



## City of Phoenix

**To:** Bill Nickleberry  
Real Estate Department

**Date:** March 18, 2010

**From:** Phyllis Rettke for Elizabeth Zima  
Engineering and Architectural Services Department

**Subject:** PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE  
4624 SOUTH 24TH STREET / EAS# 5743  
PROJECT NO. ND30070276  
AAI DATE: MARCH 1, 2010

A Phase I Environmental Site Assessment Update was performed on the real property located at the aforementioned address, and the report prepared by URS, an environmental consulting firm. Based on their review of the available information and reconnaissance of the site and surrounding area, URS identified several adjacent properties that are offsite potential vapor intrusion conditions (pVICs) during the original Phase I ESA. URS conducted a Phase II ESA and collected soil gas samples from the northeast corner of the site on September 3, 2009 as a screening tool for the site. Based on the results of the sampling, URS recommends no further investigation. However, URS recommends that prior to site redevelopment, when site plans have been finalized, that the City may wish to evaluate the potential for vapor intrusion into the planned structure.

In discussions with Donn Stoltzfus of OEP, prior to any future development, the COP should determine whether running a model for vapor intrusion would be appropriate..

Please note that the City Archaeologist indicated that a prehistoric canal crosses the southeastern portion of the subject area and there are numerous archaeological sites in the vicinity of the subject property. The Archaeology Office recommends that the subject property be evaluated for archaeological work when the extent of construction activities is known.

Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's Environmental Site Assessment Policy. Should you have any questions, please do not hesitate to contact me at 602-495-0259.

#### Attachments

Enclosures – 2CDs

CC: Elizabeth Zima, EAS      Phyllis Rettke, EAS      Jesse Garcia, NSD      Manny Diaz, FIN  
Central Records, EAS (w/ CD)      Stacy Marshall, EAS      Donn Stoltzfus, OEP (w/CD)

Consultant's Contract No. 125726

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## City of Phoenix

**To:** Jesse Garcia  
Neighborhood Services Department

**Date:** October 7, 2009

**From:** Elizabeth Zima  
Engineering and Architectural Services Department

**Subject:** PHASE I ENVIRONMENTAL SITE ASSESSMENT  
4624 SOUTH 24TH STREET / EAS# 5743  
PROJECT NO. ND30070276  
AAI DATE: JULY 22, 2009

Enclosed are three electronic copies of the final report for a Phase I Environmental Site Assessment that was performed on the real property located at the aforementioned address. The assessment was performed and the report prepared by URS, an environmental consulting firm. Based on their review of the available information and reconnaissance of the site and surrounding area, URS identified several adjacent properties that are offsite potential vapor intrusion conditions (pVICs). As a result, URS recommended the collection of soil gas samples from the site. Samples were collected from the northeast corner of the site by URS on September 3, 2009 as a screening tool for the site. Based on the results of the sampling, URS recommends no further investigation. I have reviewed the report and I agree that additional investigation is not warranted.

Please note that the City Archaeologist indicated that a prehistoric canal crosses the southeastern portion of the subject area and there are numerous archaeological sites in the vicinity of the subject property. The Archaeology Office recommends that the subject property be evaluated for archaeological work when the extent of construction activities is known.

Performance of this Phase I Assessment and submittal of the final report fulfills the requirements of the City's Environmental Site Assessment Policy. Should you have any questions, please do not hesitate to contact me at 602-495-0259.

#### Attachments

CC: Elizabeth Zima, EAS  
Manny Diaz, FIN  
Central Records, EAS (w/ CD)  
Stacy Marshall, EAS  
Donn Stoltzfus, OEP (w/ hard copy)

Consultant's Contract No. 125726



## City of Phoenix

**To:** Jesse Garcia  
Neighborhood Services Department

**Date:** October 7, 2009

**From:** Elizabeth Zima  
Engineering and Architectural Services Department

**Subject:** PHASE II ENVIRONMENTAL SITE ASSESSMENT  
4624 SOUTH 24TH STREET / EAS# 5743  
PROJECT NO. ND30070276

Enclosed are three electronic copies of the final report for a Phase II Environmental Site Assessment that was performed on the real property located at the aforementioned address. The assessment was performed and the report prepared by URS, an environmental consulting firm.

The Phase I ESA conducted by URS for this property identified several adjacent properties that are **offsite** recognized environmental conditions (RECs) and potential vapor intrusion conditions (pVICs). As a result, URS recommended the collection of soil gas samples from the site. Samples were collected from the northeast corner of the site by URS on September 3, 2009 as a screening tool. Low levels of benzene, ethylbenzene, m&p-Xylene, o-Xylene, toluene, tetrachloroethene, 2-Butanone, 2-Hexanone, acetone, carbon disulfide, cyclohexane, propene, heptane, hexane, styrene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2,2,4-trimethylpentane, trichlorofluoromethane, trichlorofluoromethane and 4-ethyltoluene were detected in the samples.

**Based on the results of the onsite sampling, URS recommends no further investigation.** I have reviewed the report and I agree that additional investigation is not warranted.

#### Attachments

**CC:** Elizabeth Zima, EAS  
Manny Diaz, FIN  
Central Records, EAS (w/ CD)  
Stacy Marshall, EAS  
Donn Stoltzfus, OEP (w/ hard copy)

Consultant's Contract No. 125726