



South Mesa

Water Quality Assurance Revolving Fund (WQARF) Site Community Involvement Plan



January 2023

ADEQ Document No. EQR-23-03

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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 South Mesa 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 South Mesa 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
602-316-4270

Or

1-800-234-5677

Fax: 602-771-4272

Email: Marks.Tereza@azdeq.gov

View Community Involvement Contacts Online: azdeq.gov/WQARF

Site Information Repository

The information repository for South Mesa 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:

azdeq.gov/south-mesa

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 South Mesa WQARF Site is located in Gilbert, Arizona. The approximate boundaries of the Site are Baseline Road to the north, Melody Drive to the south, Hobson Street to the east, and McQueen Road to the west. The site was placed on the WQARF Registry on August 18, 1998, with an eligibility and evaluation (E&E) score of 26 out of a possible 120. The major factors leading to the score was the presence of tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE) in groundwater at levels exceeding Arizona Aquifer Water Quality Standards (AWQS).

Two early response actions (ERAs) remedial projects at the site significantly reduced the contamination by treating pumped groundwater and by operating a soil vapor extraction (SVE) system to extract vapors from the soil.

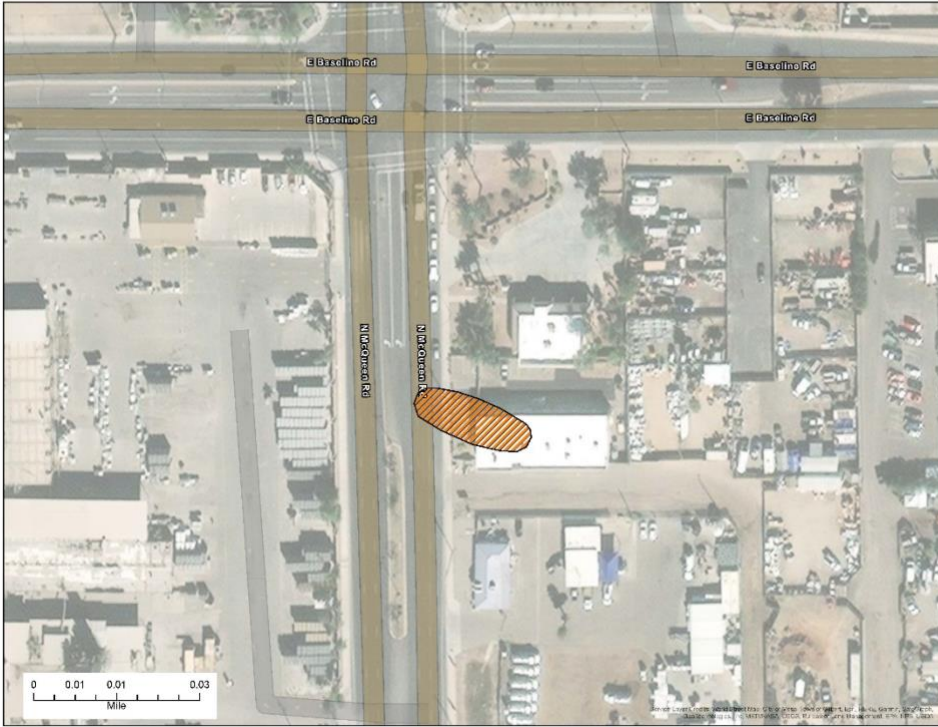
A Remedial Investigation (RI) Report for the South Mesa WQARF site was finalized in June 2013. Remedial Objectives (ROs) and comments were solicited from the public and are included in the Final RI Report. The Final Feasibility Study (FS) Report was completed in April 2014. In 2015, the Proposed Remedial Action Plan (PRAP) went out for comment and the Record of Decision (ROD) was signed in June 2016.



The ROD presented monitored natural attenuation (MNA) as the selected remedy for the Site. ADEQ is also conducting an In-Situ Chemical Oxidation (ISCO) Pilot Test at the Site to accelerate the remedy. The selected remedy continues to be implemented as outlined by the ROD.

The following map shows the plume boundaries based on the most recent groundwater monitoring data. This area may change as ADEQ collects more information.

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

SOUTH MESA



 WQARF Estimated Plume Boundary
 Counties

(WQARF) Water Quality Assurance
Revolving Fund Site

Publication Number M 23-51A

Plume Data Update: 1/1/2011
1/1/2011 1/1/2011 1/1/2011

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 stream 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.



Date Saved: 1/30/2023

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Community Profile

Community Involvement Area (CIA)

The CIA of the South Mesa 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 2023 CIA for the South Mesa WQARF Site.

Community Demographics

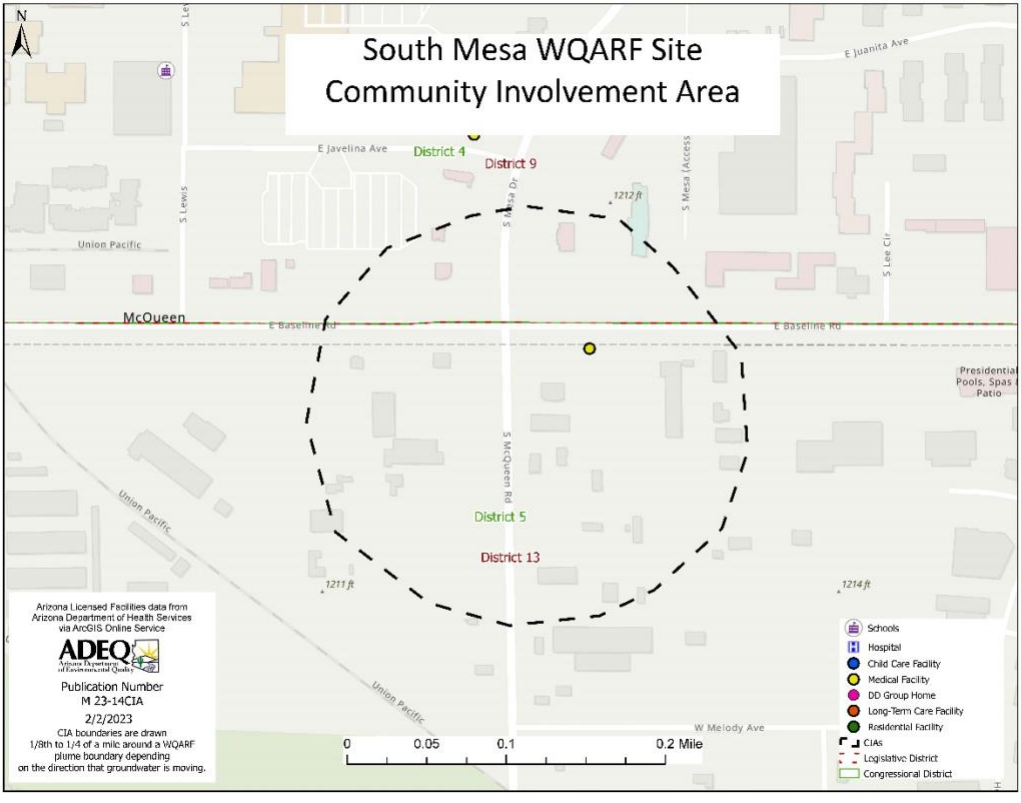
Demographics help ADEQ plan and implement tailored community involvement activities. The following page displays key demographic information for the CIA of the South Mesa WQARF Site.

The South Mesa WQARF Site is located in Gilbert, AZ. The current estimated population of Gilbert is 262,249 people¹.

The CIA contains a mix of commercial and industrial areas within one zip code (85233). There are few residents within the CIA.

Refer to Appendix C for a list of neighborhood associations, community schools, and vulnerable population centers. Appendix D contains a list of elected officials.

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



Community Issues and Concerns

To better understand the community and its concerns, ADEQ conducted interviews in February 2015 with community and now former Citizens Advisory Board (CAB) members who live or work near the South Mesa WQARF 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

All of the interviewees were familiar with the South Mesa WQARF Site. Some interviewees were knowledgeable about environmental water quality issues and had a good understanding of the contaminants and the cleanup process. The interviewees did not express any specific health concerns related to the site, and one noted that this lack of concern about the site and its potential impact on drinking water was likely the reason that community residents were not interested in the site.

Environmental and health concerns

Although interviewees were asked about environmental and health concerns, the interviewees focused on the following questions/concerns:

- When is the work on this Site going to be completed?
- All interviewees noted that cleanup had been going on for a long time. One interviewee expressed the desire to close out work on the site.
- All interviewees stated that there was a lack of interest in the community regarding the site. One interviewee said that some long-time residents were aware of the site, but that newer residents were not. Another interviewee noted that there did not seem to be a community perception of the site because the community was not aware of the site.

Outreach Recommendations

Interviewees 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 South Mesa WQARF Site. However, most preferred email notifications.
- All interviewees stated that their past experiences with ADEQ had not been positive and that ADEQ struggled to communicate effectively about the site; however, one interviewee noted that communications have improved. One interviewee said that the most recent communication received from ADEQ was clear and easy to understand. Another

interviewee noted that ADEQ had done a good job of presenting technical information in an understandable way.

- One interviewee stated that ADEQ needs to communicate better with residents living near the site.
- The interviewees did not provide suggestions on how to improve attendance at community or CAB meetings. An interviewee noted that community members were not sufficiently aware of the site to want to attend meetings.

Community Involvement Action Plan

The Community Involvement Action Summary table for the South Mesa 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 South Mesa 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)	August 1998- Mailing to owners and operators and public notice, Arizona Gazette	✓
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	Fall 1998- Notice to community and development of a community involvement area	✓
	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)	November 2009, February 2015, 2016, January 2023- Updated CIP	✓

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>	<p>1991, 1995, 2001, 2004, 2006- Multiple remedial and early response actions</p>	
Remedial Investigation	<p>Provide notice to interested parties announcing the availability of the Remedial Investigation Scope of Work or Work Plan, Fact Sheet, and Community Involvement Plan outline for review and a 30-day public comment period. Provide notice indicating that any person by written agreement with ADEQ may develop and implement a work plan for the Remedial Investigation and Feasibility Study and solicit information regarding the current and future land and water uses at the site. These notices shall also provide an opportunity to request a public meeting.</p>	<p>A.R.S. § 49-287.03(B) A.R.S. § 49-287.03(C) A.A.C. R18-16-301(C) A.A.C. R18-16-403(F) A.A.C. R18-16-403(G) A.A.C. R18-16-404(C)(1)(a) A.A.C. R18-16-406(B) A.A.C. R18-16-406(D)</p>	<p>May 5, 2000- Combined notice</p>	

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

Community Involvement Action Summary

WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Remedial Investigation (continued)	<p>Establish a selection committee to choose Community Advisory Board members for the site. The selection committee shall consist of the following number of people from each organization:</p> <ul style="list-style-type: none"> ● ADEQ: 1 ● Potentially Responsible Party: 1 ● Local Official: 1 ● Local Community: 2 	A.R.S. § 49-289.03(D)	September 2000- Selection committee	✓
	<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>	January 2001- CAB established	✓
	<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>	<p>July 2011- Draft Remedial Investigation Report public notice/comment period July 20, 2010- Remedial Objectives public meeting</p>	✓

Community Involvement Action Summary

WQARF Phase	ADEQ Community Involvement Activity	Statute (A.R.S.) and Rule (A.A.C) References	Activity to Date	Complete
Remedial Investigation (continued)	<p>Publish a public notice announcing the availability of the Proposed Remedial Objectives Report for a 30-day public comment period.</p> <p>Publish a public notice of the availability of the Final Remedial Investigation Report, which shall contain the results of site characterization and the final Remedial Objectives Report. The final Remedial Investigation report shall be accompanied by responsiveness summaries regarding comments, issues and concerns raised in the community involvement process and, if the report is prepared by a person other than ADEQ, copies of the comments received.</p>	<p>A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(c) A.A.C. R18-16-406(I)(5) A.A.C. R18-16-406(J)</p>	<p>February 2013- Proposed Remedial Objectives Report public notice/comment period June 2013- Final Remedial Investigation Report public notice</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>	<p>July 2012- Feasibility Work Plan public notice April 2014- Final Feasibility Study public notice</p>	
Proposed Remedial Action Plan	<p>Publish a public notice announcing the availability of the Proposed Remedial Action Plan for a 90-day public comment period. (If not combined, separate public notices will be provided for the Draft Remedial Investigation/comment period and the Remedial Objectives solicitation and public meeting.) Mail the same notice(s) to interested parties. The notice(s) will describe the proposed remedy and its estimated cost, and identify where the Proposed Remedial Action Plan, Remedial Investigation, and Feasibility Study Reports may be inspected.</p>	<p>A.R.S. § 49-287.04(B) A.R.S. § 49-289.03(A)(2) A.A.C. R18-16-301(C) A.A.C. R18-16-404(C)(1)(e) A.A.C. R18-16-408(A)</p>	<p>October 2015- Proposed Remedial Action Plan notice/comment period November 2015- Second notice/ comment period</p>	
Record of Decision	<p>Publish a public notice announcing the availability of the Record of Decision and Responsiveness Summary for review.</p>	<p>A.R.S. § 49-287.04(G) A.A.C. R18-16-404(C)(1)(f) A.A.C. R18-16-410</p>	<p>June 2016- Record of Decision notice</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)	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.	A.R.S. § 49-289.03(A)(4) A.A.C. R18-16-301(C)	November 1999-Consent decree settlement published	✓

	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 South Mesa WQARF Site.

ADEQ uses the following community involvement techniques:

1. CAB: The CAB, with assistance from ADEQ, has been conducting public meetings about the South Mesa WQARF Site from 2001 to 2016. The CAB advised ADEQ on sharing Site information and provided input on content. CAB members served as an information resource for their community. Per Arizona Revised Statutes § 49-289.03, CAB meetings were open to the public and held at easily accessible locations. CAB meetings were 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.
2. Local Print Media: ADEQ will publish all WQARF milestone public notices in the *Arizona Republic*. 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 South Mesa WQARF Site. Anyone can join the site mailing list by contacting the ADEQ Community Involvement Coordinator or registering on GovDelivery (public.govdelivery.com/accounts/AZDEQ/subscriber/new).
4. ADEQ Website: ADEQ's website provides visitors with three areas of information related to the Site and is updated regularly:
 - Notices Page: contains WQARF site public notices and announces comment periods (azdeq.gov/notices).
 - Events Page: includes information on WQARF site public meetings, including CAB meetings (azdeq.gov/events).
 - Site Information Page: provides detailed site information and links to the site information repository (azdeq.gov/south-mesa).
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 South Mesa 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).	✓	✓	✓ <i>(site and calendar pages)</i>	✓ <i>(Arizona Republic)</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 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>(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>(information repository)</i>	Not Applicable	Not Applicable
Site Fact Sheet	Provide current information about the site activity.	Published at the start of the Remedial Investigation and at specific milestones or other times as deemed appropriate by ADEQ and the CAB.	✓	✓	✓ <i>(information repository)</i>	Not Applicable	Not Applicable

Communication Techniques

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

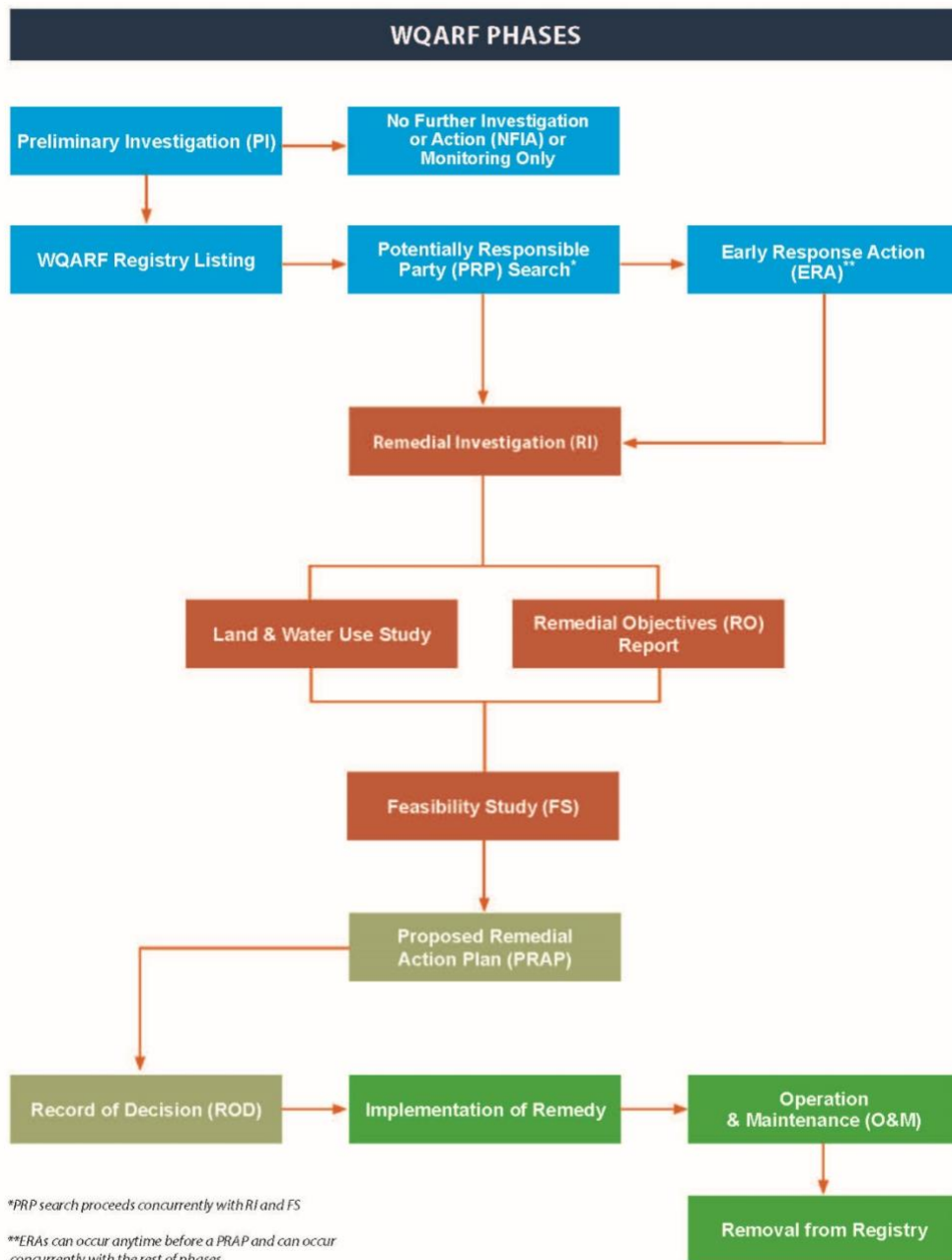
APPENDICES

The following appendices provide additional resources to support community involvement for the South Mesa WQARF Site:

- Appendix A: WQARF process flowchart
- Appendix B: History of major activities at the South Mesa WQARF Site.
- Appendix C: Targeted communities in the CIA of the South Mesa WQARF Site.
- Appendix D: Elected officials representing communities within the CIA.
- Appendix E: Current CAB members of the South Mesa 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 South Mesa WQARF Site.
- Appendix I: Consent orders and settlements related to the South Mesa WQARF Site.

Appendix A

WQARF Process Chart



Appendix B

Site History

- 1979 Applied Metallics leased the property and operated a facility that produced metal plated electronic parts. Parts were plated with tin, copper, chromium, nickel and zinc. Chlorinated solvents were also used to clean and degrease parts prior to plating. Applied Metallics used a chemical called Perclene, which contained 99 percent PCE. This property was leased until 1990.
- 1983 The original South Mesa WQARF investigation was prompted by the discovery of volatile organic compounds (VOCs) in two irrigation wells owned and operated by the Salt River Project (SRP), identified as Well 28E-0N and Well 28.5E-1N.
- 1987 – 1989 In 1987, the South Mesa WQARF study area was established and ADEQ began to investigate the nature and extent of the contamination identified in the SRP wells. The original Phase I project area encompassed twenty square miles and was completed November 1989. The study area was reduced to nine square miles for the Phase II investigation.
- 1990 – 1991 Phase II of the Site investigation began in January 1990 and included the installation and sampling of nine groundwater monitor wells in 1991 and additional facility investigations. One source of groundwater contamination was identified at a property located at 1545 N. McQueen Road in Gilbert, the former Applied Metallics facility. ADEQ entered into an intergovernmental agreement with SRP in 1991 for SRP to design and construct a wellhead treatment system for impacted well 28E-0N. This interim remedial action (IRA) included packed column aeration (air stripping) of groundwater to remove VOCs (primarily PCE) from the groundwater with treatment of air emissions from the system. The treated water was piped to the SRP irrigation system, ultimately being discharged to the Western Canal.
- 1994 – 1996 The IRA began operation in May 1994 and was shut down in October 1996 when the concentrations of VOCs in groundwater were reduced to the applicable discharge standards. The wellhead treatment system decreased influent PCE concentrations from more than 350 micrograms per liter ($\mu\text{g/L}$) PCE to 11 $\mu\text{g/L}$ PCE.
- Due to PCE soil contamination found at the former Applied Metallics area, an early response action was taken at the site beginning in 1995. A SVE and air emissions treatment system began operation in June 1995 and was modified to include two additional SVE wells in June 1996.

- 1997 The SVE system was shut down in 1997, due to declining concentrations of VOCs in the extracted air. Periodic sampling of the effluent (treated) soil vapor was conducted to ensure that it complies with Maricopa County Air Permit discharge standards.
- 1998 The site was placed on the WQARF Registry in August with an E&E score of 26 out of a possible 120.
- 2001 – 2002 Additional investigations were conducted to define the extent of soil and groundwater contamination for the site. These investigations included the drilling of additional soil borings and the installation of three nested monitor wells on the former Applied Metallics facility.
- 2004 In June, a nested SVE well was installed to address subsurface PCE contamination beneath the west side of the former Applied Metallics facility. This well was connected to the existing SVE system at the facility via underground piping and the entire SVE system was put back into operation in September as a continuation of the ERA.
- 2006 ADEQ completed an ERA evaluation at the site. During this ERA evaluation, ADEQ investigated the depth of groundwater contamination at the Site and installed an extraction well (EW-101) located northwest of the drywell. ADEQ determined the concentrations of PCE in the soil and soil vapor at the Site and installed several soil vapor monitor wells, SVE wells, and groundwater air sparge wells. ADEQ also collected and analyzed additional shallow soil samples to begin to define the extent of surface soil contamination indicated by previous samples collected. The results of the ERA evaluation at the Site indicated the need to move forward with the ERA. Soil and soil vapor data detected PCE above the minimum Groundwater Protection Level (GPL) and residential Soil Remediation Levels (SRLs). The ERA evaluation report provided by ADEQ's contractor, Hydro Geo Chem, recommended treating the unsaturated zone contamination through SVE combined with air sparge to remediate groundwater. The report also recommended groundwater extraction to control off-site migration of groundwater.
- ADEQ also installed Well MW-105 located 600 feet to the northeast and Well MW-106 located 1,200 feet west of the Site. Analytical results from MW-105 and MW-106 indicated the extent of the groundwater contamination plume had not been defined because PCE concentrations in these new wells were above the AWQS. In August, PCE was detected again in MW-104D. The concentration detected was 0.44 mg/l.
- 2007 Bi-annual groundwater monitoring was performed in May and December to monitor the influence of the SVE system on groundwater concentrations, measure water levels and groundwater flow direction, and to evaluate the PCE plume. Indoor air quality sampling

was done on November 21st. The detected VOC concentrations were very low and indicated no health concerns for workers in the building.

- 2008 The SVE system was shut down and removed from the site in May.
- PCE, TCE, and DCE were the only VOCs of potential concern detected in the groundwater samples collected in May. PCE was the only VOC detected above the AWQS. The highest PCE concentration was detected in the on-site Well MW-AM-8S at a concentration of 6.7 µg/L exceeding the AWQS of 5.0 µg/L.
- An additional well (MW-14) was drilled and installed in October to evaluate the groundwater plume south of the former Applied Metallica facility. The well was screened in four subunits (UAU1-UAU4). MW-14 was sampled in November. VOCs were not detected in any of the aquifer subunits.
- 2010 In May, a monitor well (MW-5) in the vicinity of Broadway and Extension Roads was abandoned at the request of the property owner.
- 2012 ROs were solicited from the public to complete the RO report and finalize the RI report. The draft FS work plan was written and noticed was provided to the public. ADEQ collected groundwater samples from 17 monitor wells in May and 16 monitor wells in December. Six monitor wells contained PCE exceeding the AWQS of 5.0 µg/L in May and seven monitor wells contained PCE exceeding the AWQS in December.
- 2013 ADEQ finalized the RI report in June. ADEQ collected groundwater samples from 15 monitor wells in September. Six monitor wells contained PCE exceeding the AWQS of 5.0 g/L.
- 2014 ADEQ completed the FS Report in April. ADEQ collected groundwater samples in March and November. Only monitor wells located at the former Applied Metallica facility contained PCE at concentrations greater than the AWQS of 5 µg/L.
- 2015 Groundwater samples were collected from SRP wells 28E-0N and 28.5E-1N. No contaminants were detected in the groundwater samples.
- 2016 Groundwater elevations were measured in February, July, and October. Groundwater flow is to the north. Groundwater samples were collected in February and July. Contaminant concentrations were similar to previous results with only PCE, TCE and 1,2-DCE exceeding their respective AWQS. ADEQ finished the PRAP and ROD. The remedy is MNA.

- 2017 Groundwater elevations were measured in January and April. Groundwater flow is to the north. Groundwater samples were collected in January. Contaminants of concern (COCs) concentrations were similar to previous results. PCE concentrations ranged from non-detect to 11 µg/L. TCE concentrations ranged from non-detect (ND) to 8.0 µg/L. DCE concentrations ranged from ND to 55 µg/L.
- 2018 – 2020 ADEQ implemented an ISCO Pilot Test, concurrent to MNA, in an effort to accelerate remediation at the Site.
- 2021 – Present Groundwater monitoring was performed on a semiannual basis (typically corresponding to the fall and spring of each calendar year). The only remaining COC with concentrations exceeding the AWQS is PCE. The highest PCE concentration currently at the Site is 13 µg/L.

Appendix C

Targeted Communities

Neighborhood Associations

There are no neighborhood associations within the CIA for the South Mesa WQARF Site.

Schools

There are no schools within the CIA for the South Mesa WQARF Site.

Vulnerable Population Centers

There are no vulnerable population centers within the CIA for the South Mesa WQARF Site.

Appendix D

Elected Officials

As of the publication of this community involvement plan, the community involvement area for the South Mesa WQARF Site falls under the Town of Gilbert, one County District (2), and Arizona Legislature Districts 9 and 13.

Gilbert City Council	Maricopa Board of Supervisors	Arizona State Legislature
90 E. Civic Center Drive Gilbert, AZ 85296 www.gilbertaz.gov/departments/town-hall/mayor-town-council	301 W Jefferson St 10th Floor Phoenix, AZ 85003 maricopa.gov/224/Board-of-Supervisors	1700 W. Washington St Phoenix, AZ 85007 azleg.gov/memberroster
Mayor Brigette Peterson 480-503-6764 Brigette.Peterson@gilbertaz.gov	District 2 Supervisor Thomas Galvin 602-506-7431 district2@mail.maricopa.gov	District 13 Representative Liz Harris Room 306 602-926-4153 lharris@azleg.gov
Vice Mayor Kathy Tilque 480-503-6764 Kathy.Tilque@gilbertaz.gov		District 13 Representative Jennifer Pawlick Room 118 602-926-3193 jpawlick@azleg.gov
Councilmember Scott Anderson 480-503-6764 Scott.Anderson@gilbertaz.gov		District 13 Senator J.D. Mesnard Room 309 602-926-4870 jmesnard@azleg.gov
Councilmember Chuck Bongiovanni 480-503-6764 Chuck.Bongiovanni@gilbertaz.gov		District 9 Representative Lorna Austin Room 124 602-926-3968 laustin@azleg.gov
Councilmember Yung Koprowski 480-503-6764 Yung.Koprowski@gilbertaz.gov		District 9 Representative Seth Blattman Room 125 602-296-3996 sblattman@azleg.gov
Councilmember Bobbi Buchli 480-503-6764 Bobbi.Buchli@gilbertaz.gov		District 9 Senator Eva Burch Room 314 602-926-3374 eburch@azleg.gov
Councilmember Jim Torgeson 480-503-6764 Jim.Torgeson@gilbertaz.gov		

Appendix E

Community Advisory Board

The South Mesa WQARF Site Community Advisory Board was established in January 2001 and disbanded when the ROD was signed in June 2016.

Appendix F

Media Outlets

The community may use any media outlets to share information on the South Mesa WQARF Site. ADEQ will publish all site-related public notices in the *Arizona Republic*. All future public notices for the South Mesa WQARF Site can be found by searching arizonapublicnotices.com.

Newspapers and Magazine

The Arizona Business Gazette 602-444-8000
200 E. Van Buren Street, Phoenix, AZ 85004
azcentral.com

The Arizona Republic 602-444-8000
200 E. Van Buren Street, Phoenix, AZ 85004
azcentral.com

La Voz 602-444-3821
200 E. Van Buren Street, Phoenix, AZ 85004
azcentral.com

North Central News 602-277-2742
1645 E Missouri Avenue Suite 450, Phoenix, AZ 85016
northcentralnews.net

Gilbert Sun News 480-898-6500
1900 West Broadway Road, Tempe, AZ 85282
www.gilbertsunnews.com

Gilbert Independent 623-972-6101
17220 N Boswell Blvd, Ste. 230E, Sun City, AZ 85373
www.yourvalley.net/gilbert-independent

Radio

Bonneville International Corporation (KMVP, KTAR) 602-274-6200
7740 N. 16th Street, Suite 200, Phoenix, AZ 85020
ktar.com

Audacity Inc. 602-452-1000

(KMLE, KOOL-FM, KALV-FM, KZON)
840 N. Central Avenue, Phoenix, AZ 85014
audacyinc.com

iHeartMedia 602-374-6000
(KESZ, KFYI, KGME, KNIX-FM, KMXP, KTZR, KXEW, KYOT, KZZP)
4686 E. Van Buren Street, Suite 300, Phoenix, AZ 85008
iheartmedia.com

Maricopa County Community College District 480-834-5627
(KBAQ, KJZZ)
2323 W. 14th Street, Tempe, AZ 85281
kbaq.org

Hubbard Radio Phoenix 480-629-8660
(KAZG, KDKB, KDUS, KSLX-FM, KUPD)
1900 W. Carmen Street, Tempe, AZ 85283
hubbardbroadcasting.com

Riviera Broadcasting Co. 602-648-9800
(KEXX, KKFR, KMVA, KOAI)
4745 N. 7th Street, Suite 410, Phoenix, AZ 85014
desertvalleymediagroup.com

Sierra H. Broadcasting, Inc. 480-994-9100
(KAJM, KNJR)
1710 E. Indian School Road, Suite 205, Phoenix, AZ 85016
sierrah.com

Univision Radio License Corporation 602-308-7900
(KHOT-FM, KNOV-FM, KKMR, KOMR, KQMR)
4745 N. 7th Street, Suite 140, Phoenix, AZ 85014
univision.com

Television

KAET Channel 8 (PBS) 602-496-8888
555 N. Central Avenue, Suite 500, Phoenix, AZ 85004
azpbs.org

KNXV Channel 15 (ABC) 602-273-1500
515 N. 44th Street, Phoenix, AZ 85008
abc15.com

KPHO Channel 5 (CBS)/KTVK (3TV) 5555 North 7th Avenue, Phoenix, AZ 85013 azfamily.com	602-207-3333
KPNX Channel 12 (NBC) 200 E. Van Buren Street, Phoenix, AZ 85004	602-444-1212
KSAZ Channel 10 (FOX) 511 W. Adams Street, Phoenix, AZ 85003 fox10phoenix.com	602-257-1234
KTAZ (Telemundo) 4625 South 33rd Place, Phoenix, AZ 85040 telemundoarizona.com	602-648-3907
KTVW (Univision) 6006 South 30th Street, Phoenix, AZ 85042 univision.com/local/arizona-ktvw	602-232-3505

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 South Mesa 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

Agency for Toxic Substances and Disease Registry – Region 9 800-232-4636
75 Hawthorne St, Ste 9410 M/S:HHS-1, San Francisco, CA 94105 atsdr.cdc.gov

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

Town of Gilbert Public Works- Water 480-503-6400
900 E Juniper Avenue, Gilbert, AZ 85234
www.gilbertaz.gov/departments/public-works/water

SRP 602-236-5900
1500 Mill Avenue, Tempe, AZ 85288
www.srpnet.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 South Mesa 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 South Mesa WQARF Site as of January 2022.

Party Name	Date Consent Decree Signed by Judge	Public Notice Date
Mark S. Guning, Inc.; Mark S. Gunning and Kathleen Gunning, husband and wife	2/23/2000	11/01/1999

Acronyms and Glossary of Terms

Air Sparge: a remediation process used to treat saturated soils and groundwater contaminated by volatile organic compounds (VOCs) and fuels. Air sparging uses pressurized air to volatilize hydrocarbons and enhances the biodegradation of hydrocarbons.

Air Stripping: the process of moving air through contaminated water in an aboveground treatment system to remove VOCs.

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: 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.

Groundwater Protection Level: Soil cleanup levels protective of groundwater quality.

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.

In Situ Chemical Oxidation (ISCO): Chemical oxidation uses chemicals called "oxidants" to help change harmful contaminants into less toxic ones. It is commonly described as "in situ" because it is conducted in place, without having to excavate soil or pump out groundwater for aboveground cleanup.

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.

Interim Remedial Action (IRA): Discrete Remedial Actions implemented prior to a final Remedial Action that are taken to prevent or minimize the release of hazardous substances, pollutants, or contaminants.

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.

Monitored Natural Attenuation (MNA): An *in situ* remediation technology that relies on naturally occurring and demonstrable processes in soil and groundwater which reduce the mass and concentration of the contaminants.

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.

Total Petroleum Hydrocarbons (TPH): Total petroleum hydrocarbons refer to a measure of concentration or total mass of petroleum hydrocarbon constituents present in a given amount of air, soil or water.

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.