meetings.	✓	Not Applicable	✓ (site page)	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	✓ (information repository)	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.	✓	✓	✓ (information repository)	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.	✓	✓	✓ (site and calendar pages)	✓ (White Mountain Independent)	✓
Public notice announcing a prospective purchaser agreement	Provide notice of availability and request comments.	Per mandate (see Community Involvement Action table).	✓	✓	✓ (online information repository)	✓ (Newspaper of general circulation in Navajo 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).	✓	✓	✓ (online information repository)	✓ (Newspaper of general circulation in Navajo 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.				

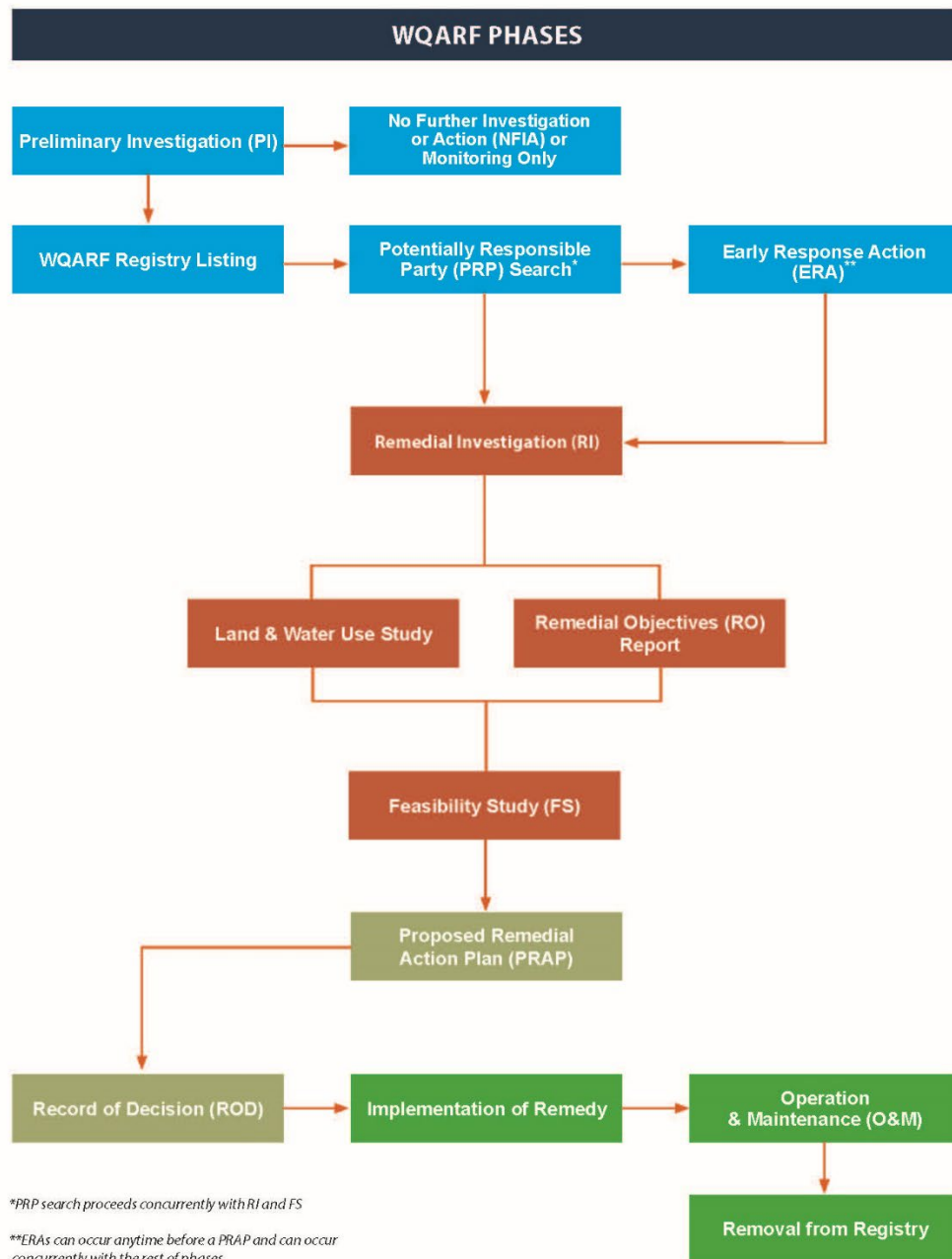
APPENDICES

The following appendices provide additional resources to support community involvement for the Highway 260 and Johnson Lane WQARF Site:

- Appendix A: WQARF process flowchart.
- Appendix B: History of major activities at the Highway 260 and Johnson Lane WQARF Site.
- Appendix C: Targeted communities in the CIA of the Highway 260 and Johnson Lane WQARF Site.
- Appendix D: Elected officials representing communities within the CIA.
- Appendix E: Current CAB members of the Highway 260 and Johnson Lane WQARF Site.
- Appendix F: Local media outlets in the area.
- Appendix G: Related state and local agencies.
- Appendix H: Prospective purchaser agreements for property in and around the Highway 260 and Johnson Lane WQARF Site.
- Appendix I: Consent orders and settlements related to the Highway 260 and Johnson Lane WQARF Site.

Appendix A

WQARF Process Chart



Appendix B

Site History

The following presents a site history in chronological order for the Arizona Department of Environmental Quality (ADEQ) Highway 260 and Johnson Lane Water Quality Assurance Revolving Fund (WQARF) Site.

- | | |
|------|---|
| 2015 | Groundwater sampling found PCE and TCE in private wells on properties near the intersection of Highway 260 and Johnson Lane. PCE was detected at concentrations ranging from 47 to 59 ppb in private wells used to supply drinking water and irrigation. The AWQS for PCE is 5.0 ppb. TCE was detected below the AWQS of 5 ppb. ADEQ began conducting an Early Response Action (ERA) in July that included providing drinking water to residents affected by contaminated wells and evaluating options to address potential health risks. |
| 2016 | The Highway 260 and Johnson Lane Site was placed on the WQARF Registry on June 24 with an eligibility and evaluation score of 40 out of 120. ADEQ began a Remedial Investigation (RI) of the WQARF Site to determine the source of contamination and extent of contamination. Historical records were evaluated, groundwater samples were collected, and an extensive search was conducted to identify any potential receptors to contamination at the site. |
| 2017 | ADEQ performed comprehensive environmental sampling to identify the source and extent of groundwater contamination at the site. This work included soil-gas sampling, groundwater sampling, and groundwater monitoring well installation. |
| 2018 | The Draft RI Report and the Proposed Remedial Objectives (RO) Report were both completed in 2018. Additionally, wellhead treatment systems were installed at affected drinking water wells as part of an ERA to address potential health risks. |
| 2019 | The Final RI Report and the Feasibility Study (FS) Report were both completed in January and June, respectively. |
| 2020 | The Proposed Remedial Action Plan (PRAP) was completed in March. |
| 2021 | The Record of Decision (ROD) was completed in February. Maintenance was conducted on one of the wellhead treatment systems. |
| 2022 | Groundwater monitoring events continue. A pilot test for a Soil Vapor Extraction (SVE) system began at the source property to assess the possibility of removing PCE at the source. This is in response to a contingency plan outlined in the ROD. |

Appendix C

Targeted Communities

Neighborhood Associations

There are no neighborhood associations within the Highway 260 and Johnson Lane WQARF Site CIA.

Schools

****Note:** The Blue Ridge Unified School District #32 and Blue Ridge High School are located on the same campus outside and west of the CIA. The School District is included to ensure they are informed of activities, even though they are not within the CIA.

Blue Ridge School District #32

928-368-6126

1200 W. White Mountain Blvd., Lakeside, AZ 85929

<http://www.brusd.org>

Vulnerable Population Centers

There are no vulnerable population centers, including childcare and assisted living facilities, in the Highway 260 and Johnson Lane WQARF Site CIA.

Appendix D

Elected Officials

As of the publication of this community involvement plan, the community involvement area for the Highway 260 and Johnson Lane WQARF Site falls under County District 5, and Arizona Legislature District 7

Pinetop – Lakeside Town Council	Navajo County Supervisors	Arizona State Representatives	Arizona State Senator
325 W. White Mountain Blvd. Lakeside, AZ 85929 pinetoplakesideaz.gov/	100 E. Code Talkers Dr. S. Highway 77, P.O. Box 668 Holbrook, AZ 86025 928-524-4000	1700 W. Washington St Phoenix, AZ 85007 azleg.gov/memberroster/	1700 W. Washington St Phoenix, AZ 85007 azleg.gov/memberroster/
Mayor Stephanie Irwin 928-367-6621 sirwin@pinetoplakesideaz.gov	County Supervisor District 5 Dawnafe Whitesinger 928-532-6220 Dawnafe.whitesinger@navajocountyaz.gov	Representative District 7 Jasmine Blackwater-Nygren Room #126 (602) 926-3069 jblackwater-nygren@azleg.gov	Senator District 7 Room 314 Theresa Hatathlie (602) 926-5160 thataathlie@azleg.gov
Vice Mayor Jerry Smith 928-367-6911 jsmith@pinetoplakesideaz.gov		Representative District 7 Myron Tsosie Room #116 (602) 926-3157 mtsosie@azleg.gov	
Councilmember Jim Snitzer jsnitzer@pinetoplakesideaz.gov			
Councilmember Lynn Krigbaum lkrigbaum@pinetoplakesideaz.gov			
Councilmember Sterling Beus sbeus@pinetoplakesideaz.gov			
Councilmember Paul Watson pwa tson@pinetoplakesideaz.gov			
Town Manager Keith Johnson 928-368-8696 kjohnson@pinetoplakesideaz.gov			

Appendix E

Community Advisory Board

The Highway 260 and Johnson WQARF Site Community Advisory Board (CAB) was established in October 2016. The following table lists CAB members of the Highway 260 and Johnson WQARF Site as of November 2022

Community Advisory Board Members	
Lee Hetrick, Co-Chair (928) 368-6992 lhetrick@azwater.com	Matt Patterson, Co-Chair (928) 358-7180 mpatterson@pinetoplakesideaz.gov
Keith Johnson (928) 369-8103 kjohnson@pinetoplakesideaz.gov	Raymond Kary (480) 272-1711 raykary328@gmail.com
Barbara Teague (928) 424-0469 barbarapine@yahoo.com	Mark Exline (520) 705-3717 dana.mark.exline@gmail.com

Appendix F

Media Outlets

The community may use any media outlets to share information on the Highway 260 and Johnson Lane WQARF Site. ADEQ will publish all site-related public notices in the *White Mountain Independent*. All future public notices for the Highway 260 and Johnson Lane WQARF Site can be found by searching arizonapublicnotices.com.

Newspapers and Magazine

Talk of the Town (weekly newsletter) 325 W. White Mountain Blvd, Lakeside, AZ 85292 https://www.pinetoplakesideaz.gov/284/Talk-of-the-Town	928-368-8696
White Mountain Independent 3191 S. White Mountain Rd. #3, Show Low, AZ 85901 https://www.wmicentral.com/	928-537-5721

Radio

Country Mountain Airwaves, LLC (KQAZ, KTHQ) 391 W. Deuce of Clubs, Ste. C, Show Low, AZ 85901 http://italk1067.com	928-532-1010
Rim County Media (Rewind 97.7, K-Bear 100.5, The Vibe 103.5) 140 E. Deuce of Clubs, Suite A, Show Low, AZ 85901 https://rimcountry.media	928-251-4351
KWKM Power 95.7 1520-B Commerce Dr., Show Low, AZ 85901 http://www.kwkm.com	928-532-2949
White Mountain Radio (KSNX, KVWM, KZUA, KZUZ) 1838 W. Commerce Dr., Ste A, Lakeside, AZ 85929	928-368-8100

Television

KNAZ Channel 2 (NBC)

5524 Dark Sky Rd., Flagstaff, AZ 86011

928-523-2232

928-532-4160

KNXV TV Channel 56

181 N. 9th St., Show Low, AZ 85901

KAET Channel 8 (PBS)

555 N. Central Ave., Ste. 500, Phoenix, AZ 85004

602-496-8888

KNXV Channel 15 (ABC)

515 N. 44th St., Phoenix, AZ 85008

602-273-1500

KSAZ Channel 10 (FOX)

511 W. Adams, Phoenix, AZ 85003

602-257-1234

KPHO Channel 5 (CBS)

5555 N. 7th Ave., Phoenix, AZ 85013

602-264-1000

KPNX Channel 12 (NBC)

200 E. Van Buren St., Phoenix, AZ 85004

602-257-1212

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 Highway 260 and Johnson Lane WQARF Site.

State of Arizona

Department of Health Services: Environmental Health 602-542-1025
150 N 18th Ave., Phoenix, AZ 85007 azdhs.gov/environmentalhealth

Department of Water Resources: Permitting and Wells 602-771-8527
1110 W Washington St, Ste 310, Phoenix, AZ 85007 new.azwater.gov/permitting-wells

Other

Pinetop-Lakeside Community Development 928-368-8869
Department
958 N. Woodland Rd., Lakeside, AZ 85292 www.pinetoplakesideaz.gov/159/Community-Development

Agency for Toxic Substances and Disease 800-232-4636
Registry – Region 9
75 Hawthorne St, Ste 9401, San Francisco, CA 94105 atsdr.cdc.gov

Pinetop-Lakeside Public Works Department 928-368-8885
958 N. Woodland Rd., Lakeside, AZ 85929 www.pinetoplakesideaz.gov/199/Public-Works

Arizona Association of Realtors: Real Estate Seller Disclosures 602-248-7787
255 E Osborn Rd #200, Phoenix, AZ 85012
aaronline.com/wp-content/uploads/2017/10/Residential-Sellers-Property-Disclosure-Statement-SPDS_REV_01Oct2017.pdf

Arizona Water Company

928-368-6993

1669 W. White Mountain Blvd., Lakeside, AZ 85929

www.azwater.com

Wonderland Acres Domestic Water Improvement District

928-367-6621

P.O. Box 390, Lakeside, AZ 85020

www.wadwid.com

Appendix H

Prospective Purchaser Agreements

No parties have requested or received prospective purchaser agreements from the Arizona Department of Environmental Quality for properties in or around the Highway 260 and Johnson Lane WQARF Site.

Appendix I

Consent Orders and Settlements

The following table presents a list of parties that have entered into consent decree settlements with the ADEQ for properties in or around the Highway 260 and Johnson Lane WQARF Site as of November 2022.

Party Name	Date Settlement Signed by Judge	Public Notice Date
Ervin R. Earl and Kathryn L. Earl	03/09/2021	1/19/2021

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: Any physical, chemical, biological or radiological substance or matter present in any media at concentrations that may result in adverse effects on air, water or soil. A harmful or hazardous matter introduced into the environment that is not normally found there, or not naturally occurring.

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 located beneath the ground surface in soil pore spaces and in the fractures of geologic formations. A formation of rock or soil is called an aquifer when it can yield a usable quantity of water.

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 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): Establishes the nature and extent of the contamination and the sources; identifies current and potential impacts to public health, welfare, and the environment; identifies current and reasonable foreseeable uses of land and waters of the state; and obtains and evaluates any information necessary for identification and comparison of alternative remedial actions.

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. In addition to meeting the SRLs, it must also be shown that soil contaminant levels do not: 1) Cause or threaten to cause a violation of Water Quality Standards that are protective of aquifer water quality and surface water quality; 2) Exhibit a hazardous waste characteristic of ignitability, corrosivity, or reactivity; and 3) Cause or threaten to cause an adverse impact to ecological receptors. SRLs have replaced what were known as Health-Based Guidance Levels or HBGLs.

Soil Vapor Extraction (SVE): Soil vapor extraction removes contaminant vapors from below ground for treatment above ground. Soil vapor extraction removes vapors from the soil above the water table by applying a vacuum to pull the vapors out. The method is used for chemicals that evaporate easily, such as those found in solvents and gasoline.

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.

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.