



Meeting Minutes

**56th Street and Earll Water Quality Assurance Revolving Fund (WQARF) Site
Community Advisory Board (CAB) Meeting**

Wednesday, March 21, 2012 at 5:30 p.m.-7:30 p.m.
Gateway Community College
108 North 40th Street, Room 1106
Phoenix, Arizona

DRAFT MINUTES

Ref: OU #12-038

CAB members present: Ginnie Ann Sumner, Alain Barnes, Jenn McCall, and John James

CAB Members absent: Martha Breitenbach

ADEQ Staff in attendance: Tina LePage, Remedial Projects Section Manager; Jennifer Thies, Remedial Projects Unit Manager; and Felicia Calderon, Community Involvement Coordinator

Public present: Chris Thomas; Les Holland; Tim Leedy; and Dan Scoggin

The following matters were discussed, considered, or decided at the meeting:

- 1. Welcome and introductions -**
Mr. James welcomed all and thanked them for attending. Introductions were done for those listed above.
- 2. Acceptance and/or changes to April 9, 2009 and May 19, 2011 Meeting Minutes – Mr. Sumner, CAB-Co-chair**
Ms. Summer moved to accept the minutes of April 9, 2009 as written and Mr. Barnes seconded the motion. The motion was passed unanimously by the Board. Ms. Summer moved to accept the minutes of May 19, 2011 as written and Ms. McCall seconded. The motion was passed unanimously by the Board.
- 3. CAB business: repository update and new CAB member discussion and vote-Felicia Calderon, Community Involvement Coordinator**
Ms. Calderon announced that last year (2011) it was discovered by a community member that the Site repository at the Saguaro Public Library in Phoenix had been misplaced. Ms. Calderon advised the Board that she replaced the CAB notebook and the technical notebook with specific milestone reports for the Site.

CAB applicant, Mr. Scoggin introduced himself to the Board. Ms. Summer motioned to have Mr. Scoggin as a CAB member and Mr. James seconded. The CAB unanimously voted Mr. Scoggin onto the Board.

4. Discussion on remediation activities at the Great Hearts Academies-Christopher D. Thomas, Partner: Squire, Sanders & Dempsey (US) LLP

Mr. Thomas first gave a background of Great Hearts Academies and then began his update of the environmental studies conducted at the school.

See presentation below

Ms. Sumner inquired where the removed concrete and soil from the site was transported to. Ms. McCall stated that some of it was recycled and the materials that couldn't be recycled were sent to the Southwest Regional Landfill in Buckeye. Ms. McCall inquired of Mr. Thomas the indoor air levels received after remediation. Mr. Thomas responded that indoor readings found no detections. Mr. James inquired of Mr. Thomas if he was satisfied with the remediation and repair at the site and of Freescale's involvement. Mr. Thomas replied in the affirmative. Mr. Thomas stated that currently the school houses kindergarten through 5th grade students and school administration staff. Mr. Thomas added that by next fall the school will house 6th through 12th grade students and that the auditorium should be completed at this time as well. Ms. Sumner inquired if they have had any contact with the neighborhoods to the north of the school. Mr. Thomas replied that the local neighbors have embraced the school. Mr. Scoggin added that there was not a lot of local neighborhood attendance at their environmental open houses held for parents.

5. Site discussion of current status and activities related to the 56th Street and Earll WQARF site to include: Freescale monthly progress reports, groundwater monitoring reports and an investigative summary report–Jennifer Thies, ADEQ Project Manager

Ms. Thies began her presentation with a review of the WQARF process and proceeded to update the CAB of the remediation investigation at the Site.

See presentation below

Mr. James inquired if the contamination measurements from October 2011 showed the supply that will make its way to the remediation site at the canal. Ms. Thies stated yes, but added that this supply may naturally attenuate, before it got near the canal. Ms. Thies added that the source area has been remediated. Mr. James clarified that since the source area has been remediated that the numbers presented in her presentation should decrease. Ms. Thies confirmed his statement.

Mr. Holland added that the removal rate of contamination is very slow over time. Ms. McCall stated that capture of most if not all of the contamination at this site will be achieved. A brief discussion of the bedrock was conducted as it related to the Site.

Ms. Sumner inquired of Ms. McCall what the monitoring data to date represented. Ms. McCall replied that they haven't begun pumping but after pumping begins they would see more data to make more conclusive analysis.

6. Report on the Early Response Action (ERA) water treatment system design/construction, new groundwater wells and permits obtained and outstanding- Jenn McCall, Freescale

See presentation below

Mr. James inquired if the new system is expected to draw the plume that has gone past the canal back towards the pumping system. Ms. McCall replied in the affirmative and cited that the system will create a cone of depression and will draw from all directions. McCall estimated that work on the system should begin in the 2012 second quarter.

Ms. Sumner inquired about security components for this system. Ms. McCall stated that such items are still being decided. Ms. Sumner suggested that video cameras be installed. Ms. Sumner also questioned if signage with contact information to report vandalism would be available. Ms. McCall stated that signage with contact information would be posted at the system.

Mr. Holland discussed with Ms. McCall pumping specifications for the proposed system.

Mr. Barnes expressed concern over the approval of the discharge agreement from Salt River Project (SRP) in order to run the treatment plant. Ms. McCall stated they have already received notice from SRP that they will enter into a discharge agreement.

Mr. James proposed to host an outreach event, a barbeque, for the public at the facility once the treatment system is complete. Ms. McCall stated that SRP would be the entity to approve such an event. Mr. James added that if people know what the system is designed for they will be prone to protect and be proud of it. Ms. Thies stated that ADEQ could assist in such an event.

7. Call to the Public-None

8. Next meeting date and agenda discussion-

Mr. Barnes expressed that he was pleased their current meeting contained a progress update for the CAB.

The CAB requested that their next meeting be held by the end of the year. Ms. Calderon stated she would work with Ms. McCall in scheduling their next CAB meeting.

9. Adjourned -

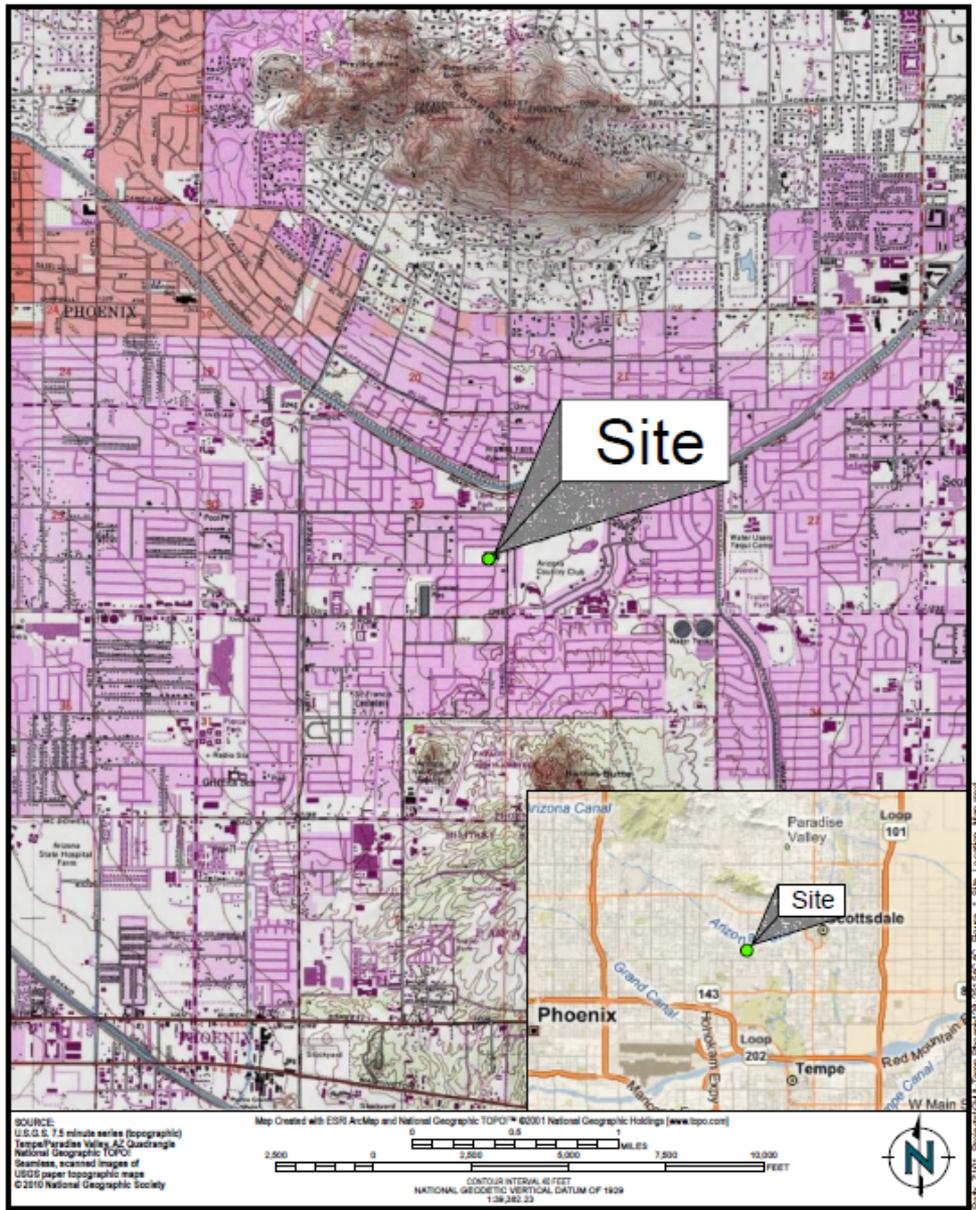
Ms. Sumner moved for adjournment and Mr. Barnes seconded the motion. The motion passed, and the meeting was adjourned.

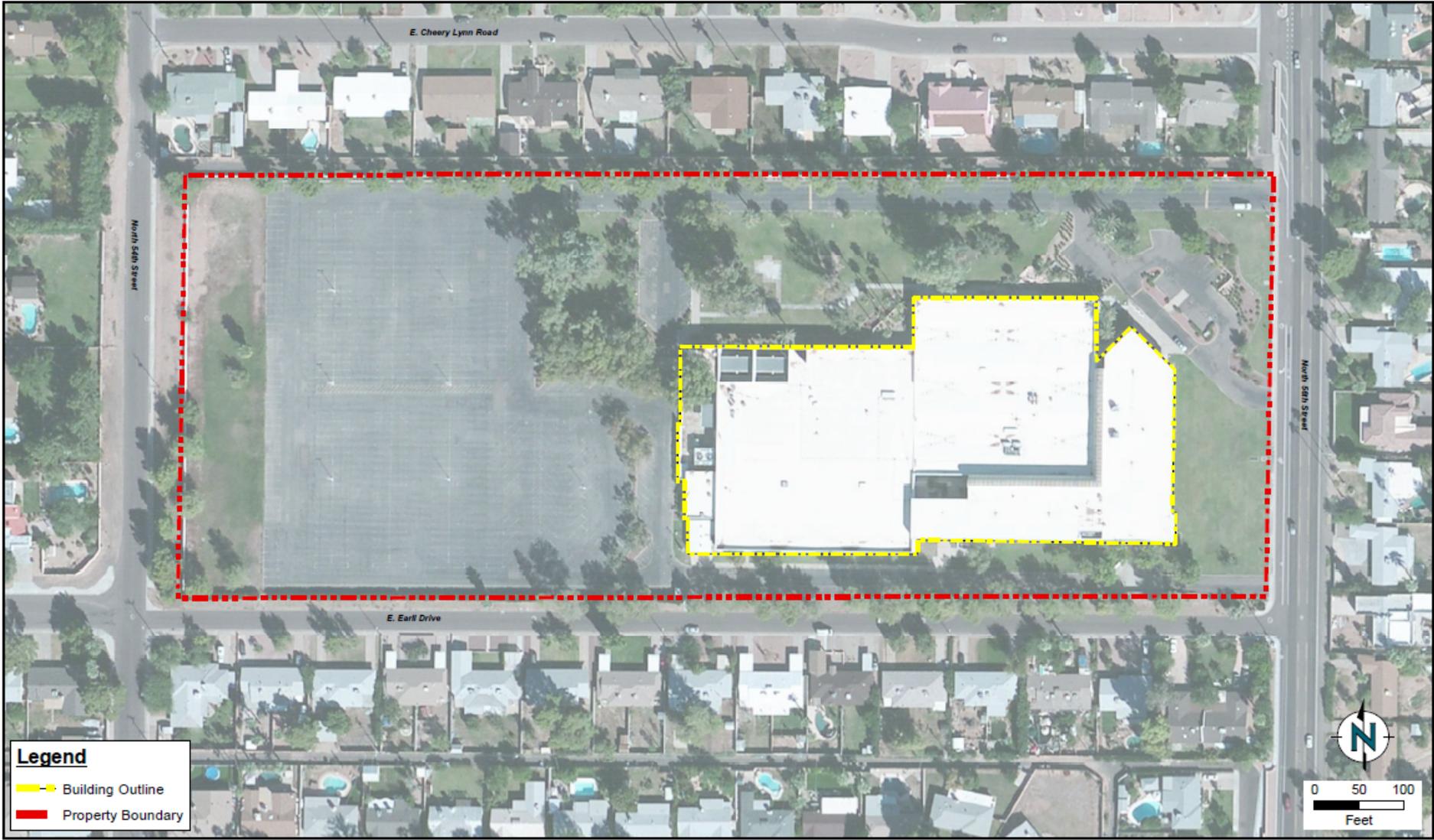
56th & Earll Sub-Slab Soil Remediation

Dan Scoggin
CEO, Great Hearts Academies
Chris Thomas
Squire Sanders

Great Hearts Background

- Non-profit network of 12 primary, middle, and high school level charter schools in the Greater Phoenix area (15 next school year).
- Our academies include Veritas Preparatory Academy, Chandler Preparatory Academy, Scottsdale Preparatory Academy, etc.





Legend

- Building Outline
- Property Boundary



0 50 100
Feet

ENVIRON

DRAFTED BY: SBM Date: 5/6/2011

Site Map
Great Hearts Academy
3102 North 56th Street
Phoenix, Arizona

Figure 2

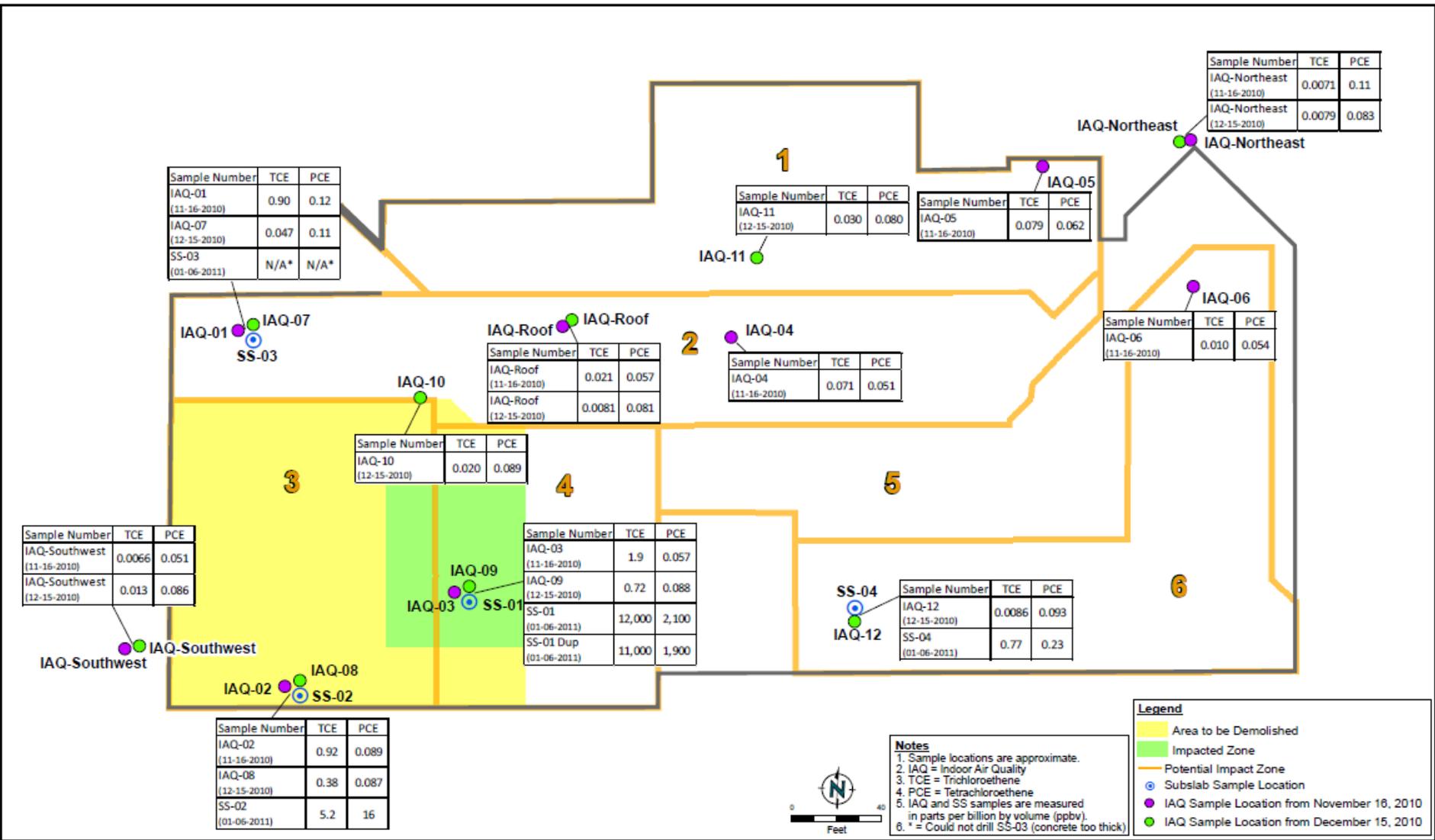
PROJECT: 25-2515AC1

Site Due Diligence

- Because of the site's commercial and industrial background, Great Hearts commissioned several environmental studies before concluding that the property was fit for school use.
- Those studies included Phase I and Phase II work by Western Technologies and Environ International Corporation.

Environ Air Screening Assessment

- Before the building was occupied, Environ collected air quality sampling for VOCs.
- In one area, known as Building 3, TCE was detected above EPA's risk screening level (0.4 ug/m³) under normal building operating conditions.
- Subsequent sampling beneath the slab revealed an area of VOC-impacted soil.

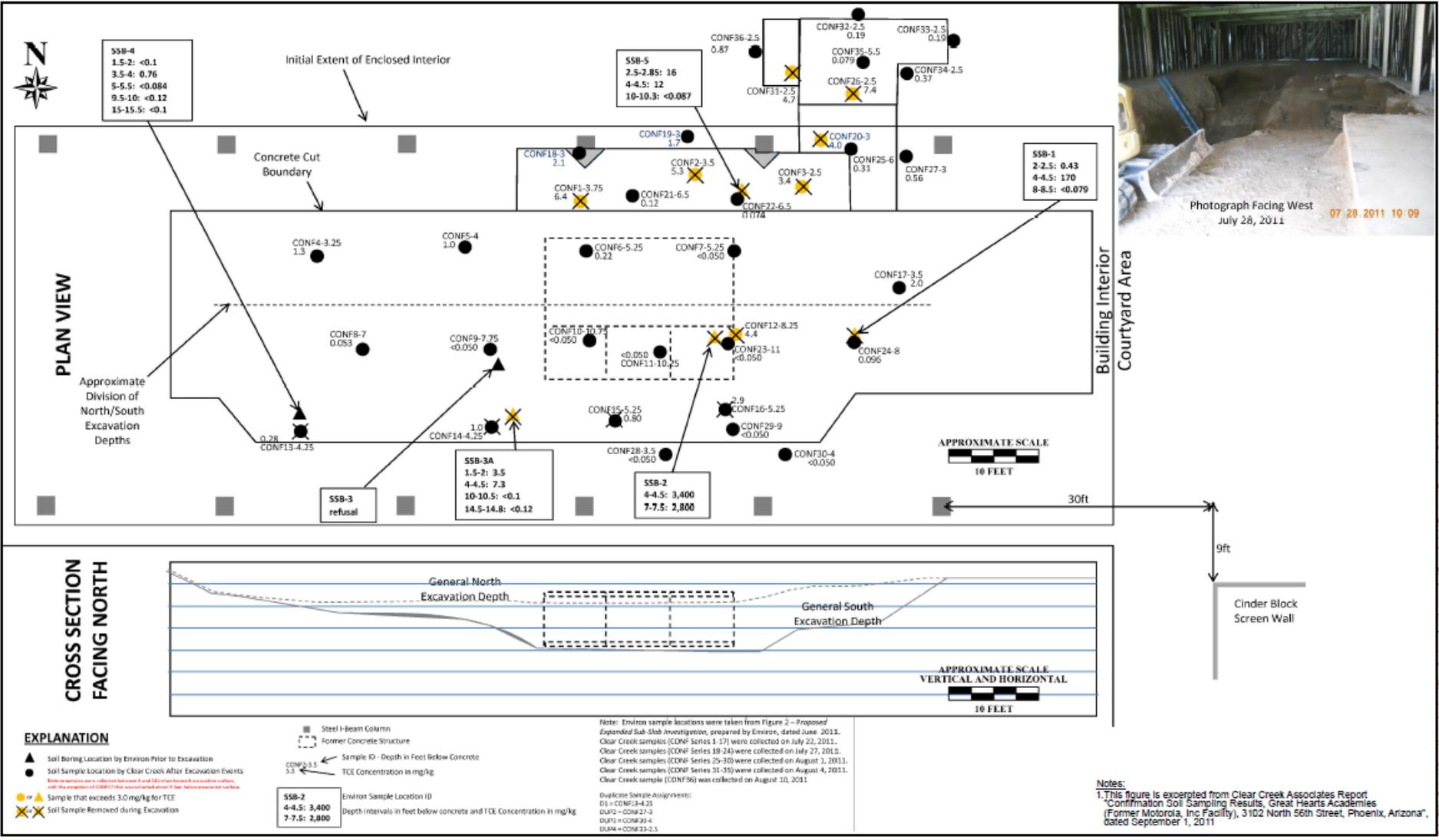


Sub-Slab Remediation Work

- Although the impacted soil was beneath a 10-inch concrete slab, Great Hearts determined that removing soil containing VOCs above Arizona's residential soil remediation levels was appropriate.
- The residential TCE soil cleanup level of 3.0 mg/kg cleanup level of was thus selected.
- Work began, in cooperation with Freescale Semiconductor and its consultant Clear Creek, in July, 2011.

Sub-Slab Remediation Work

- The concrete slab beneath the Building 3 area was removed.
- A concrete structure (approximately 21' x 6' x 5') was discovered beneath the slab.
- Freescale removed the structure, which may have been associated with a former treatment plant.
- Sub-slab soil was then sampled to determine the lateral and vertical extent of TCE above residential levels.



Sub-Slab Remediation Work

- 132 tons of concrete from the slab and the concrete structure were ultimately shipped off site, as were 689 tons of soil.
- The excavated area was backfilled with clean soil.
- Confirmatory samples determined that all soil above residential standards had been removed.
- Freescale voluntarily paid for the work.

Additional Precautions

- Although the contaminated soil was removed, Great Hearts decided to further abate the future risk of air quality impacts by installing vapor abatement measures beneath the Building 3 area.
- In this area, Great Hearts installed a special slab, known as a Cupolex, that acts as a vapor barrier and a passive venting mechanism.

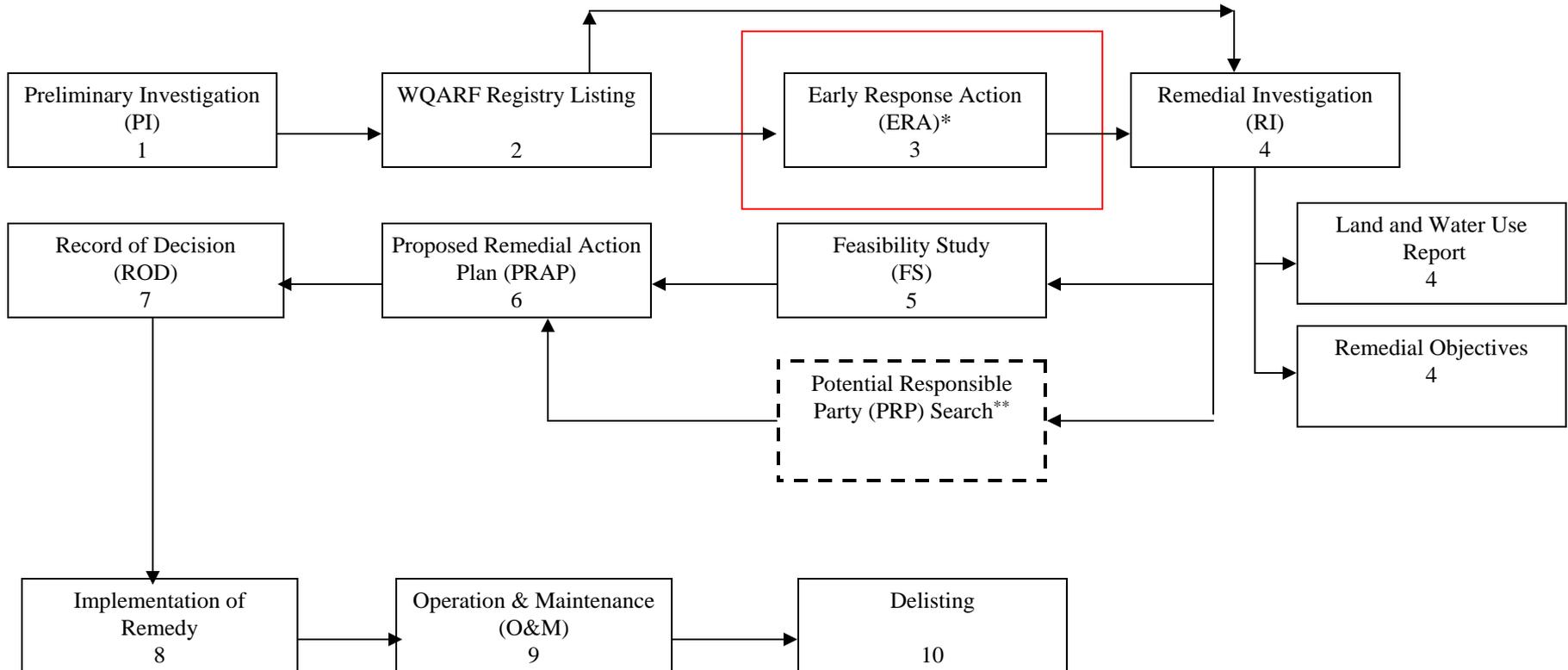
Conclusions

- Contaminated soil beneath the slab was the source of elevated soil vapor readings in the Building 3 area.
- “Results of the confirmation sampling indicate that the remedial objective of removing impacted soils to Arizona Residential Soil Remediation Levels for contaminants of concern has been met.”
- --Environ, Subslab Investigation & Remedial Activities Report, November 23, 2011.
- Air quality within the entire school complex is now in compliance with EPA’s risk screening level for TCE (0.4 ug/m³).
- And that risk level was developed assuming exposure 24 hours/day, 350 days/year, for 30 years. Even my kids won’t take that long to graduate.

56th Street and Earll Drive WQARF Site

**CAB Meeting
March 21, 2012**

**Jennifer Thies – RPU manager
Tina LePage – RPS manager
Felicia Calderon – RPS CIC**



* - ERAs can occur anytime before a PRAP and can occur concurrently with the rest of phases

** - PRP search proceeds concurrently with RI/FS

Since last CAB meeting

- Freescale Consent Order Compliance
 - Investigative Summary Report – August 2011
 - Treatment System Construction Work Plan (30% design) August 2011
 - Obtaining applicable permits for construction
 - Semi-annual sampling events (Jan-June 2011 and July – Dec 2011)
 - Monthly status update reports
 - New monitoring well installation work plan (Jan 2012)
- Updating the site map on the website.



Groundwater Sampling– April 2011

Contaminant	AWQS	High Result	Well # and location
PCE	5 ppb	33.8 ppb	EW-18 (March 2011) Palm Ln and 47 th
TCE	5 ppb	140 ppb	DM-26 46 th and Vernon
cis 1,2-DCE	70 ppb	6.8 ppb J flag Estimated amount with a low bias	DM-26 46 th and Vernon
VC	2ppb	Non-detect	All wells



Groundwater Sampling— October 2011

Contaminant	AWQS	High Result	Well # and location
PCE	5 ppb	25 ppb	DM-15-135 Thomas and 52nd
TCE	5 ppb	470 ppb	DM-15-135 Thomas and 52nd
cis 1,2-DCE	70 ppb	9.9 ppb	DM-22-175 56 th St and Earll site
VC	2ppb	1.8 ppb	DM-15-135 Thomas and 52nd

Questions?

Project Manager: Jennifer Thies

602-771-4703

thies.jennifer@azdeq.gov

March 21, 2012

56th St. & Earll Drive WQARF Site

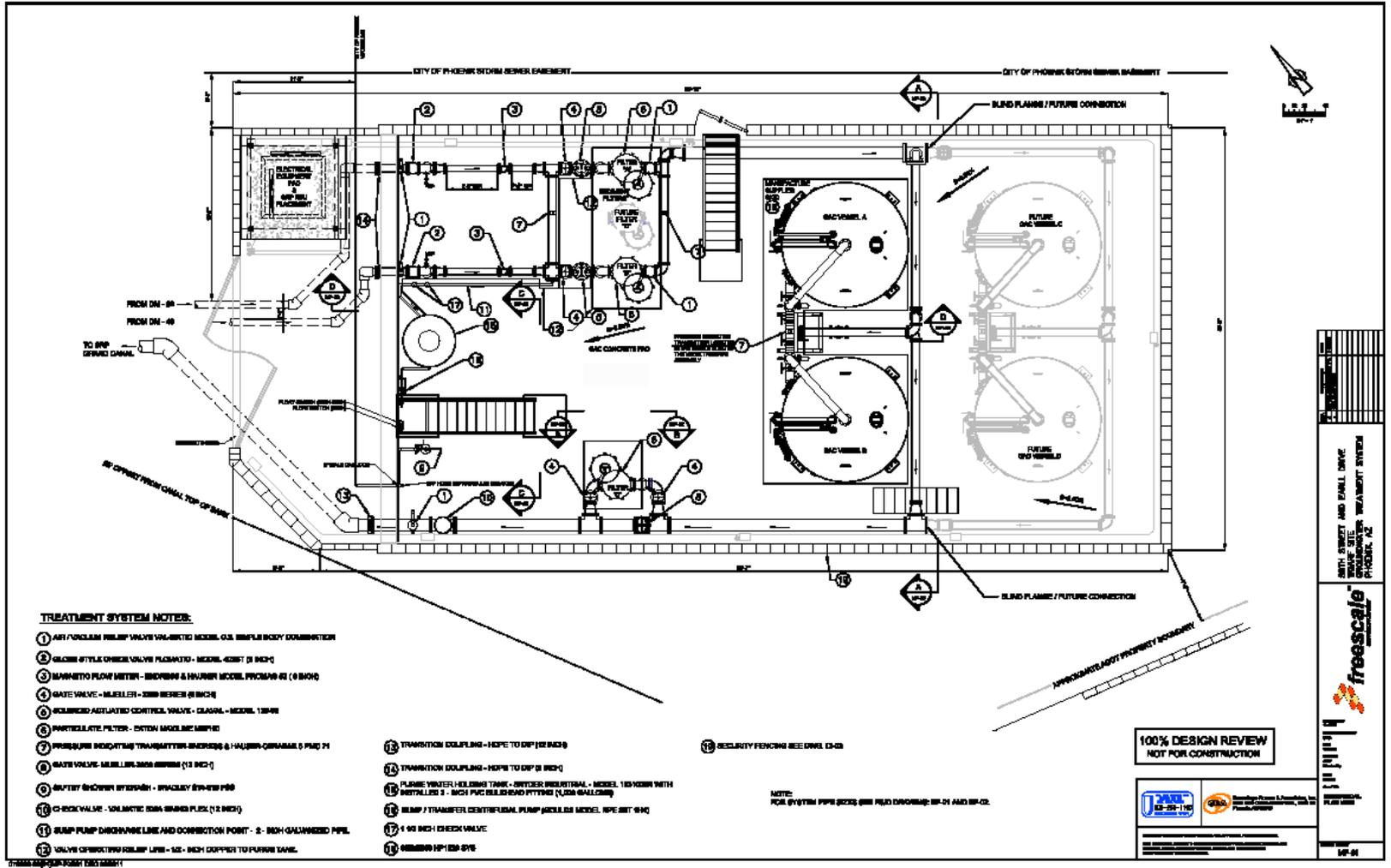
Community Advisory Board Update

Freescale Semiconductor, Inc.



56th Street & Earll WQARF Site Progress Update

- Treatment System Design & Construction
 - Treatment System Construction Work Plan
 - Treatment System Construction Work Plan was submitted to the Arizona Department of Environmental Quality (ADEQ) on June 27, 2011
 - Submitted response to comments (ADEQ letter dated August 9, 2011) and revised Treatment System Construction Work Plan to ADEQ on September 12, 2011
 - 100% draft design under internal Freescale and SRP review
- Design review by ADEQ and SRP
 - 30% ADEQ issued comments on September 2, 2011
 - ADEQ's comments to be addressed by 100% design submission
 - SRP's requested changes to 30% design to be incorporated in 100% design



Draft Design Under Review

56th Street & Earll WQARF Site Progress Update

- Permits & Approvals for the Treatment System Obtained to Date
 - Access Approval from SRP – May 23
 - NEPA (National Environmental Policy Act) Cultural Clearance – June 15
 - City of Phoenix Use Permit for Treatment System Construction – October 6
 - City of Phoenix Variance for Wall Height for system from 6 ft to 9 ft – November 17
- Additional Permits, Agreements, Approvals Needed
 - Amend Land License Agreement with SRP to include Treatment Plant & Piping
 - Final Work Plan for Design & Construction - ADEQ
 - Final Treatment System Design Approval – ADEQ, SRP, City of Phoenix
 - Treated Water Acceptance Agreement with SRP
 - Construction Permits from City of Phoenix
 - Drive Way
 - Electrical
 - Water

56th Street & Earll WQARF Site Progress Update

- Reports and Submissions
 - Investigation Summary Report
 - Required under the Consent Order
 - Submitted - August 22, 2011
 - ADEQ's Comment Letter - September 26, 2011
 - Response to ADEQ comments - November 3, 2011
 - Future Monitor Wells
 - Further characterize & define plume and fill data gaps
 - Well Installation Work Plan for 2 wells submitted - January 5, 2012
 - Reviewed and Approved by ADEQ – Feb 2, 2012
 - Obtaining permits & bids, anticipate work to begin 2Q2012
- Semi-Annual Data Reports to ADWR and ADEQ
 - Submitted in draft form annually in January and July



- Existing Well Location
- ▲ Proposed New Monitoring Well Location



FIGURE 1
PROPOSED NEW MONITOR WELL
LOCATIONS

Monitor Well Installation Workplan
 56th Street and Earl Drive WQARF Site
 Phoenix, Arizona

