

**PRELIMINARY INITIAL SITE ASSESSMENT**

**For**

**Juan Sanchez Boulevard, US 95 to SR 195**

**Federal Project No.: SLS-0(203)T**

**TRACS No.: 0000 YU SLS SZ018 01C**



**PREPARED FOR:**

**Arizona Department of Transportation  
205 South 17<sup>th</sup> Avenue, Room 293E, Mail Drop 616E  
Phoenix, Arizona 85005**

Approved  
Ed Green  
02 May 19

A handwritten signature in black ink that reads "Ed Green".

Concur with  
recommendations  
and conclusions  
as noted on  
document page 9



**PREPARED BY:**



**Engineering and Environmental  
Consultants, Inc.**

**555 E. River Rd., Suite 301**

**Tucson, Arizona 85704**

**[www.eec-info.com](http://www.eec-info.com)**

**EEC PROJECT NO. 11022.04  
REPORT DATE: April 18, 2019**

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## ATTACHMENTS

Attachment 1 - PISA Form

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1963 (Fig 1), 1984 (Fig 2), 1992 (Fig 3), 2003 (Fig 4), 2016 (Fig 5)



## 1.0 INTRODUCTION

Engineering and Environmental Consultants Inc. (EEC) completed a Preliminary Initial Site Assessment (PISA) for the City of San Luis's Juan Sanchez Boulevard Improvement Project. The Project Area begins 200 feet west of Escondido Street on the West and ends at 300 feet west of Avenue E on the East, in San Luis (Yuma County), Arizona as shown in the aerial below.



A completed PISA form is provided in Attachment 1; Maps in Attachment 2; Regulatory Database in Attachment 3; Site Photos in Attachment 4, and Historical Aerial Photographs in Attachment 5. The following sections detail the purpose, scope of work, and findings associated with this PISA.

## 2.0 PURPOSE

EEC has performed this PISA in general accordance with the ADOT guidelines for PISAs. The purpose of the PISA is to identify properties or facilities that may have potential hazardous materials impacts to the Project Area. The PISA consists of a regulatory records search, site reconnaissance by an Environmental Professional, and historical aerial photograph review. The PISA is therefore limited to observable conditions that indicate to the Environmental Professional whether a property or facility offers sufficient risk to recommend additional investigation. In addition, if properties or facilities listed on relevant environmental databases indicate hazardous materials impacts, the Environmental Professional may recommend further investigation. Historical research into the past uses of the Project Area and adjacent properties is limited in scope and intended to determine if additional investigation is warranted.

## 3.0 SCOPE OF SERVICES

EEC's scope of work for this PISA included the following:

- Review readily available, relevant regulatory agency databases for facilities located within and adjacent to the Project Area. The purpose of this review is to evaluate the possible environmental impacts to the Project Area from properties or facilities listed on regulatory agency databases. Databases list locations of known hazardous waste generators, landfills, facilities with leaking underground storage tanks (LUSTs) or registered underground storage tanks (USTs), and facilities that use, store, or dispose of hazardous materials.
- Perform a reconnaissance of the Project Area to visually evaluate areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination associated with properties or facilities located within or adjacent to the Project Area.
- Review readily available, relevant regulatory agency databases for facilities located within and adjacent to the proposed Project Area. The purpose of this review is to evaluate the possible environmental impacts to the Project Area from properties or facilities listed on regulatory agency databases. Databases list locations of known hazardous waste generators, landfills, facilities with leaking underground storage tanks (LUSTs) or registered underground storage tanks (USTs), and facilities that use, store, or dispose of hazardous materials.
- Prepare the PISA report documenting findings and provide recommendations regarding whether further assessment is required. Include color photographs of the Project Area and adjacent properties.

The assessment of the PISA findings is based upon the Environmental Professional's determination of environmental risk and if a finding could potentially meet the definition of a Recognized Environmental Condition (REC) and require completion of a Phase I Environmental Site Assessment.



## 4.0 LOCATION AND PROJECT DESCRIPTION

The Project Area is Juan Sanchez Boulevard from 200 feet west of Escondido St. to 300 feet west of Avenue E in the City of San Luis, Yuma County, Arizona. The Project area is further identified as being located in Township 11 South, Range 25 West, Sections 1, 11, and 12, and Township 11 South, Range 24 West, Sections 3-10, Salt River Base and Meridian. The City of San Luis plans to improve Juan Sanchez Boulevard (Blvd.) from 200 feet west of Escondido St. to 300 feet west of Avenue E in the City of San Luis, Yuma County, Arizona (Figures 1 and 2). The project purpose is to improve capacity, public safety, and the operation of Juan Sanchez Blvd. The improvements are needed because the affected portion of Juan Sanchez Blvd. currently experiences high levels of traffic congestion and pedestrians must cross Juan Sanchez Blvd. to access nearby schools and other services.

The scope of work for this project consists of the following:

- Widening Juan Sanchez Blvd. to four lanes;
- Installing a roundabout at the intersection of Juan Sanchez Blvd. and Escondido St.;
- Providing a new connector road from the US Post Office to the new roundabout;
- Eliminating left-turn lanes at Mesa St. to improve access to the US Post Office;
- Adding turn lanes or raised median center dividers between eastbound and westbound traffic;
- Providing curb, gutter, and Americans with Disabilities Act (ADA)-compliant sidewalks and ramps on both sides of the roadway from Escondido St. to 10th Ave.;
- Improving major intersections at 4th, 6th, 8th, and 10th Ave.;
- Installing traffic signals, traffic signs, and supportive infrastructure;
- Installing an adjacent bike lane along Juan Sanchez Blvd. on both sides of the roadway from Escondido St. to 10th Ave.;
- Constructing bus bays, turnouts, and bus shelters on both sides of the roadway;
- Providing a new access road into Joe Orduño Memorial Park from US 95;
- Modifying the existing access point to Joe Orduño Memorial Park to provide right-in/right-out movements only, due to the addition of a raised median on Juan Sanchez Blvd.;
- Improving drainage including installation of new storm drain lines and retention basins, as needed, from the west end of the project limits to 10th Ave., and by installing roadside retention ditches from 10th Ave. to the east end of the project;
- Adding street lights from Escondido St. to 10th Ave. and improving lighting at Avenue F;
- Adding paved shoulders and paved center median from 10th Ave. to Avenue E;
- Constructing new retaining walls;
- Removing a water well, storage tank, and piping west of 4th Ave. south of the roadway;
- Relocating overhead power facilities;
- Installing conduit for future Intelligent Transportation Systems (ITS) projects; and
- Conducting geotechnical investigations and utility potholing.

Project construction will be conducted in phases over several years; a start date has not been determined. Traffic will be controlled to minimize impacts on drivers, pedestrians, and construction personnel. Detours may occur for six to nine months at a time per phase. Temporary

asphalt concrete detour lanes may be constructed within the existing Juan Sanchez Blvd. right-of-way (ROW) to maintain one lane of traffic in each direction. Traffic accessing Juan Sanchez Blvd. from the affected cross streets will be routed onto adjacent side streets if temporary intersection closures are required during project construction. Temporary lane closures, bus route detours, and relocations of pedestrian crossings may occur. Access to residences and businesses will be maintained. Traffic noise levels are not expected to increase due to the planned improvements. Night work may occur. The existing right-of-way (ROW) within the project limits is held by the City of San Luis, Yuma County, or the Arizona Department of Transportation (ADOT), depending on location. New ROW or permanent easements will be acquired from the US Bureau of Land Management, the US Bureau of Reclamation, the Arizona State Land Department, and private landowners. Temporary construction easements will be required and will be identified during final design. The project will be administered by the ADOT Southwest District.

## **5.0 SITE RECONNAISSANCE, ADJACENT PROPERTIES, AERIAL REVIEW, GEOLOGY**

### **5.1. SITE RECONNAISSANCE**

EEC conducted a site visit on Tuesday February 5<sup>th</sup>, 2019, to observe existing site conditions. The reconnaissance involved a site inspection of the entire Project Area to include adjacent properties. The Project Area is Juan Sanchez Boulevard from 200 feet west of Escondido St. to 300 feet west of Avenue E as shown on the Project Area Maps in Attachment 2. Various below-grade and above-grade utilities and drainage improvements and/or structures were noted throughout the Project Area (Attachment 4). Items noted during the site reconnaissance are included in the PISA form in Attachment 1 and provided below:

- EEC observed one private residential structure and shed located within the western portion of the project area. Yuma County APN 775-29-018 is located at 908 Escondido St. (Attachment 4, Photo 21). The Project Area Map in Attachment 2, Item 1D shows the western portion of the project area at the intersection of Juan Sanchez Boulevard and Escondido Street. The home and shed located at 908 Escondido St. most likely contain household chemicals, maintenance tools, fluids in containers less than 55 gallons and other related items. EEC recommends any materials within the property boundary be removed and properly disposed. Also any tanks, including ASTs and septic systems should be properly abandoned in accordance with any Yuma County and Arizona Department of Environmental Quality (ADEQ) standards.
- EEC observed the exterior portion of the residence contains painted surfaces that would be suspect for containing lead-based paint. EEC recommends a lead-based paint survey to be conducted to properly identify lead paint (if required) prior to any demolition or renovation activities. This is not an REC to the subject property.
- EEC observed a pipe protruding from the ground on the northwest corner of the intersection of Escondido St. and Juan Sanchez Boulevard. The location is noted as being within the private property boundary of 908 Escondido St. within the

proposed project area. The pipe is suspect Asbestos Containing Building Material (ACBM), EEC recommends asbestos sampling be done prior to proper removal and disposal.

- EEC observed multiple pole-mounted and pad-mounted transformers throughout the project area. The transformers did not have labels indicating they have been tested for polychlorinated Biphenyls (PCBs) and EEC could not confirm if they had been tested. Therefore the transformers are assumed to be classified as contaminated (with 50 parts per million (ppm) to 500 ppm) PCBs, per Section 40 Code of Federal Regulations, Part 761. No indication of leakage was identified during the site visit (Attachment 4, Photos 12 and 16). EEC recommends coordination with San Luis power utilities in the event the transformers will be relocated.
- EEC observed evidence of various utilities throughout the Project Area. EEC recommends proper coordination with utility companies prior to performing any subsurface disturbance.
- Stormwater features, drywells, water treatment facilities and wells were noted throughout the project area and adjacent properties.

## **5.2. ADJACENT PROPERTIES**

Adjacent properties to the Project Area generally consist of the following:

- North – Vacant, residential, and commercial properties including wells and other utilities
- South – Vacant, residential, and commercial properties including wells and other utilities
- East – Vacant and agricultural properties
- West – Immediately the Main Drain canal followed by residential, and commercial properties

No environmental conditions were noted that indicate the presence of hazardous or petroleum products on adjacent properties that have impacted the Project Area.

## **5.3. HISTORICAL AERIAL REVIEW**

Periodic historical aerials beginning in 1963 through 2016 were reviewed for the Project Area. Earlier aerial photos are unavailable for this area. A summary of the historical aerial review is provided below:

- 1963: The Project Area is vacant desert excepting the western edge where there is minimal residential development.
- 1984: The Project Area is similar to the previous aerial.
- 1992: The Project Area is a mixture of residential, vacant, and commercial land; and includes Juan Sanchez Boulevard and some agricultural development adjacent to the southeast.
- 2003: The Project Area is similar to the previous aerial with increased residential and commercial development north and south of Juan Sanchez Boulevard.
- 2016: The Project Area is similar to the previous aerial.

Review of historical aerials indicates the Project Area has been a mixture of vacant, residential, and commercial land since at least 1963 through the date of this report. No environmental conditions were noted from review of historic aerial photos. However, site reconnaissance and the environmental database indicate a private residence located within the project area.

#### 5.4. GEOLOGY INFORMATION

The Project Area is located in the Gila Valley Basin of southeastern Arizona. The U.S. Geological Survey (USGS) defines the geology of the area as follows:

The Yuma basin is located in the southwest corner of Arizona. The basin lies at the southwest edge of the Sonoran Desert. The Algodones Fault is the structural feature that separates the two features in the study area (Olmsted, Loeltz, and Irelan, 1973). The basin is characterized by alluvial valley floors adjacent to the Gila and Colorado River Channels. Land surface altitudes range from 75 feet above mean sea level where the Colorado meets the Republic of Mexico to above 3,000 feet atop the Sheep and Gila Mountains. The groundwater reservoir is composed of Cenozoic basin fill overlying bedrock. Although fill thickness exceeds 16,000 feet in some places only the upper 2,500 feet is considered.

Depth to groundwater measurements in the area are maintained by the USGS. The average depth to water in the project area is approximately 40 feet below ground surface. The general direction of groundwater flow is to the southwest, respectively (ADWR Hydrologic Map Series No. 30).

#### 6.0 REGULATORY REVIEW

Allands performed environmental database search and summarized the results in the April 17, 2017 Allands report. The Allands report included a summary of Allands' review of federal, state, and local environmental databases for the Project Area and properties adjacent to the Project Area. A copy of the Allands report, which includes a description of the databases reviewed by Allands and a summary of the results of this review, is provided in Attachment 3. The review was conducted to evaluate whether the Project Area or properties within the vicinity of the Project Area have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects to the Project Area. A summary of the Allands report is provided below:

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
<b>Standard Federal ASTM Environmental Record Sources</b>			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	2/19	Within corridor boundaries	0
Delisted National Priorities List	2/19	Within corridor boundaries	0



Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP)	2/19	Within corridor boundaries	0
<b>RCRA (Resource Conservation and Recovery Act)</b>	<b>2/19</b>	<b>Within corridor boundaries</b>	<b>1</b>
RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)	2/19	Within corridor boundaries	0
RCRA – Non-CORRACTS TSDFs	2/19	Within corridor boundaries	0
ERNS (Emergency Response Notification System)	2/19	Within corridor boundaries	0
<b>Standard State ASTM Environmental Record Sources</b>			
WQARF (Water Quality Assurance Revolving Fund) Areas	2/19	Within corridor boundaries	0
Superfund Program List (replaces ACIDS)	08/04	Within corridor boundaries	0
Solid Waste Facilities/Landfill Sites – Operating and Closed	05/99 & 05/04	Within corridor boundaries	0
Brownfields / Voluntary Remediation Program	12/15	Within corridor boundaries	0
<b>Registered USTs (Underground Storage Tanks) (includes Tribal Records)</b>	<b>2/19</b>	<b>Within corridor boundaries</b>	<b>1</b>
LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)	2/19	Within corridor boundaries	0
<b>Additional Environmental Record Sources</b>			
RCRA Compliance Facilities	2/19	Within corridor boundaries	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	Within corridor boundaries	0
ADEQ Drywell Registration Database (includes Tribal Records)	2/19	Within corridor boundaries	0
Fire Insurance Maps	Various	Within corridor boundaries	0
<b>Topographical / Aerial Maps</b>	<b>1973 &amp; 2018</b>	<b>Within corridor boundaries</b>	<b>3</b>
VEMUR / DEUR / LIENS / DEURTRACKER	2/19	Within corridor boundaries	0
DRYCLEANER	06/06	Within corridor boundaries	0
<b>Arizona Department of Water Resources (ADWR) Well Registration Database</b>	<b>05/18</b>	<b>Within corridor boundaries</b>	<b>6</b>

One RCRA facility was identified within the search radius as identified below:

EPA ID	FACILITY	ADDRESS	NOTIF.	STATUS
--------	----------	---------	--------	--------



			DATE	
AZR000517326	Family Dollar #5448	725 East Juan Sanchez Blvd.	10/19/2015	CEG

CODES:

- LQG: Large quantity generator (more than 1000 kg per month)
- SQG: Small quantity generator (100 – 1000 kg per month)
- CEG: Conditionally exempt small quantity generator (less than 100 kg per month)
- N : Not a generator verified or inactive generator

The Family Dollar facility status of CEG is not considered an impact to the project area.

One facility with a total of two (2) underground storage tank (UST) files was identified within the search radius as identified below:

Facility ID	Facility Name	Address	Tank No	Tank Inst Date	Closure Type	Closure Date
0-009685	Super C	1645 E. Juan Sanchez	1	3/25/2000	-	-
0-009685	Super C	1645 E. Juan Sanchez	2	3/25/2000	-	-

Six (6) groundwater wells were identified on the same or adjacent 10 acres as the Project Area. The well uses are commercial, domestic, municipal, monitoring, none and utility. Multiple wells were noted within the project area during Site Reconnaissance. EEC recommends caution in areas where wells are located during construction activities.



## 7.0 FINDINGS, OPINION AND CONCLUSIONS

**The following items are not issues of concern, but are conditions that ADOT should be aware of concerning the Project Area:**

- EEC observed one private residential structure located within the western portion of the project area. Yuma County APN 775-29-018 is located at 908 Escondido St. (Attachment 4, Photo 21). EEC was unable to access this portion of the project area. The home and shed located at 908 Escondido St. most likely contain household chemicals, maintenance tools, fluids in containers less than 55 gallons and other related items. EEC recommends any materials within the property boundary be removed and properly disposed. Also any tanks, including ASTs and septic systems should be properly abandoned in accordance with any Yuma County and Arizona Department of Environmental Quality (ADEQ) standards.
- EEC observed the exterior portion of the home contains painted surfaces that would be suspect for containing lead-based paint. EEC recommends a lead-based paint survey to be conducted to properly identify lead paint (if required) prior to any demolition or renovation activities. This is not an REC to the subject property.
- EEC observed a pipe protruding from the ground on the northwest corner of the intersection of Escondido St. and Juan Sanchez Boulevard. The location is noted as being within the private property boundary of 908 Escondido St. within the proposed project area. The pipe is suspect Asbestos Containing Building Material (ACBM), EEC recommends asbestos sampling be done prior to proper removal and disposal.
- EEC observed multiple pole-mounted and pad-mounted transformers. The transformers did not have labels indicating they have been tested for PCBs and EEC could not confirm if they had been tested. Therefore the transformers are assumed to be classified as contaminated (with 50 parts per million (ppm) to 500 ppm) PCBs, per Section 40 Code of Federal Regulations, Part 761. No indication of leakage was identified during the site visit (Attachment 4, Photos 19, 23 and 24). EEC recommends coordination with San Luis power utilities in the event the transformers will be relocated.
- EEC observed evidence of various utilities throughout the Project Area. EEC recommends proper coordination with utility companies prior to performing any subsurface disturbance.
- EEC observed stormwater features, drywells and wells were noted throughout the project area and adjacent properties.

## **ATTACHMENT 1: PISA FORM**

Preliminary Initial Site Assessment

Project No. SLS-0(203)T TRACS No. 0000 YU SLS SZ018 01C

Section I: Site Location Information

Assessor Parcel No. \_\_\_\_\_ ADOT Parcel No. \_\_\_\_\_

Address/Route & Milepost Juan Sanchez Boulevard (a.k.a. County 23<sup>rd</sup> St.) from Escondido St. or US195 to Avenue F or SR95

Township 11 South, Range 25 West, Sections 1, 11, and 12, and Township 11 South, Range 24 West, Sections 3-10.

Latitude TP1 32° 29' 39'' Longitude 114° 45' 39''

Site Characteristics: Past Land Use

Agriculture \_\_\_\_\_ Residential X Commercial X Industrial \_\_\_\_\_ Natural X

Vehicle Maintenance: \_\_\_\_\_ Chemical Storage: \_\_\_\_\_ UST System: \_\_\_\_\_

Septic System: X Water/Dry Well: X Pesticide/Herbicide X

Other: \_\_\_\_\_

Section II: Site Surface Conditions

Dimensions: N/A Length 2 Miles Width Varies

Area: N/A \_\_\_\_\_ Sq. feet or \_\_\_\_\_ Sq. meters or Approx. 30 Acres

Topography: The regional ground slope in the project area is the west.

Geology: The Yuma basin is located in the southwest corner of Arizona. The basin lies at the southwester edge of the Sonoran Desert. The Algodones Fault is the structural feature that separates the two features in the study area (Olmsted, Loeltz, and Ireland, 1973). The basin is characterized by alluvial valley floors adjacent to the Gila and Colorado River Channels. Land surface altitudes range from 75 feet where the Colorado meets the Republic of Mexico to above 3,000 feet atop the Sheep and Gila Mountains. The groundwater reservoir is composed of Cenozoic basin fill overlying bedrock. Although fill thickness exceeds 16,000 feet in some places only the upper 2,500 is considered.

Vegetation: Sparse native desert landscape

Structures: One private residential structure, located at 908 Escondido St. is included in the project area.

Utilities: City of San Luis Sewer is parallel along the south side of Juan Sanchez Boulevard and overhead powerlines and electrical utilities are along the north.

Section III: Results of Database Review

No concerns on project   X   Concerns on project \_\_\_\_\_  
(Complete Section IV)

Section IV: Environmental Concerns

Observed: EEC observed multiple pole-mounted and pad-mounted transformers. The transformers did not have labels indicating they have been tested for PCBs and EEC could not confirm if they had been tested. Therefore the transformers are assumed to be classified as contaminated (with 50 parts per million (ppm) to 500 ppm) PCBs, per Section 40 Code of Federal Regulations, Part 761. No indication of leakage was identified during the site visit (Attachment 4, Photos 19, 23 and 24). EEC recommends coordination with San Luis power utilities in the event the transformers will be relocated.

EEC observed evidence of various utilities throughout the Project Area. EEC recommends proper coordination with utility companies prior to performing any subsurface disturbance.

Stormwater features, drywells and wells were noted throughout the project area and adjacent properties.

Suspected: \_\_\_\_\_

Unusual Conditions: The adjacent property to the north, located at 920 Escondido St. and the northern portion of APN 775-29-018 are noted as having possible conditions for recommending further investigation if these areas are to be accessed or acquired. Shown in Attachment 2, Item 1D the Project Area Map of the western portion of the project area (Intersection of Juan Sanchez Boulevard and Escondido Street).

Section V: Recommendations

High Priority Phase 1: \_\_\_\_\_ Medium Priority Phase 1: \_\_\_\_\_ Low Priority Phase 1: \_\_\_\_\_

No additional survey required:   X   Aerial Photograph Review: \_\_\_\_\_

Section VI: Comments

- EEC observed one private residential structure located within the western portion of the project area. Yuma County APN 775-29-018 is located at 908 Escondido St. (Attachment 4, Photo 39). EEC was unable to access this portion of the project area. The home and shed located at 908 Escondido St. most likely contain household chemicals, maintenance tools, fluids in containers less than 55 gallons and other related items. EEC recommends any materials within the property boundary be removed and properly disposed. Also any tanks, including ASTs and septic systems should be properly abandoned in accordance with any Yuma County and Arizona Department of Environmental Quality (ADEQ) standards.

- EEC observed the exterior portion of the home contains painted surfaces that would be suspect for containing lead-based paint. EEC recommends a lead-based paint survey to be conducted to properly identify lead paint (if required) prior to any demolition or renovation activities. This is not an REC to the subject property.
- EEC observed a plastic above ground storage tank (AST) as shown in Attachment 4, Photo 35 on the property at 908 Escondido St. The location is noted as being a private residence that is within the proposed project area. The property owner at 920 Escondido St. noted that the tank is empty and was used to store pesticide/herbicide. Due to inaccessibility of this portion of the project area EEC recommends further investigation to determine if any release to the surrounding environment or environmental impact is indicated by the AST.
- EEC observed a transite pipe protruding from the ground as shown in Attachment 4, Photo 46 on the northwest corner of the intersection of Escondido St. and Juan Sanchez Boulevard. The location is noted as being a private residence that is within the proposed project area. The pipe is suspect Asbestos Containing Building Material (ACBM), EEC recommends asbestos sampling be done prior to proper removal and disposal.
- EEC recommends review of Attachment 2, Item 1D the Project Area Map of the western portion of the project area (Intersection of Juan Sanchez Boulevard and Escondido Street. The adjacent property to the north, located at 920 Escondido St. and the northern portion of APN 775-29-018 are noted as having possible conditions for recommending further investigation if these areas are to be accessed or acquired.

Consultant Name     Engineering and Environmental Consultants  
 John P. Burton, Project Manager

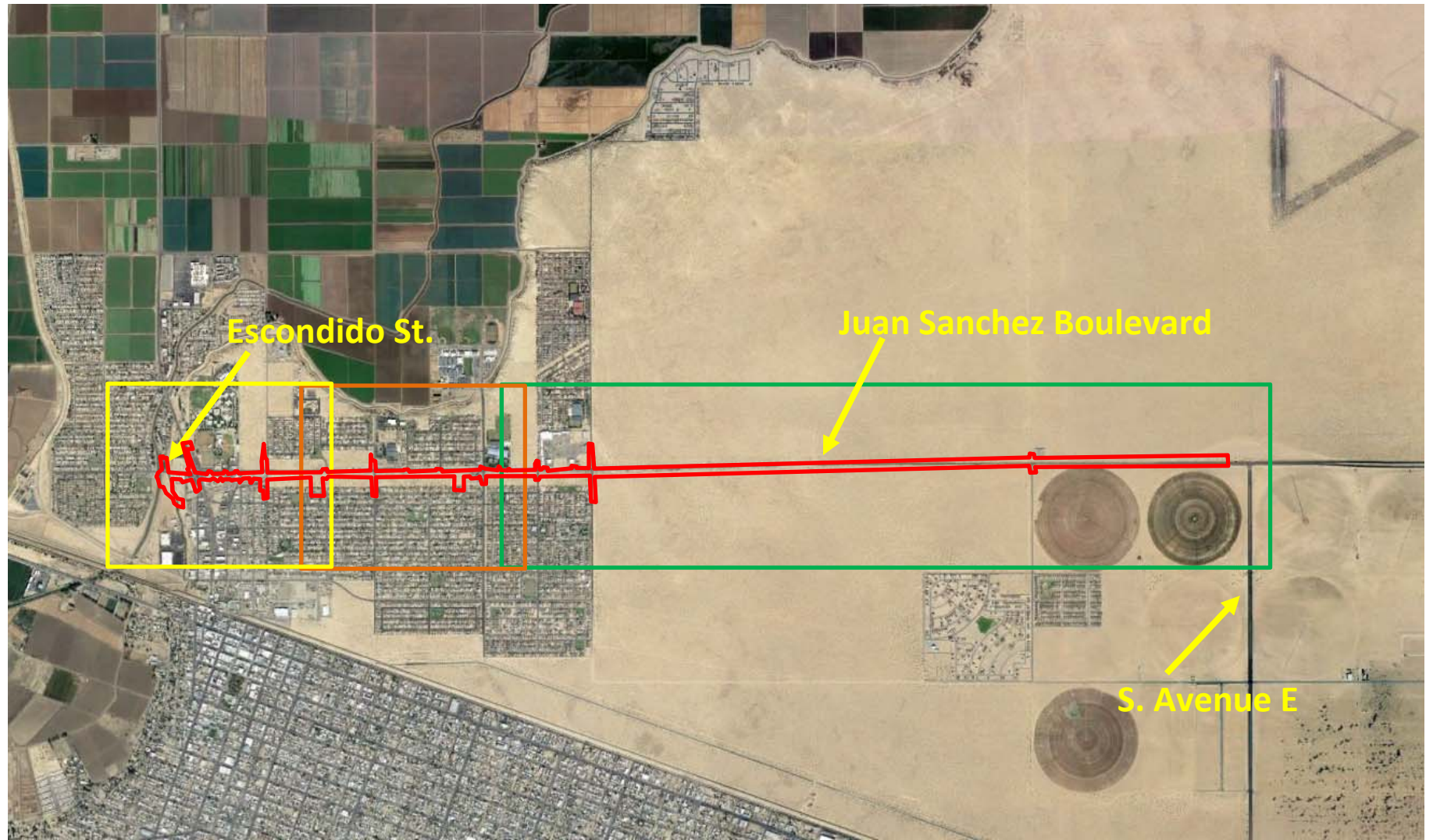
Signature *John P. Burton*     Date 4/18/2019



ADOT Name     Ed Green

Signature *Ed Green*     Date 02 May 19

## **ATTACHMENT 2: MAPS**



**Legend**



- Project Area



- Item 1A



- Item 1B



- Item 1C



(not to scale)

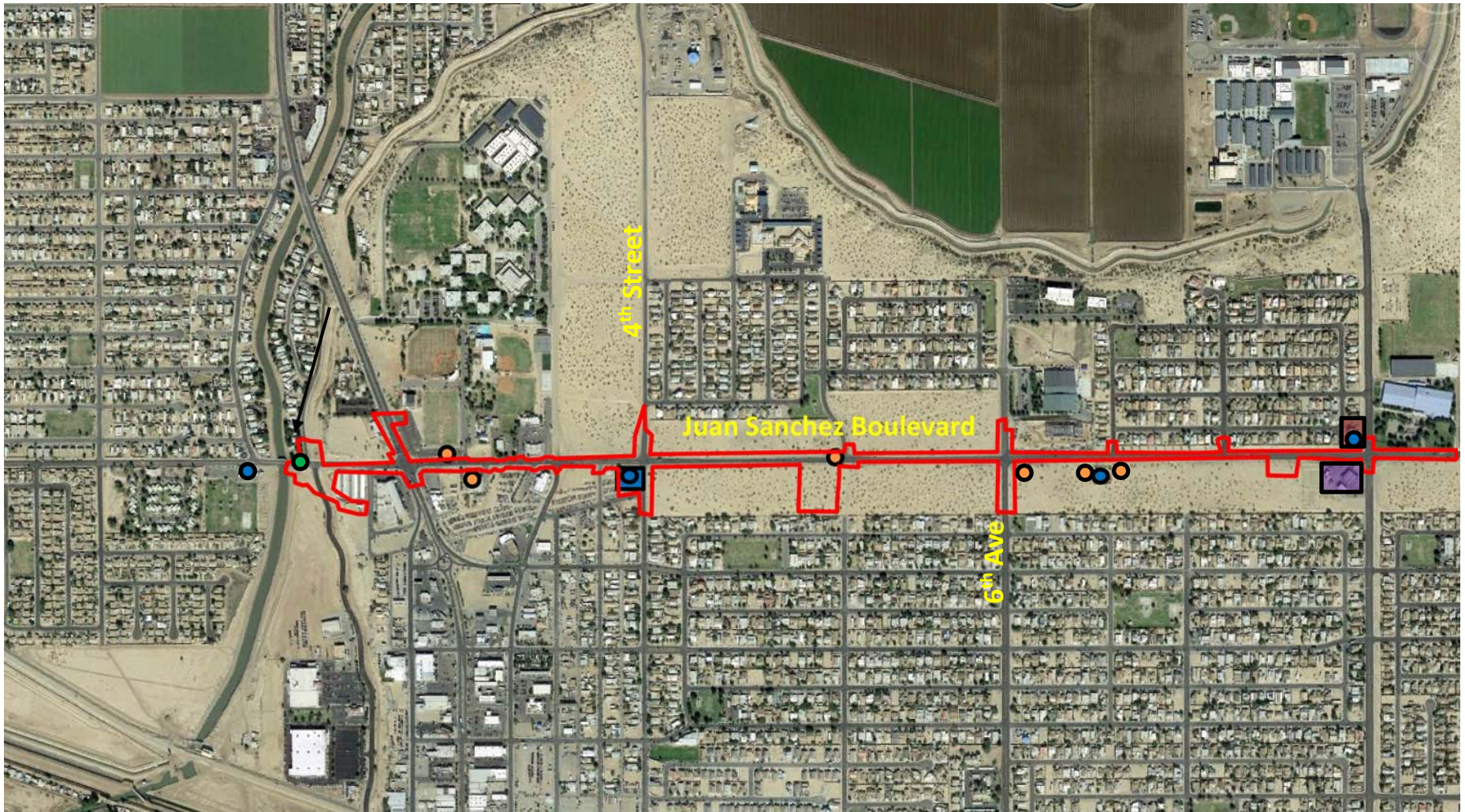


Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301 | Tucson, AZ 85704  
Tel 520.321.4625 | Fax: 520.321.0333

**Item 1 - Project Location Map**

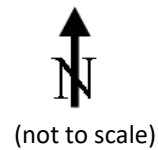
**Juan Sanchez Boulevard PISA**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue E  
San Luis, Yuma County, Arizona



**Legend**

- Project Area
- Gas Station
- Water Treatment Plant 2
- Transformers
- Well
- Stormwater feature
- Water Treatment Plant 4

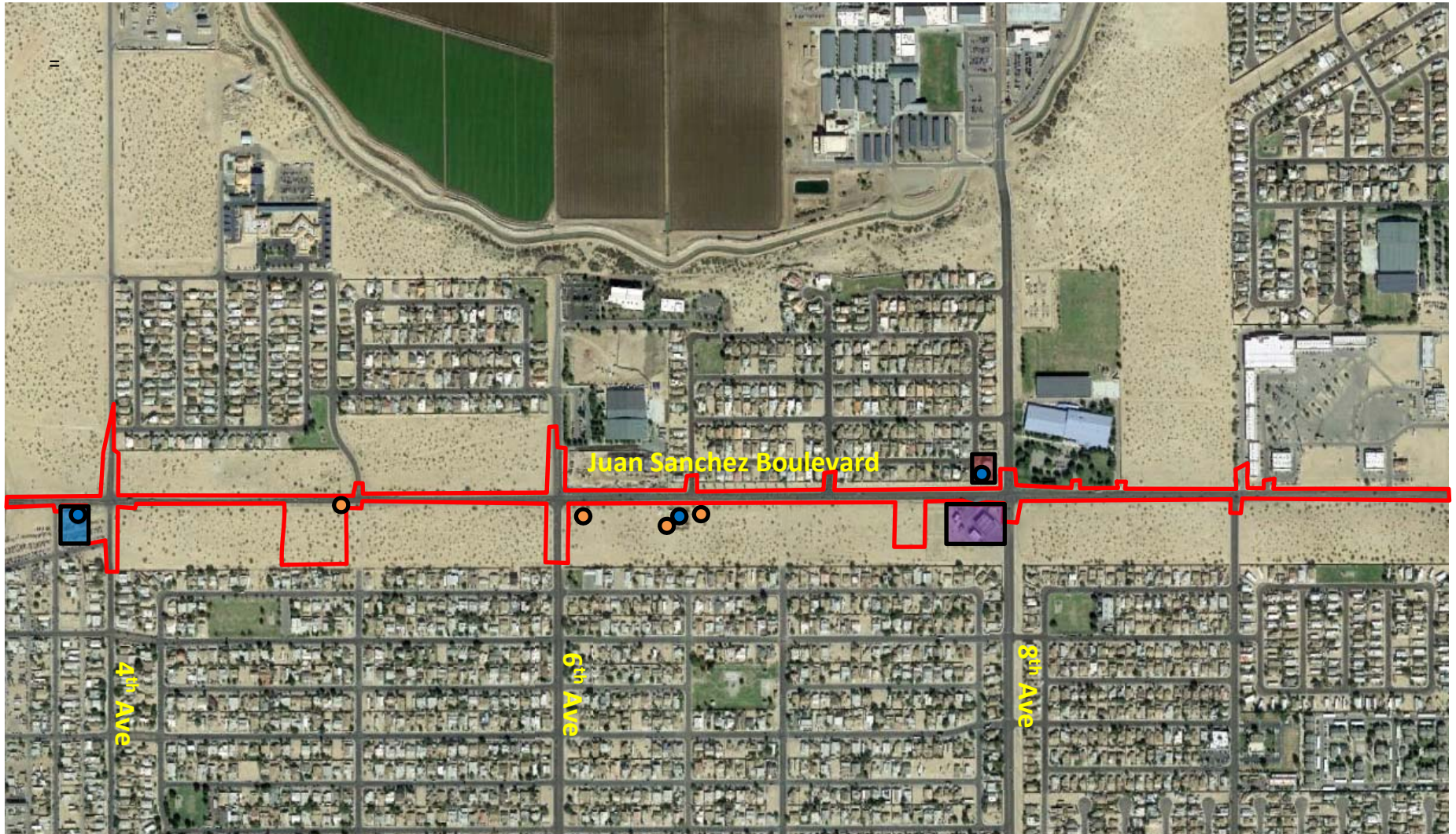


Engineering and Environmental Consultants, Inc.  
 555 E. River Road, Suite 301 | Tucson, AZ 85704  
 Tel 520.321.4625 | Fax: 520.321.0333

**Item 1A – Western Portion**

**Juan Sanchez Boulevard PISA**

Juan Sanchez Boulevard:  
 US 195 to SR95, Escondido St. to Avenue E  
 San Luis, Yuma County, Arizona




**Legend**

 - Project Area

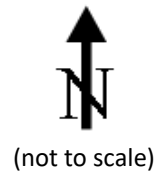
 - Gas Station

 - Water Treatment Plant 2

 - Transformer

 - Well

 - Water Treatment Plant 4



(not to scale)

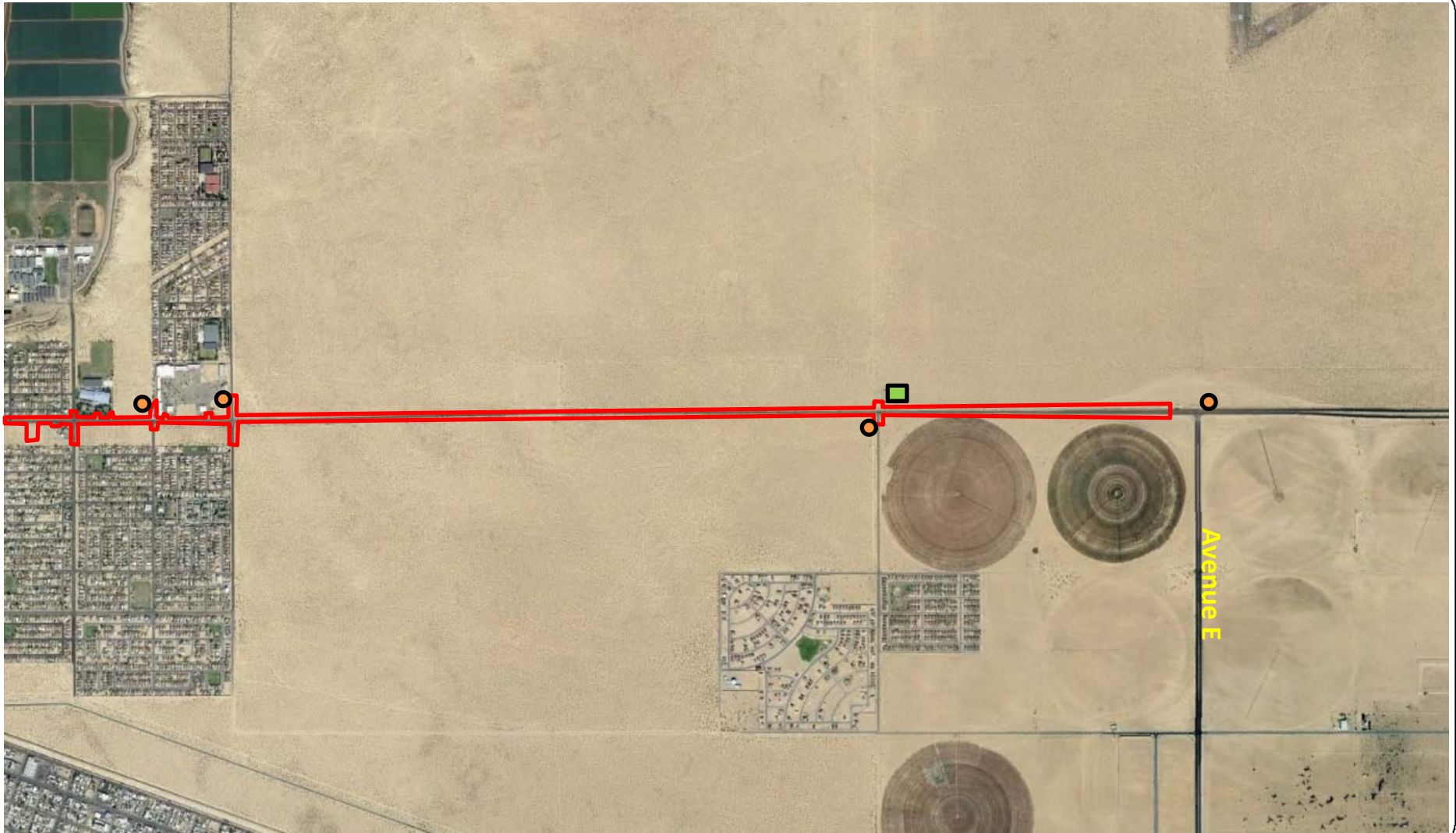


Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301 | Tucson, AZ 85704  
Tel 520.321.4625 | Fax: 520.321.0333




**Item 1B – Central Portion**

**Juan Sanchez Boulevard PISA**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue E  
San Luis, Yuma County, Arizona



**Legend**

-  - Project Area
-  - Transformer
-  - Sub Station



(not to scale)



Engineering and Environmental Consultants, Inc.  
 555 E. River Road, Suite 301 | Tucson, AZ 85704  
 Tel 520.321.4625 | Fax: 520.321.0333

**Item 1C – Eastern Portion**

**Juan Sanchez Boulevard PISA**

Juan Sanchez Boulevard:  
 US 195 to SR95, Escondido St. to Avenue E  
 San Luis, Yuma County, Arizona

## **ATTACHMENT 3: REGULATORY DATABASE**



14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900  
www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

## CORRIDOR DATABASE

YOUR FILE NO: 11022.04

ALLANDS FILE NO: 2019-01-102D

DATE OF REPORT: February 3, 2019

ALLANDS hereby reports the search results of Federal and State Databases. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Engineering and Environmental Consultants, Inc..

1. The land referred to in this report is located in Yuma County, Arizona, described as follows:

Corridor Study along Juan Sanchez Blvd., aka County 23rd Street, from Escondido Street to 300' West of Avenue E, Arizona, being in Sections 1 and 12, Township 11 South, Range 25 West and in sections 2 through 11, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian.

## REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
<b>Standard Federal ASTM Environmental Record Sources</b>			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	02/19	Within corridor boundaries	0
Delisted National Priorities List	02/19	Within corridor boundaries	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS)	02/19	Within corridor boundaries	0
RCRA (Resource Conservation and Recovery Act)	02/19	Within corridor boundaries	1
RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)	02/19	Within corridor boundaries	0
RCRA – Non-CORRACTS TSDFs	02/19	Within corridor boundaries	0
ERNS (Emergency Response Notification System)	02/19	Within corridor boundaries	0
<b>Standard State ASTM Environmental Record Sources</b>			
WQARF (Water Quality Assurance Revolving Fund) Areas	02/19	Within corridor boundaries	0
Superfund Program List (replaces ACIDS)	08/04	Within corridor boundaries	0
Solid Waste Facilities/Landfill Sites – Operating and Closed	05/99 & 05/04	Within corridor boundaries	0
Brownfields / Voluntary Remediation Program	12/16	Within corridor boundaries	0
Registered USTs (Underground Storage Tanks) (includes Tribal Records)	02/19	Within corridor boundaries	1
LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)	02/19	Within corridor boundaries	0
<b>Additional Environmental Record Sources</b>			
RCRA Compliance Facilities	02/19	Within corridor boundaries	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	Within corridor boundaries	0
ADEQ Drywell Registration Database (includes Tribal Records)	02/19	Within corridor boundaries	0
Fire Insurance Maps	Various	Within corridor boundaries	0
Topographical / Aerial Maps	See text	Within corridor boundaries	3
VEMUR / DEUR / LIENS / DEURTRACKER	02/19	Within corridor boundaries	0
DRYCLEANER	06/06	Within corridor boundaries	0
Arizona Department of Water Resources Well Registration Database	05/18	Within corridor boundaries	See Text

**Allands contacts the appropriate sources on a quarterly basis to maintain currency of data**

## **Standard Federal ASTM Environmental Record Sources**

### **SUPERFUND NATIONAL PRIORITIES LIST (NPL)**

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated February, 2019, and searched to identify all NPL/Proposed NPL/ DOD sites within corridor boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No National Priorities List (NPL) / Proposed NPL / DOD Sites were found located within corridor boundaries.

### **DELISTED NATIONAL PRIORITIES LIST**

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated February, 2019, and searched to identify all Delisted NPL Sites within corridor boundaries.

No Delisted National Priorities List (NPL) Sites were found located within corridor boundaries.

## FEDERAL CERCLIS / NFRAP LIST / SEMS

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remedial action planned. This database has been archived by EPA as of November 12, 2013 and the Superfund Enterprise Management System (SEMS) has replaced the former CERCLIS/NFRAP lists and is dated February, 2019 and searched for facilities within corridor boundaries.

No CERCLIS / NFRAP / SEMS facilities were found located within corridor boundaries.

## RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRAInfo Database, dated February, 2019 and checked for Federal RCRA facilities located within corridor boundaries.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZR000517326	Family Dollar #5448	725 East Juan Sanchez Blvd	10/19/2015	CEG

### CODES:

LQG: Large quantity generator (more than 1000 kg per month)  
SQG: Small quantity generator (100 – 1000 kg per month)  
CEG: Conditionally exempt small quantity generator (less than 100 kg per month)  
N : Not a generator verified or inactive generator

## **CORRACTS FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated February, 2019, and checked for facilities which occurred within corridor boundaries.

No Facilities were found which occurred within corridor boundaries.

## **TSD FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated February, 2019, and checked for Facilities which occurred within corridor boundaries.

No TSD Facilities were found which occurred within corridor boundaries.

## **FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST**

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to February, 2019, and checked for incidents located within corridor boundaries.

No incidents were found located within corridor boundaries.

## Standard State ASTM Environmental Record Sources

### WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated February, 2019, and searched to identify all WQARF sites within corridor boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No WQARF Registry List sites were found located within corridor boundaries.

### ARIZONA SUPERFUND PROGRAM LIST

The Arizona Superfund Program List replaces the Arizona CERCLIS Information Data System (ACIDS). This list is more representative of the sites and potential sites within jurisdiction of the Arizona Department of Environmental Quality Superfund Programs Section (SPS). This database is provided by the Arizona Department of Environmental Quality, dated August, 2004, and searched to identify all sites within corridor boundaries.

No facilities on the Arizona Superfund Program List were found located within corridor boundaries.

Program Status codes:

Pending PI	WQARF Preliminary Investigation (PI) is scheduled or in process
On Registry	PI has resulted in inclusion of a site on the WQARF Registry
ACTIVE	The Department of Defense is presently addressing the site
On NPL	site has been listed on the CERCLA National Priorities List

## **LANDFILLS**

The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the Arizona Department of Environmental Quality Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills dated May, 1999 and May, 2004, and checked for active and inactive landfills located within corridor boundaries.

No active nor inactive landfills were found located within corridor boundaries.

### **Codes:**

**MSWLF:**        **Municipal Solid Waste Landfills**  
**CSWLF:**        **Closed Solid Waste Landfills**  
**CSWOD:**       **Closed Solid Waste Dumps**

## **BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM**

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated December, 2016 and searched for sites which occurred within corridor boundaries.

No brownfield sites were found which occurred within corridor boundaries.

## REGISTERED UNDERGROUND STORAGE TANKS (UST)

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing “regulated substances” complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated February, 2019, and searched for UST sites located within corridor boundaries.

Facility ID	Facility Name	Address	Tank No	Tank Inst Date	Closure Type	Closure Date
0-009685	Super C	1645 E Juan Sanchez	1	3/25/2000		
0-009685	Super C	1645 E Juan Sanchez	2	3/25/2000		

### DETAILS

NOTE: Details section is from the ADEQ 2003 UST list, newer lists do not provide this information.

Facility Id	Facility	Owner Id	Owner	
Tank No.	Status	Capacity	Age	Tank Material
Tank Release Detection		Pipe Material	Piping Type	Pipe Release Detection

0-009685 **Super C** Yuma Co. 7560 HMS Development LLC  
 1645 E Juan Sanchez ,San Luis AZ 85349  
 1 ACTV Gasoline 15000 Automatic Tank Gauging Interstitial Double-Walled Fiberglass Pressure Interstitial Monitoring  
 Monitoring (Double Walled) Interstitial Reinforced Plastic (Double Walled) Interstitial Monitoring (Secondary Containment) Monitoring (Secondary Containment)  
 2 ACTV Gasoline 15000 Automatic Tank Gauging Interstitial Double-Walled Fiberglass Pressure Interstitial Monitoring  
 Monitoring (Double Walled) Interstitial Reinforced Plastic (Double Walled) Interstitial Monitoring (Secondary Containment) Monitoring (Secondary Containment)

## **REGISTERED LEAKING UNDERGROUND STORAGE TANKS (LUST)**

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated February, 2019, and searched for LUST sites located within corridor boundaries.

No registered leaking underground storage tanks were found located within corridor boundaries.

## **Additional Environmental Record Sources**

### **RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) COMPLIANCE FACILITIES**

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated February, 2019, and searched for compliance facilities within corridor boundaries.

No compliance facilities were found located within corridor boundaries.

### **HAZARDOUS MATERIAL INCIDENTS**

The Arizona Department of Environmental Quality (ADEQ) Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the Arizona Department of Environmental Quality Emergency Response Log from 1984 through June, 2001, and checked for hazardous material incidents located within corridor boundaries.

No hazardous material incidents were found located within corridor boundaries.

## **ADEQ DRY WELL REGISTRATION DATA BASE**

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. Tribal Drywell records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ dry well registration database dated February, 2019, and searched for dry wells located within corridor boundaries.

No registered dry wells were found located within corridor boundaries.

## **FIRE INSURANCE MAPS**

A review was made at the Arizona State Capital Archives for Fire Insurance Maps, more commonly known as Sanborn Maps, which covered the area in which the subject property is located. Subject property is not located within the boundaries of available maps.

## **USGS 7.5 MINUTE TOPOGRAPHICAL MAPS AERIAL PHOTOS**

The United States Geological Survey Topographic maps and Aerial Photos are derived from Terrain Navigator Software from My Topo, a Trimble Company. ([www.mytopo.com](http://www.mytopo.com)) and are for informational purposes only.

<b>NAME</b>	<b>TYPE</b>	<b>DATE</b>	<b>REVISION</b>	<b>CONTOUR INTERVAL</b>
Gadsden	Topo	1973	None	5 feet
South of Somerton	Topo	1990	None	5 feet
Bing	Aerial	2017		

**VOLUNTARY ENVIRONMENTAL MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR'S); DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR); AND ENVIRONMENTAL LIENS**

A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorder's office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ's RDT was researched for inclusion of subject property.

No VEMUR'S, DEUR'S; nor Environmental Liens were found listed for subject property.

**DRYCLEANERS**

The Drycleaners Inventory List summarizes current and historic dry cleaners sites throughout the state of Arizona and is not all inclusive. This database is from the Report for the Arizona Department of Environmental Quality Dry Cleaners Inventory Project, dated June, 2006, and searched for dry cleaners sites located within corridor boundaries.

No drycleaners were found located within corridor boundaries.

**ARIZONA DEPARTMENT OF WATER RESOURCES  
WELL REPORT**

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated May, 2019. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within corridor boundaries.

Imaged Records are available at: <http://infoshare.azwater.gov/docushare/dsweb/HomePage>

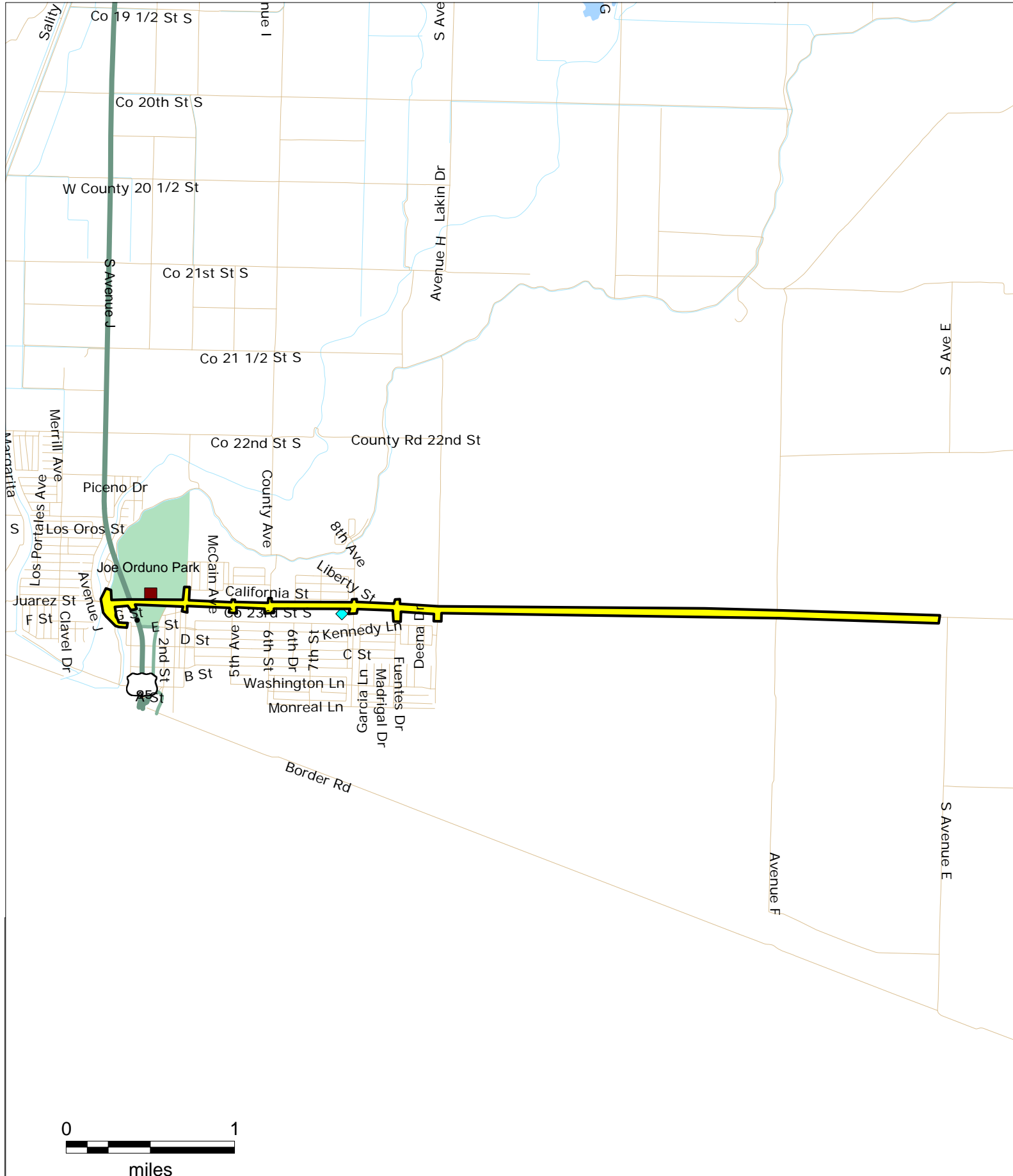
Water Uses (WU)

- A Irrigation
- B Utility (Water Co.)
- C Commercial
- D Domestic
- E Municipal
- F Industrial
- G Recreational
- H Remediation
- I Mining
- J Stock
- K Other - Exploration
- L Drainage
- M Monitoring
- N None
- O Other - Non-Production
- P Remediation
- R Recharge
- T Test
- U Unknown
- V Dewatering

Legal Description

- T Township
- N/S North or South
- R Range
- E/W East or West
- S Section
- Q1 Quarter of Section (160 Acres)
- Q2 Quarter Quarter of Section (40 Acres)
- Q3 Quarter Quarter Quarter of Section (10 acres)
- ID Well Registration Number
- WD Well Depth
- WL Water Level
- DIA Casing width

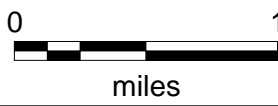
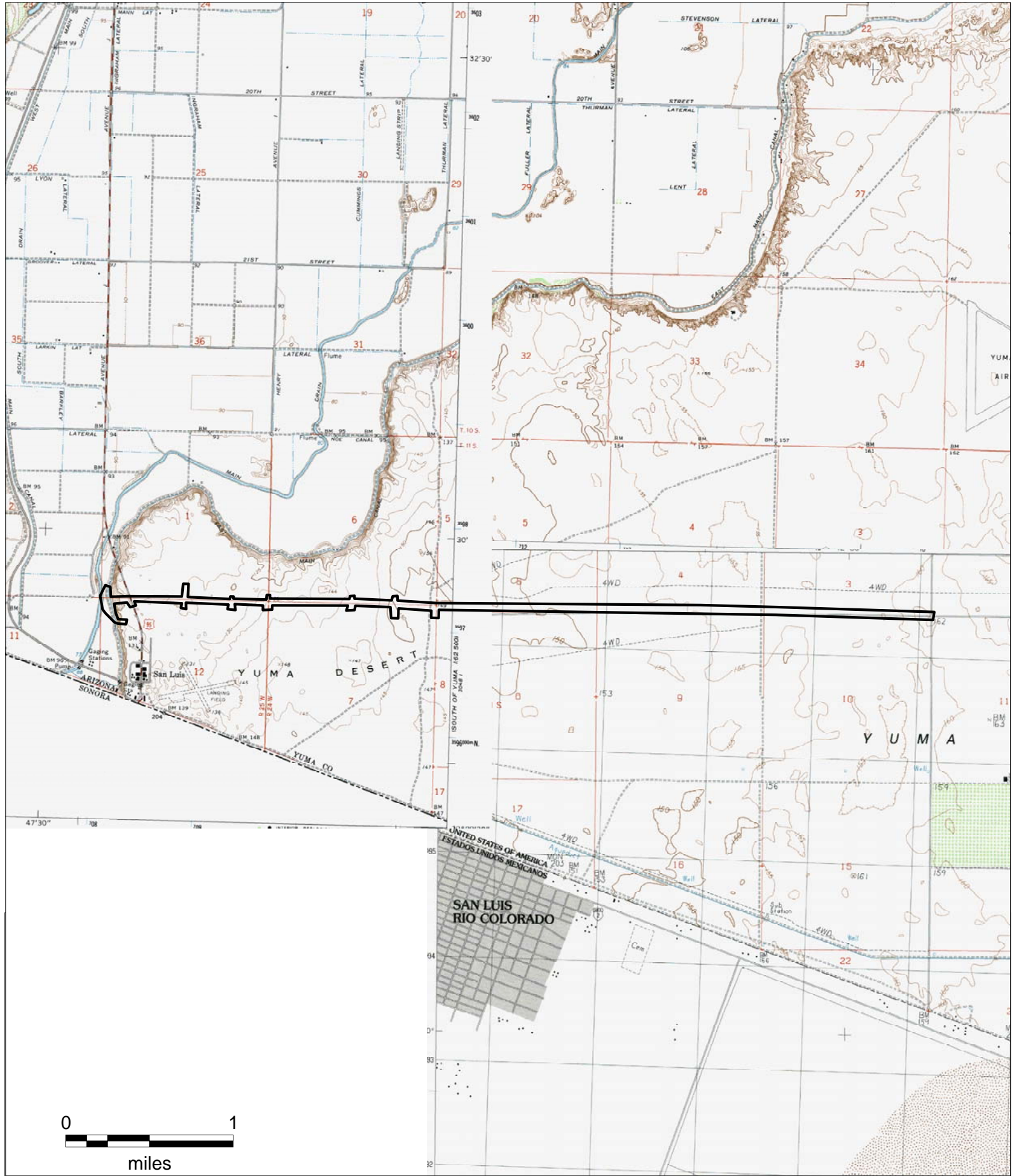
ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
555751	11	S	24	W	6	SW	SE	SE	C	565	89	12	San Luis, City Of,
220699	11	S	24	W	6	SW	SE	SW	N	350	85	0	Gadsden Elementary School District #32
563003	11	S	25	W	1				N	60	20	0	ADOT,
628680	11	S	25	W	12	NE	NE	NW	D	112	65	6	Posada Del Sol DBA San Luis RV AZ LP
522655	11	S	25	W	12	NW	NE	NE	E	203	59	8	San Luis, City Of,
605204	11	S	25	W	12	NW	NE	NE	B	235	65	8	San Luis, City Of,



**LEGEND**

<b>SITE</b>	USTs	CERCLA / NFRAP	RCRA
LUSTs	LANDFILLS	RCRA COMPLIANCE	

2019-01-102



**LEGEND**

★ SITE

◆ USTs

▼ LUSTs

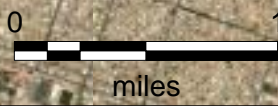
● CERCLA / NFRAP

⦿ LANDFILLS

■ RCRA

▲ RCRA COMPLIANCE

2019-01-102



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**LEGEND**

★ **SITE**

◆ USTs  
▼ LUSTs

● CERCLA / NFRAP  
● LANDFILLS

■ RCRA  
▲ RCRA COMPLIANCE

2019-01-102





Related Topics: Envirofacts

FRS

# FRS Facility Detail Report

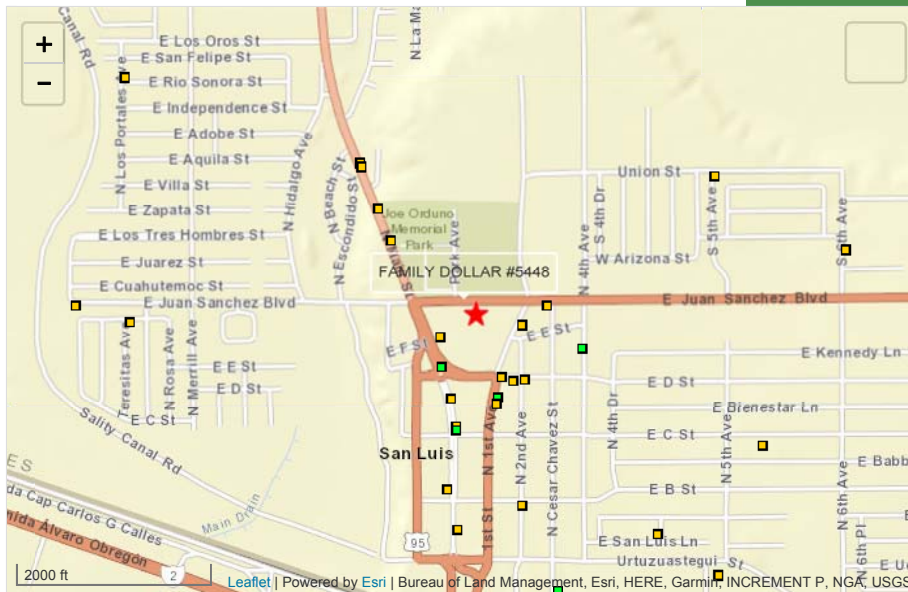
**FAMILY DOLLAR #5448**

**EPA Registry Id:** 110066966910  
 725 E JUAN SANCHEZ BLVD  
 SAN LUIS, AZ 85349

## Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

[Report an Error](#)



### Legend

- ★ Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	FAMILY DOLLAR #5448	AZR000517326	CESQG (Y)	RCRAINFO	10/19/2015	
<b>Additional EPA Reports:</b> MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report						

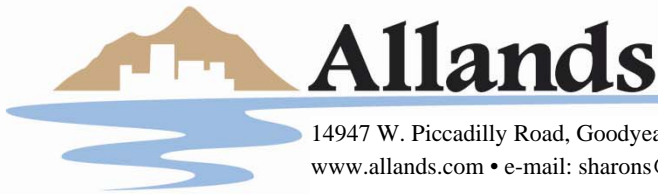
Standard Industrial Classification Codes (SIC)				
No SIC Codes returned.				
Facility Codes and Flags				
EPA Region:	09			
Duns Number:				
Congressional District Number:	03			
Legislative District Number:				
HUC Code/Watershed:	15030108 / YUMA DESERT			
US Mexico Border Indicator:	YES			
Federal Facility:	NO			
Tribal Land:	NO			
Alternative Names				
No Alternative Names returned.				
Organizations				
Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OWNER	DONALD J LAURSEN TRUST		RCRAINFO	
OPERATOR	FAMILY DOLLAR STORES OF ARIZONA, INC.		RCRAINFO	

National Industry Classification System Codes (NAICS)					
Data Source	NAICS Code	Description	Primary		
RCRAINFO	45299	ALL OTHER GENERAL MERCHANDISE STORES			
Facility Mailing Addresses					
Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	PO BOX 1017	CHARLOTTE	NC	28201	RCRAINFO
Contacts					
No Contacts returned.					

Query executed on: FEB-03-2019

Last updated on September 24, 2015



14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900  
www.allands.com • e-mail: sharons@allands.com

Historical Title and Environmental Research

**TITLE AND JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS AND  
ACTIVITY AND USE LIMITATIONS; VOLUNTARY ENVIRONMENTAL  
MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR) AND  
DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR)**

YOUR FILE NO: 11022.04

ALLANDS FILE NO: 2019-01-102E

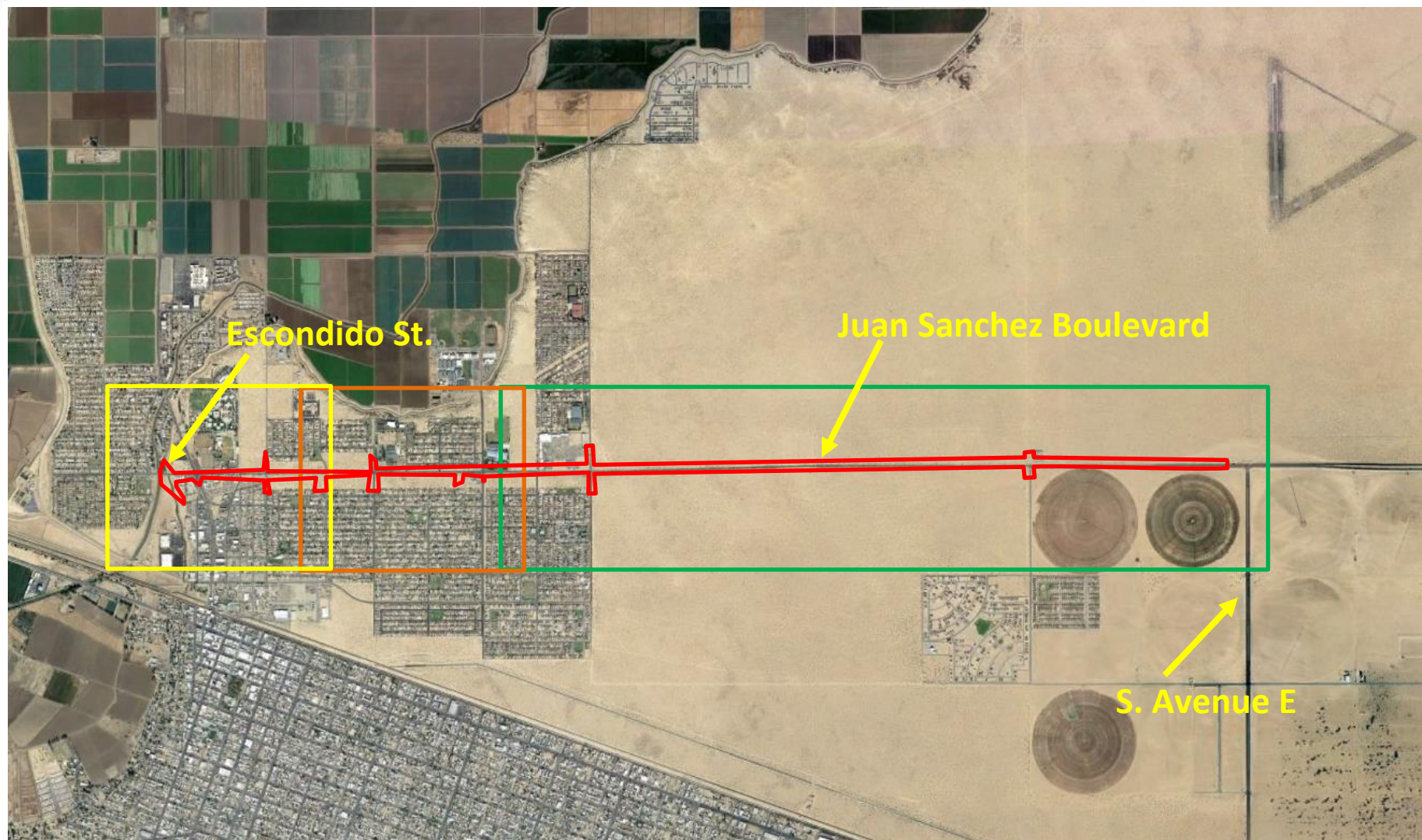
Date of Report: February 3, 2019

Title Plant Date\*\*\*: January 28, 2019

\*\*\*The Title Plant Date reflects the most current data made available by the information sources used at the time the research was performed.

ALLANDS hereby presents an Environmental Search Report to the land described below. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Engineering and Environmental Consultants, Inc.

1. The land referred to in this report is located in Yuma County, Arizona.
2. Corridor Study along Juan Sanchez Blvd., aka County 23rd Street, from Escondido Street to 300' West of Avenue E, Arizona, being in Sections 1 and 12, Township 11 South, Range 25 West and in sections 2 through 11, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian.
3. No VEMUR'S, DEUR'S; Environmental Liens, Brownfields, institutional controls, engineering controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.



**Legend**



- Project Area



- Item 1A



- Item 1B



- Item 1C



(not to scale)



Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301 | Tucson, AZ 85704  
Tel 520.321.4625 | Fax: 520.321.0333

**Item 1 - Project Location Map**

**Juan Sanchez Boulevard PISA**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue E  
San Luis, Yuma County, Arizona

## **ATTACHMENT 4: SITE PHOTOS**



**Photo No. 1**

**Description:** Juan Sanchez Boulevard (AZ 195) showing the north side of the right-of-way and adjoining properties near Avenue F. (East end of project area).

**View:** West

**Date:** February 5, 2019



**Photo No. 2**

**Description:** Juan Sanchez Blvd. approaching Avenue E, east end of the project area.

**View:** West

**Date:** February 5, 2019



**Photo No. 3**

**Description:** Eastern portion of project area showing intersection of Juan Sanchez and Avenue F.

**View:** West

**Date:** February 5, 2019



**Photo No. 4**

**Description:** East end of project area showing a substation, north side of the right-of-way and adjoining properties near Avenue F.

**View:** Northwest

**Date:** February 5, 2019



**Photo No. 5**

**Description:** Eastern portion of the project area showing Juan Sanchez Blvd approaching Avenue F.

**View:** East

**Date:** February 5, 2019



**Photo No. 6**

**Description:** Intersection of Juan Sanchez and 10th Avenue or County Avenue H to the south.

**View:** South

**Date:** February 5, 2019



**Photo No. 7**

**Description:** Eastern portion of the project area showing intersection of Juan Sanchez and 9<sup>th</sup> Ave.

**View:** Northwest

**Date:** February 5, 2019



**Photo No. 8**

**Description:** Central portion of the project area showing City of San Luis Water Treatment Plant 4 at the northwest corner of the intersection of Juan Sanchez Boulevard and 8<sup>th</sup> Avenue.

**View:** Northwest

**Date:** February 5, 2019



**Photo No. 9**

**Description:** Intersection of Juan Sanchez and 8<sup>th</sup> Avenue.

**View:** Northeast

**Date:** February 5, 2019



**Photo No. 10**

**Description:** Central portion of the project area showing gas station at the southwest corner of the intersection of Juan Sanchez Boulevard and 8<sup>th</sup> Avenue.

**View:** Southeast

**Date:** February 5, 2019



**Photo No. 11**

**Description:** Central portion of the project area showing the southeast corner of the intersection of Juan Sanchez Boulevard and 6<sup>th</sup> Avenue.

**View:** East

**Date:** February 5, 2019



**Photo No. 12**

**Description:** Central portion of the project area showing pole-mounted transformers and block wall.

**View:** Southeast

**Date:** February 5, 2019



**Photo No. 13**

**Description:** Central portion of the project area showing well facility beyond block wall at the southwest corner of the intersection of Juan Sanchez Boulevard and 6<sup>th</sup> Drive.

**View:** Southeast

**Date:** February 5, 2019



**Photo No. 14**

**Description:** Central portion of the project area.

**View:** West

**Date:** February 5, 2019



**Photo No. 15**

**Description:** Central portion of the project area showing in-ground utilities (sewer manhole).

**View:** Northeast

**Date:** February 5, 2019



**Photo No. 16**

**Description:** Central portion of the project area showing City of San Luis Water Treatment Plant 2 just west of the southwest corner of the intersection of Juan Sanchez Boulevard and 4<sup>th</sup> Street.

**View:** West

**Date:** February 5, 2019



**Photo No. 17**

**Description:** Central portion of the project area showing City of San Luis Water Treatment Plant 2 just west of the southwest corner of the intersection of Juan Sanchez Boulevard and 4<sup>th</sup> Street.

**View:** East

**Date:** February 5, 2019



**Photo No. 18**

**Description:** Western portion of the project area.

**View:** West

**Date:** February 5, 2019



**Photo No. 19**

**Description:** Western portion of the project area showing intersection of I-95 and Juan Sanchez Boulevard, west of here Juan Sanchez Boulevard is G Street.

**View:** Southwest

**Date:** February 5, 2019



**Photo No. 20**

**Description:** Western portion of the subject property showing well just south of intersection of Juan Sanchez Boulevard and Escondido Street Alignment.

**View:** West

**Date:** February 5, 2019



**Photo No. 21**

**Description:** Western portion of the project area showing private residence at 908 Escondido Street (Yuma County APN 775-29-018).

**View:** Northwest

**Date:** February 5, 2019



**Photo No. 22**

**Description:** Western portion of the subject property showing Escondido St.

**View:** Southwest

**Date:** February 5, 2019



**Photo No. 23**

**Description:** Adjacent property to the west of the project area showing the Main Drain canal.

**View:** East

**Date:** February 5, 2019



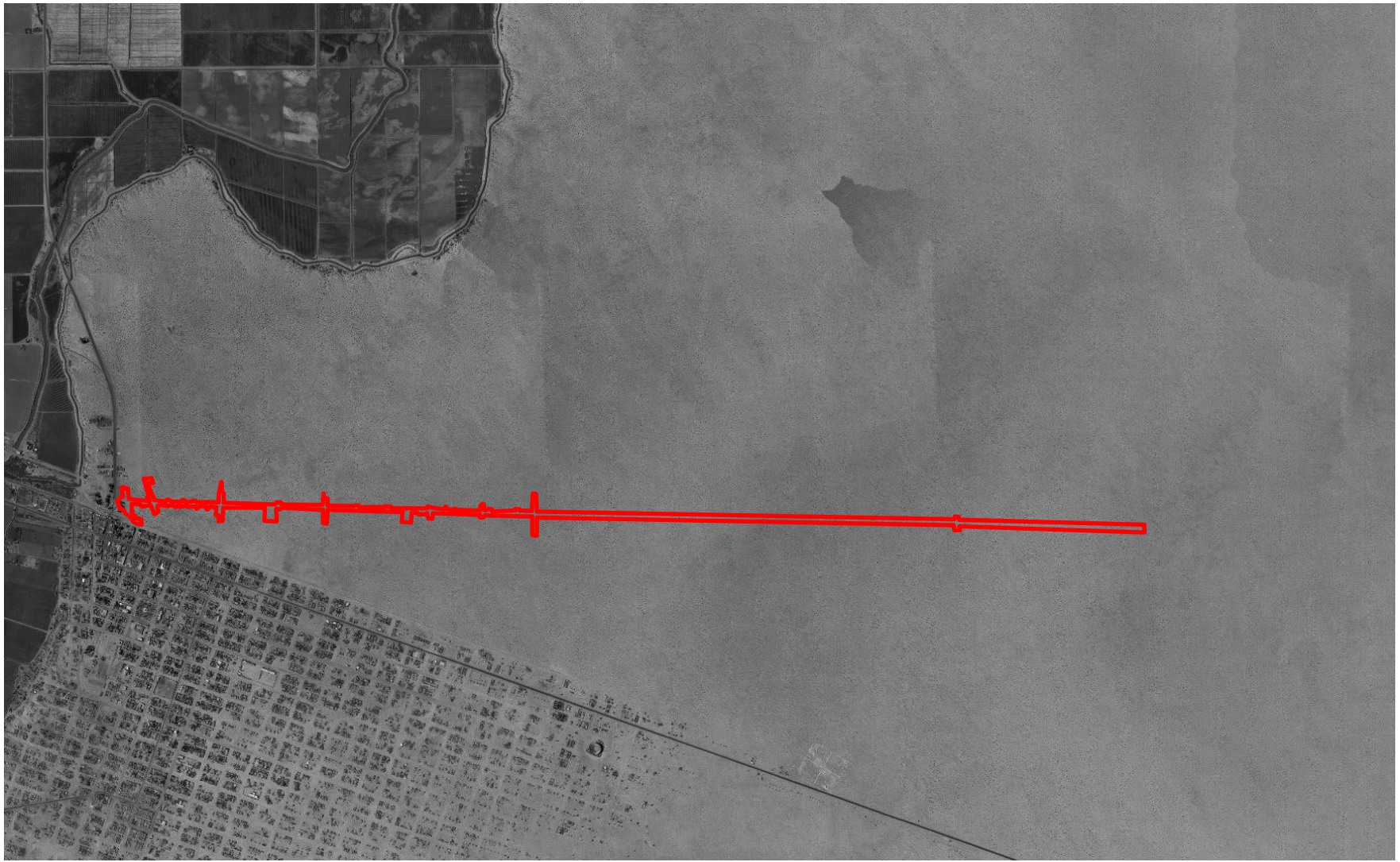
**Photo No. 24**

**Description:** Adjacent to the east of the project area showing the intersection of Juan Sanchez and Avenue E followed by Highway 195.


**View:** Southeast

**Date:** February 5, 2019

## **ATTACHMENT 5: HISTORICAL AERIAL PHOTOGRAPHS**



**Legend**

 - Subject Property



Not to Scale

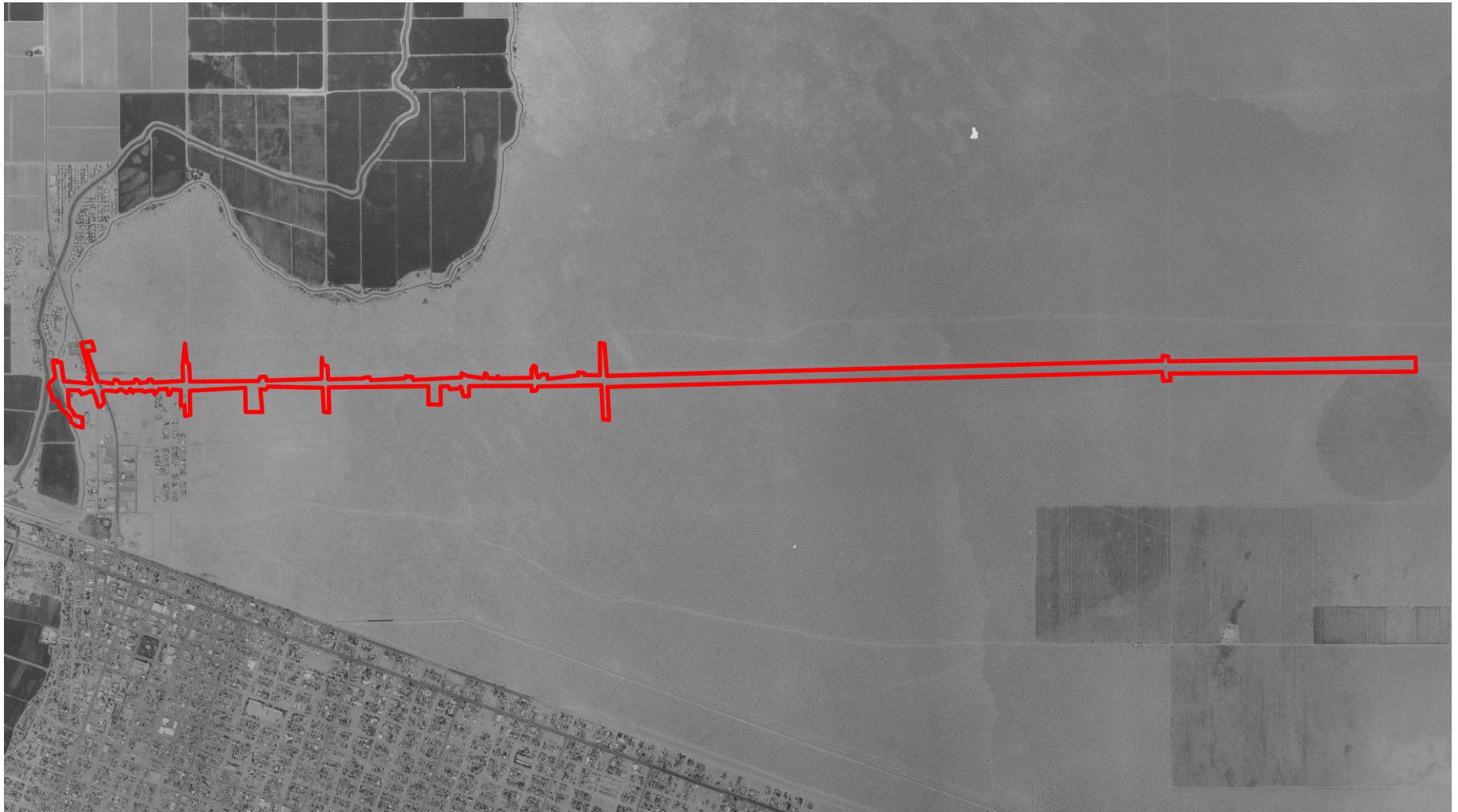


Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301 | Tucson, AZ 85704  
Tel 520.321.4625 | Fax: 520.321.0333


**Figure 1**

**1963 Aerial**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue F  
San Luis, Yuma County, Arizona



**Legend**

 - Subject Property



(not to scale)



Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301 | Tucson, AZ 85704  
Tel 520.321.4625 | Fax: 520.321.0333


**Figure 2**

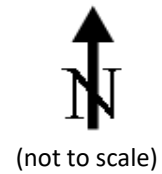
**1984 Aerial**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue F  
San Luis, Yuma County, Arizona



**Legend**

 - Subject Property

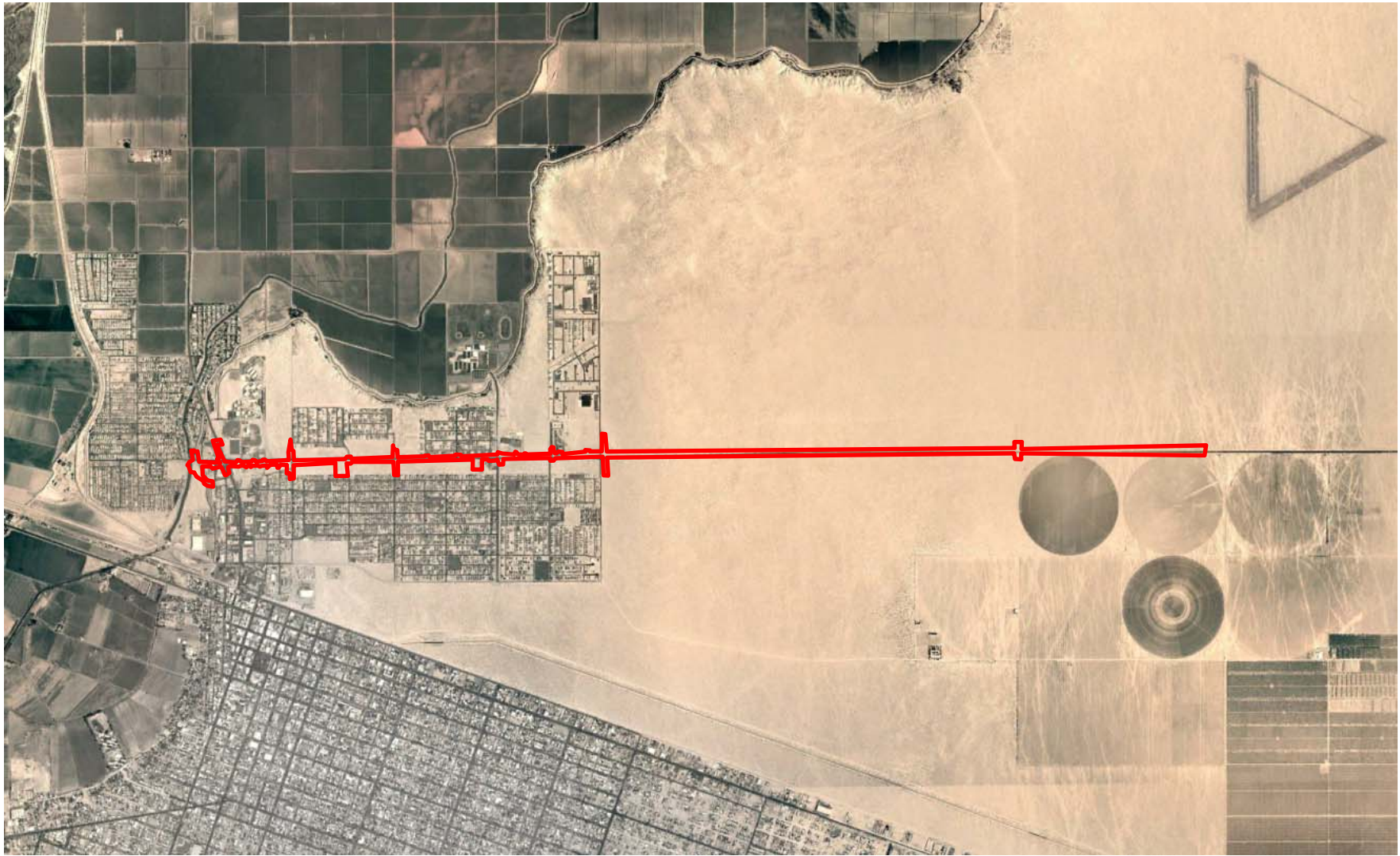


Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301 | Tucson, AZ 85704  
Tel 520.321.4625 | Fax: 520.321.0333


**Figure 3**

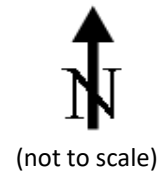
**1992 Aerial**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue F  
San Luis, Yuma County, Arizona



**Legend**

 - Subject Property

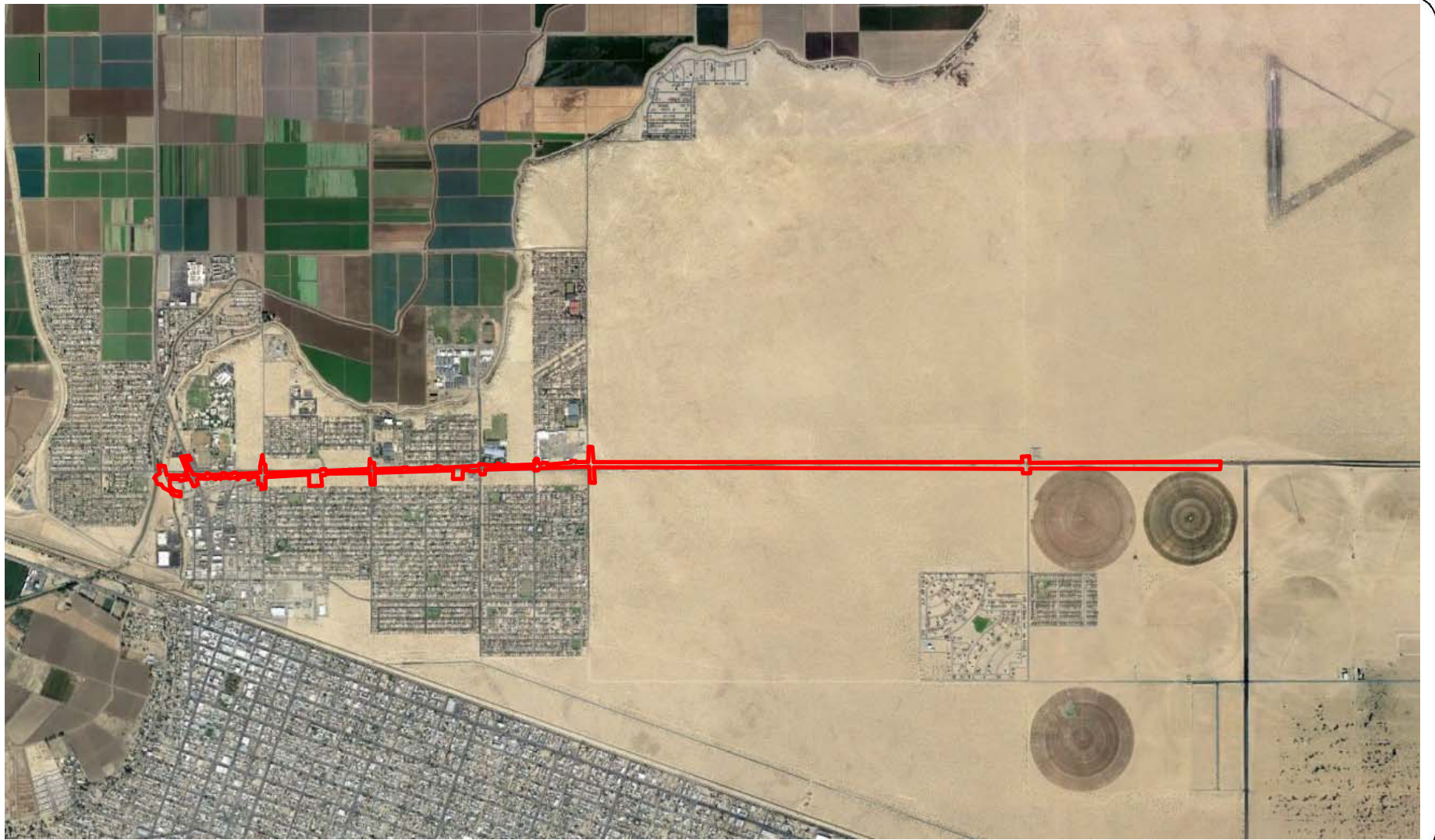


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**Figure 4**

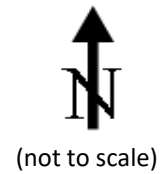
**2003 Aerial**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue F  
San Luis, Yuma County, Arizona



**Legend**

 - Subject Property



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**Figure 5**

**2016 Aerial**

Juan Sanchez Boulevard:  
US 195 to SR95, Escondido St. to Avenue F  
San Luis, Yuma County, Arizona