



Phase I Environmental Site Assessment

**Land With Electrical Substation
Northeast Side of Maricopa-Casa Grande Highway East of Porter Road
Maricopa, Arizona 85138**

Prepared for:

**Electrical District No. 3
of Pinal County, Arizona
c/o Blake Rebling
Salmon, Lewis & Weldon, P.L.C.
2850 E. Camelback Road, Suite 200
Phoenix, Arizona 85016**

**Arizona State Land Department
c/o Blake Rebling
Salmon, Lewis & Weldon, P.L.C.
2850 E. Camelback Road, Suite 200
Phoenix, Arizona 85016**

July 13, 2020

Project 27572



**GEOTECHNICAL ENGINEERING · ENVIRONMENTAL CONSULTING
CONSTRUCTION TESTING & OBSERVATION**



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**Re: Phase I Environmental Site Assessment
Land With Electrical Substation
Northeast Side of Maricopa-Casa Grande Highway East of Porter Road
Maricopa, Arizona 85138**

This is our Phase I Environmental Site Assessment (ESA) on the above-referenced property. This assessment was performed in conformance with the scope and limitations of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Please present any questions or comments regarding the content of this report to us directly.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully submitted,

VANN ENGINEERING, INC.



Stanley G. O'Sick, PE

Copies: Via e-mail only to bwr@slwplc.com

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SECTION I

EXECUTIVE SUMMARY

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-13 of the land with an electrical substation on the northeast side of Maricopa-Casa Grande Highway east of Porter Road in Maricopa, Arizona 85138. Any exceptions to, or deletions from, this practice are described at §1.1 of this report. This ESA included a Tier 1 Vapor Encroachment Screen performed in conformance with ASTM E2600-15.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

No features are plotted on the property in the 1913 and 1915 USGS topographic maps. In the 1937 aerial photograph, the property is seen to be native desert with two houses on its southeast corner. The property appears unchanged in the 1953 aerial photograph except for off-road trails on its north half. The south house was razed and much of the electrical substation on the property was built by 1961. The other house was razed by 1993. Most of the numerous piles of excavated soil on the property were placed in 2005. The rest of the excavated soil piles and the soil piles with demolition debris were placed in 2006. Additional equipment was installed at the substation in 2003 and the utility building was added in 2015. In 2017, the area within the substation enclosure fence was paved with coarse river gravel and rows of mulch were placed northeast of the substation, on the property and east adjoining property. This mulch has been mostly removed.

A site reconnaissance of the property and vicinity was conducted on May 15, 2020 by Stanley O'Sick. Numerous end-dumped soil piles and a few piles of soil with demolition debris cover much of the west half of the property north of the substation. The soil type appears consistent from pile to pile, the piles are mostly grouped together, and the soil exhibits no discoloration or odors indicative of contamination with hazardous substances or petroleum products. These soils are likely discarded overburden soils excavated from the borrow pit west of the property. Based on this information, we have no recommendations for further investigation of these soils.

The demolition debris was seen to consist mostly of chunks of broken masonry wall with some rebar, broken concrete roof tiles, pieces of concrete, chunks of asphalt pavement, pieces of wall stucco with wire lath, clay brick, and fencepost footings. An occasional segment of lumber or small diameter plastic pipe was also seen. No materials unsuitable for regular landfill disposal were seen.

A review of regulatory agency lists and databases on July 13, 2020 by Stanley O'Sick revealed no facilities on or near the property which may have adversely affected the property.

Our Tier 1 Vapor Encroachment Screen has revealed that a Vapor Encroachment Condition does not exist at the property.

The two houses formerly on the southeast corner of the property may have used one or more on-site wastewater systems (septic systems). Since the septic systems would have received only domestic sewerage, this is not a recognized environmental condition. Any septic system components discovered during redevelopment of the property should be properly abandoned.

This assessment has identified no conditions indicative of releases or threatened releases of hazardous substances or petroleum products in connection with the property.

We have no recommendations for further investigation of the property.



1.0 INTRODUCTION AND SCOPE OF WORK

1.1 Scope of Work

On behalf of Electrical District No. 3 of Pinal County, Arizona and Arizona State Land Department, we have performed a Phase I Environmental Site Assessment (ESA) of the land with an electrical substation on the northeast side of Maricopa-Casa Grande Highway east of Porter Road in Maricopa, Arizona 85138. We understand Electrical District No. 3 of Pinal County, Arizona will purchase the property from the State of Arizona.

This assessment has been performed in conformance with the scope and limitations of ASTM Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM E1527-13 incorporates the standards and practices of US EPA's "All Appropriate Inquiries" as set forth in 40 CFR Part 312. The primary purpose of the investigation was to determine if the available information indicates the possible presence of recognized environmental conditions at the property.

This ESA does not address any of the non-scope considerations noted in the ASTM standard. Sampling and testing of construction materials, soils, soil gases, air or groundwater of the property were not part of our investigation.

This ESA included a Tier 1 Vapor Encroachment Screen performed in conformance with ASTM E2600-15.

We are aware of only the following exceptions or deletions from the ASTM standard:

- Data failure was encountered in historical research in that historical sources were not available at five-year intervals. This is not a significant data gap, since the history of the property and adjoining properties is clear from the sources available.

1.2 Limitations

Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable environmental engineering firms practicing in this locality. No other warranty, expressed or implied, is made.

The contents of this report are intended for the sole use of the addressee(s). No other person or entity may rely on this report without the prior written consent of Vann Engineering, Inc.

If any addressee notices a deviation between an actual and reported condition, we should first be contacted for review of the area of concern.

This report is valid as of its date of issuance and does not address changes that may occur afterward.



2.0 PROPERTY DESCRIPTION

2.1 Location

The property is an area of land on the northeast side of Maricopa-Casa Grande Highway east of Porter Road in Maricopa, Arizona 85138. A sign states the street address of the Sonny Dunn electrical substation on the property is 40962 West Maricopa-Casa Grande Highway.

The property is the southeast portion of the parcel with Pinal County Assessor parcel number 510-30-700-0.

More generally, the property is within the Southeast Quarter of the Southwest Quarter of Section 36 Township 4 South, Range 3 East of the Gila and Salt River Base Line and Principal Meridian, Maricopa County, Arizona.

Please refer to the included Topographic Map for the location of the property in relation to surrounding landmarks and to the Plat Map in Section II for the precise location and configuration of the property.

2.2 Geology

The property is within the Basin and Range province of Arizona. In this province, crustal extension by normal faulting has produced a series of short, steep mountain ranges alternating with deep basins. Over the course of time, the mountains have worn down and the basins have largely filled with alluvial sediments which can reach thicknesses of several thousand feet.

There are no rock outcrops within five miles of the property.

The surface soil of the property is sandy clay. The surface soil is underlain by basin floor sediments derived by weathering and erosion of mountain ranges to the north and east and deposited by the ancestral Gila River system. These sediments, including layers of clay, silt, sand and gravel, are expected to be more than 1,200 feet in thickness above crystalline basement rock.

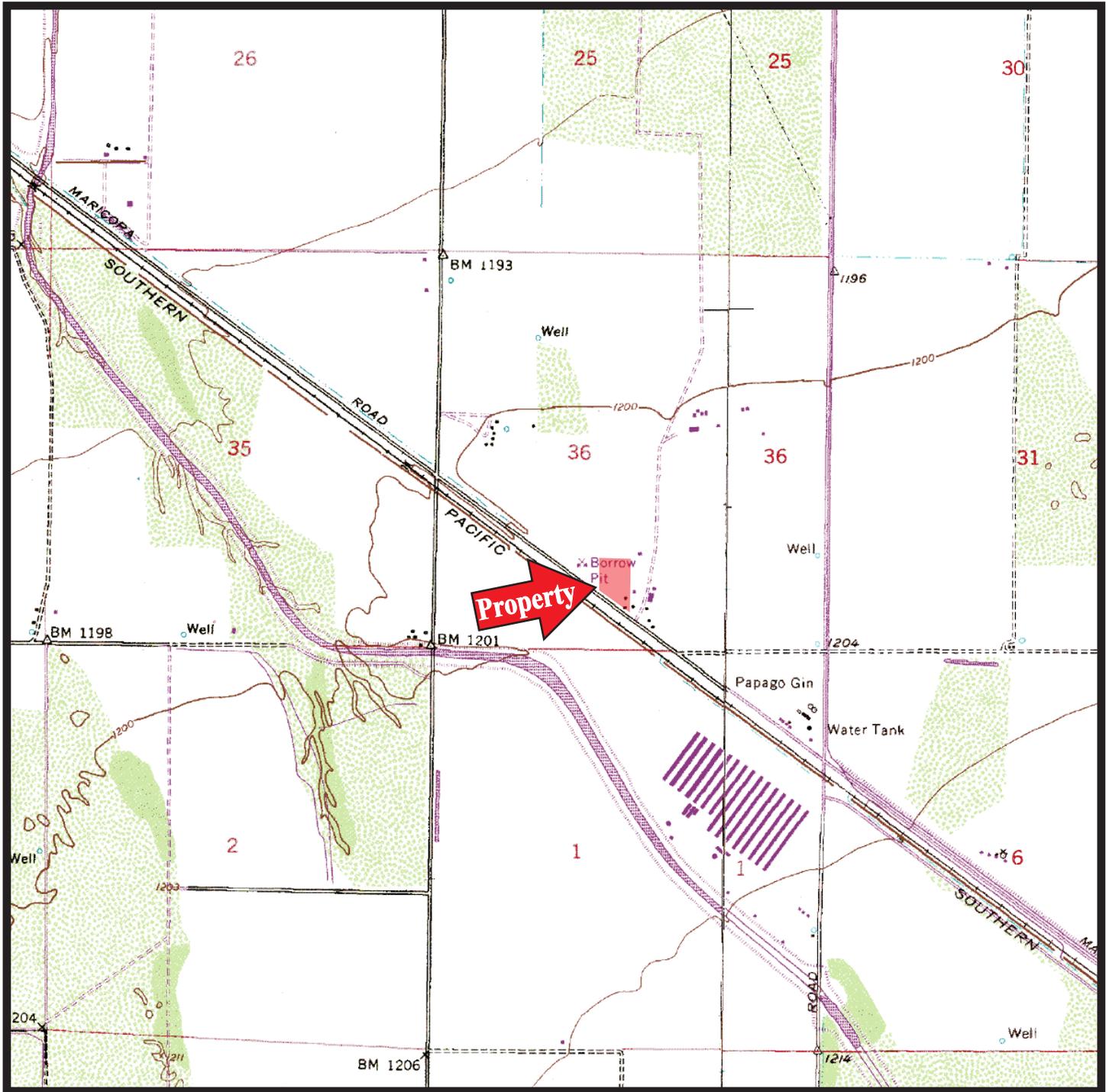
2.3 Hydrology

According to Arizona Department of Water Resources (ADWR) Hydrologic Map Series Report No. 23, groundwater in the Casa Grande area is present in two main aquifers referred to as the Upper Main Water Zone and the Lower Main Water Zone. Depth to the Upper Main Water Zone was about 200 feet at the property with groundwater flow along a weak gradient to the southwest in 1989. Depth to the Lower Main Water Zone was about 400 feet with groundwater flow at a steep gradient toward the south-southwest.

The ADWR geographic information system plots no wells on the property.

Please refer to the included Depth to Water and Altitude of the Water Table map for a larger picture of groundwater flow in the vicinity of the property.





Topographic Map

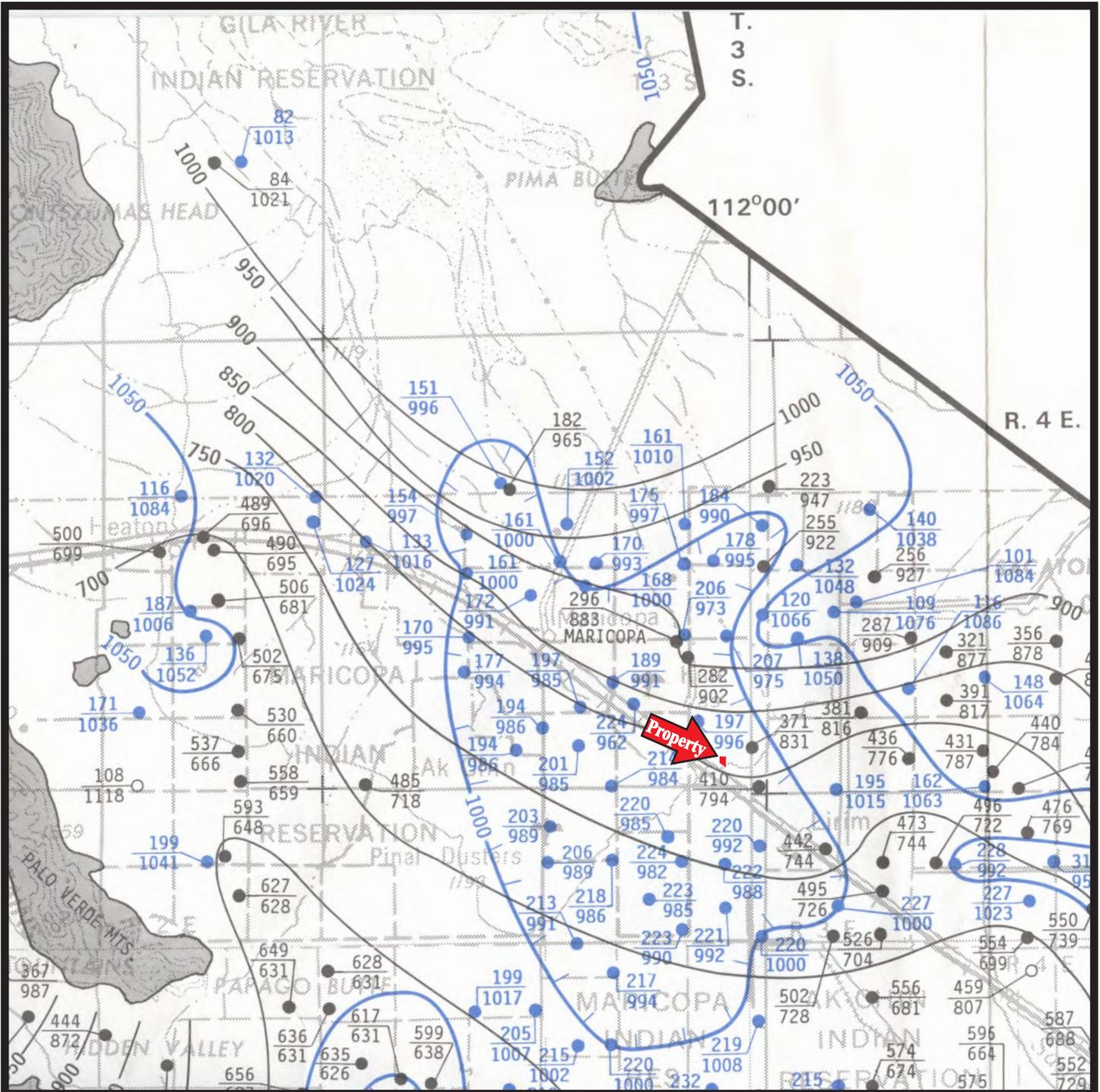


CONTOUR INTERVAL 10 FEET



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Prepared from USGS 7.5 Minute Topographic Maps:
 Maricopa, Arizona 1952, Photorevised 1967, Photoinspected 1978
 Sacaton Butte, Arizona 1952, Photorevised 1967



Depth to Water and Altitude of the Water Table

From ADWR Hydrologic Map Series No. 23

Basin Fill Deposits

Mountain Rock
(Water Only in Fracture Zones)

Significant Local Water Zone
(Perched or Local Aquifer)

1350

Water Level Contour in Upper Main Water Zone

1050

Water Level Contour in Lower Main Water Zone

197
1283

WELL - Field checked in 1988-89

Top number is depth to water in feet.

Bottom number is altitude of the water table in feet above sea level.



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Scale 1:125,000

2.4 Storm Water Drainage

The property was observed with particular attention to the means of disposal of storm water derived on the property. In addition, adjoining properties were observed for indications of sources of contamination that could potentially migrate to the property via surface storm water or other drainage.

The property is generally flat land with a surface of bare soil which will generate little or no runoff during typical storms. There are no drywells, catch basins, retention basins or other constructed features for retaining storm water on the property. On-going widening of Maricopa-Casa Grande Highway from two to four lanes has included recently constructed drainage improvements along the south property boundary.

The property is contiguous with the west and east adjoining land which is also bare soil and will generate little runoff. A dirt lane and irrigation ditch separate the property from the north adjoining agricultural fields.

According to FEMA Flood Insurance Rate Map (FIRM) Panel 04021C0765F, dated 6/16/14, the property is not in a 100-year flood zone but is within a 500-year flood zone. A Zone A flood zone borders the property on the south, but is likely being addressed by the aforementioned street drainage improvements. Refer to the included FIRMette extract from the FEMA panel for the extent of this flood zone.

3.0 HISTORY

The property and vicinity history summarized below was developed through review of USGS topographic maps and historical aerial photographs, as well as interviews with the property owner and the User of this ESA via prepared questionnaires.

Sanborn Fire Insurance Maps do not extend to the property.

3.1 Ownership

The property is owned by the State of Arizona.

3.2 Interviews

Pursuant to our query via Mr. Rebling, a representative of the Arizona State Land Department indicated, "I spoke with our mining and environmental sections and neither have knowledge of the quarry or placement of the piles." Ray Moore of the Arizona State Land Department completed the Phase I ESA Owner Questionnaire reproduced in Section II. His answers lead us not to suspect recognized environmental conditions at the property.

Pursuant to our query via Mr. Rebling, a representative of Electrical District No. 3 of Pinal County, Arizona indicated that the utility building within their substation enclosure on the property is the control equipment enclosure and houses electronic devices for system



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



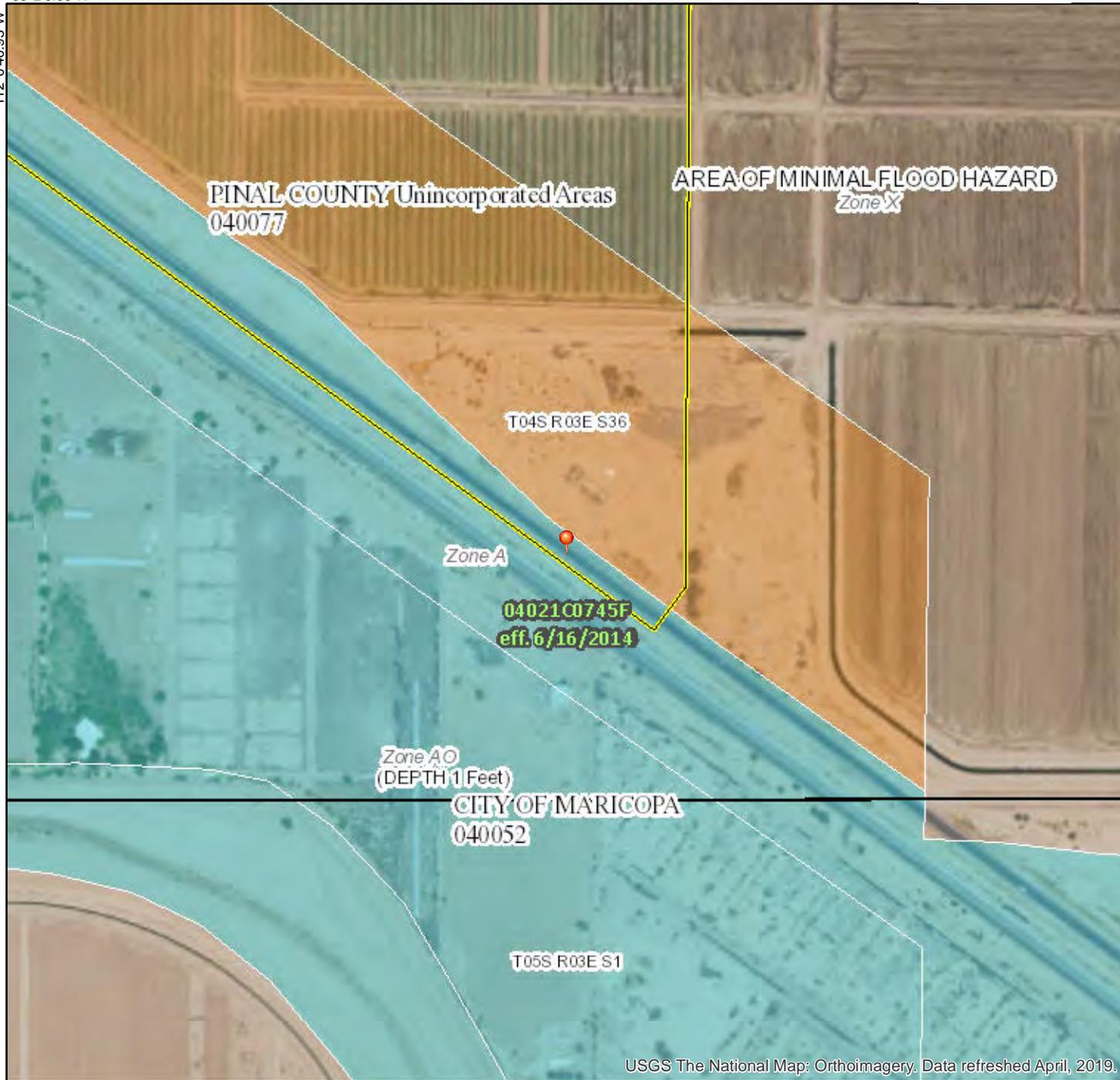
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

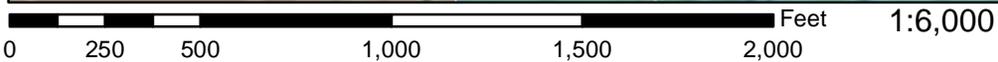
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/14/2020 at 7:36:21 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

33°26.58'N
112°04'40.93"W



USGS The National Map: Orthoimagery. Data refreshed April, 2019.



33°1'36.42"N
112°03.47"W

protection and communications. Presumably this same representative indicated no Electrical District No. 3 personnel have any information on the property, even those who have lived in the area for over 50 years. Michael Bristol of Electrical District No. 3 of Pinal County, Arizona completed the Phase I ESA User Questionnaire reproduced in Section II. His answers lead us not to suspect recognized environmental conditions at the property.

3.3 Historical Property Usage

No features are plotted on the property in the 1913 and 1915 USGS topographic maps. In the 1937 aerial photograph, the property is seen to be native desert with two houses on its southeast corner. The property appears unchanged in the 1953 aerial photograph except for off-road trails on its north half. The south house was razed and much of the electrical substation on the property was built by 1961. The other house was razed by 1993. Most of the numerous piles of excavated soil on the property were placed in 2005. The rest of the excavated soil piles and the soil piles with demolition debris were placed in 2006.

Additional equipment was installed at the substation in 2003 and the utility building was added in 2015. In 2017, the area within the substation enclosure fence was paved with coarse river gravel and rows of mulch were placed northeast of the substation, on the property and east adjoining property. This mulch has been mostly removed.

3.4 Historical Adjoining Property Usage

One railroad track south of the property and a meandering road parallel to and about one-quarter mile north of it are plotted on the 1913 and 1915 topographic maps. No features are plotted on adjoining properties.

The meandering road is not obvious in the 1937 aerial photograph, but Maricopa-Casa Grande Highway is seen to be a dirt road along the north side of the railroad track. A house and garage or utility building are seen east of the property. The north and west adjoining land is seen to be native desert contiguous with the property. Agricultural land is seen northeast of the property. The south adjoining land is seen to be in the floodplain of a north-trending wash which flowed across the railroad track.

The 1953 aerial photograph shows a house and two or three farm buildings east of the property, desert land with off-road trails west of the property and agricultural land elsewhere in the property's immediate vicinity. An improved bare soil drainage channel (Santa Rosa Wash) is seen within the fields to the south.

Maricopa-Casa Grande Highway was a two-lane paved road and soil borrow activities west of the property began by 1961.

A large dairy farm was established beyond the adjoining agricultural land to the southeast of the property in the 1960s. It expanded to include the land south and southwest of the property in 1981. It appears to have been inactive for the last several years.



The house and other buildings east of the property were razed in 2010.

The second railroad track south of the property was added in late 2010 to early 2011.

Widening to four lanes and drainage improvements to Maricopa-Casa Grande Highway along the property began in January, 2020.

3.5 Prior Environmental Studies

We were not made aware of any prior environmental studies of the property.

4.0 SITE RECONNAISSANCE

A site reconnaissance of the property and vicinity was conducted on May 15, 2020 by Stanley O'Sick. The property was walked and the substation was viewed through its chain-link fence enclosure. Adjoining properties were observed from the property and adjoining street and railroad rights of way.

Please refer to the included Site Plan for the locations of described features. Color digital photographs of the property and adjoining properties are included in Section II.

The following observations were made in the course of our site visit:

4.1 Property

The property is bordered on the south by Maricopa-Casa Grande Highway, which has a wide, recently graded bare soil shoulder along the property. It is bounded on the north by a concrete-lined irrigation ditch with a beaten dirt farm lane along the property. Although there are no driveways onto the property it may be accessed by driving off the edge of the newly paved street.

The property is developed with the Electrical District No. 3 of Pinal County, Arizona Sonny Dunn substation consisting of electrical equipment in a chain-link fence enclosure. The floor of the substation is coarse river gravel. Overhead lines from the substation extend on wooden and metal poles west and along the north side, and west and east along the south side of the highway.

Three substation transformers as well as several pole-mounted electrical transformers were seen within the enclosure. There is a metal utility building on its north side.

Numerous end-dumped soil piles and a few piles of soil with demolition debris cover much of the west half of the property north of the substation. The demolition debris was seen to consist mostly of chunks of broken masonry wall with some rebar, broken concrete roof tiles, pieces of concrete, chunks of asphalt pavement, pieces of wall stucco with wire lath, clay brick, and fencepost footings. An occasional segment of lumber or small diameter plastic pipe was also seen.





Key
 Property Boundary

Site Plan

Land With Electrical Substation
 NE Side of Maricopa-Casa Grande Highway E of Porter Road
 Maricopa, Arizona 85138



1 In = 300 Ft +/-



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 Project 27572
 Prepared by SGO

May 15, 2020

Base Map
 Google Earth Aerial Image
 Dated 11/5/18

There is a lone desert tree on the north side of the property. Two piles of soil with cobbles and thinly spread remnants of mulch were seen east and southeast of the tree. The soil piles on the property exhibit no discoloration or odors indicative of contamination with hazardous substances or petroleum products.

There is a recently excavated bare soil swale along the highway, east of the substation. A water truck was seen spraying the excavated soils spread out on the southeast portion of the property for dust control. A two barrel concrete culvert appears to discharge storm water from the ditch between the highway and railroad to this swale where it will drain northwest through a single culvert pipe along the north side of the highway.

No soil stains, odors, suspect debris, distressed vegetation or other indications of soil contamination with hazardous substances or petroleum products were physically observed on the property.

No subsidence features, pits, sumps, pools of liquid, ponds, lagoons or wastewater discharges were physically observed on the property.

No fill caps, vent pipes, or other evidence of underground storage tanks were seen on the property.

No above-ground storage tanks, totes, drums or similar containers for hazardous substances or petroleum products were seen on the property.

There are no drywells for storm water disposal on the property.

Electricity is available to the property from Electrical District No. 3 of Pinal County, Arizona. There are several pole-mounted electrical transformers within the substation. According to Mr. Rebling, a representative of Electrical District No. 3 of Pinal County, Arizona indicated the transformers are non-PCB.

No water wells were seen on the property. Domestic water is presumably available to the property from Global Water Resources.

No surface indications of septic system components were seen on the property. Sanitary sewer service is presumably available to the property from Global Water Resources.

4.2 Adjoining Properties

Adjoining properties, presented in clockwise fashion, are as follows:

Northwest - Agricultural land currently planted in alfalfa

North - Agricultural land currently planted in alfalfa

Northeast - Recently cut alfalfa field



- East - Vacant land (former farmstead)
- South - Inactive dairy farm

Based on our observations, adjoining properties have a low potential for recognized environmental conditions and are unlikely to have adversely affected the property.

5.0 REGULATORY AGENCY DATABASE REVIEW

The following databases were reviewed by Stanley O'Sick on July 13, 2020. Where available, the internet address of each database is provided as a hyperlink. The date of the most recent update to the database and the ASTM approximate minimum search distance are also provided.

The databases were reviewed directly without using an outside review service. Hence §5.1 through §5.13 constitute the entire documentation of our Regulatory Agency Database Review without the need to reference an appendix or outside report.

Several of the databases are organized by ZIP code. The property's ZIP code is 85138. The property's former ZIP code of 85238 was also researched. There are no other ZIP codes within one mile of the property. The databases referenced below represent the most current information available from EPA and ADEQ.

- 5.1 EPA National Priorities List (NPL) of CERCLA Superfund Sites
<http://gisweb.azdeq.gov/arcgis/emaps/> (4/20); 1.0 miles
Delisted NPL Sites
<http://gisweb.azdeq.gov/arcgis/emaps/> (4/20); 0.5 miles

The United States Environmental Protection Agency (EPA) publishes the National Priorities List (NPL), which lists federal Superfund sites that pose the greatest risk to human health and the environment due to known contamination with hazardous substances. The areal extents of active NPL sites and delisted NPL sites in Arizona are plotted on the ADEQ Geographic Information System (GIS).

There are no NPL sites within one mile of the property.

There are no delisted NPL sites within one-half mile of the property.

- 5.2 United States Department of Defense Cleanup Sites
<http://gisweb.azdeq.gov/arcgis/emaps/> (4/20); 1.0 miles

The United States Department of Defense (DOD) has accepted responsibility for cleanup of environmental contamination associated with military bases and facilities. The areal extents of most DOD Cleanup sites in Arizona are plotted on the ADEQ GIS.

There are no DOD cleanup sites within one mile of the property.



5.3 Arizona Water Quality Assurance Revolving Fund (WQARF) Registry Sites

<http://gisweb.azdeq.gov/arcgis/emaps/> (4/20); 1.0 miles

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division maintains information on the Water Quality Assurance Revolving Fund (WQARF) Registry sites. The WQARF program is the state equivalent to the federal Superfund which funds cleanup projects resulting from the release of hazardous substances into the environment. The areal extents of WQARF Registry sites are plotted on the ADEQ GIS.

There are no WQARF Registry sites within one mile of the property.

5.4 EPA Superfund Enterprise Management System (SEMS)

<http://www.epa.gov/superfund/superfund-data-and-reports>

List 8R-Active Site Inventory (CERCLIS) (5/22/20); 0.5 miles

List 8R-Archived Site Inventory (NFRAP) (5/22/20); 0.5 miles

State Hazardous Waste Sites

<http://www.azdeq.gov/hazardous-waste-sites> (12/11/18); 0.5 miles

For many years, EPA has maintained the Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), a database of hazardous waste sites under investigation or previously investigated for possible inclusion on the NPL due to known or suspected soil or groundwater contamination. EPA has also maintained the CERCLA No Further Remedial Action Planned (NFRAP) list, an archive database of sites previously investigated under CERCLA for which no further investigation or remediation is proposed. The CERCLIS and NFRAP databases were reformatted in 2014 and 2015 to become part of the EPA Superfund Enterprise Management System (SEMS) and can be downloaded from the URL given above.

ADEQ publishes an online list of hazardous waste cleanup sites with State of Arizona involvement at the URL given above.

There are no CERCLIS, NFRAP or State Hazardous Waste sites within one-half mile of the property.

5.5 Arizona Superfund Programs (ASP) List

<http://legacy.azdeq.gov/environ/waste/sps/download/aspl.pdf> (8/25/04); 0.5 miles

The ASP list consists of remediation sites within the jurisdiction of the ADEQ Superfund Programs. The ASP list is the state equivalent of the CERCLIS database and includes WQARF Registry sites, potential WQARF Registry sites, NPL sites, DOD sites requiring ADEQ oversight, and voluntary cleanup sites under ADEQ oversight. The ASP list was updated only when state and federal superfund cleanup sites were added to or removed from the registry and has not been modified for many years. The function of the ASP list has been largely assumed by data layers within the ADEQ GIS and information pages for individual superfund sites on the ADEQ website.



There are no ASP sites within one-half mile of the property.

5.6 EPA Brownfields-Cleanups Search

- <https://www.epa.gov/cleanups/cleanups-my-community> (Queried 7/13/20); 0.5 miles
- Arizona Brownfields Grant Sites
 - <http://gisweb.azdeq.gov/arcgis/emaps/> (12/16); 0.5 miles
- Arizona Voluntary Remediation Program Sites (1/15/15); 0.5 miles
- Active Voluntary Remediation Program Sites
 - <http://www.azdeq.gov/node/2322> (1/9/20)
- Voluntary Remediation Program Sites (GIS System – Open and Closed)
 - <https://www.epa.gov/cleanups/cleanups-my-community> (7/19); 0.5 miles
- ADEQ Remediation and DEUR Tracking System (State and Federal Control Registry)
 - https://legacy.azdeq.gov/databases/deursearch_drupal.html
(Queried 7/13/20); property only

Brownfields are sites of soil and groundwater contamination being remediated and reclaimed for commercial use, often with the use of public grants. EPA maintains an online database of brownfields cleanup sites across the nation. ADEQ provides oversight for soil and groundwater cleanup projects on private property and reclamation of brownfield sites under the Arizona Voluntary Remediation Program (VRP). Updates to the VRP database, including closed sites, are available from the ADEQ Records Center and a list of links to activities at active VRP sites is presented on the ADEQ website. VRP sites are also plotted on the ADEQ GIS.

ADEQ also maintains a registry of properties in Arizona which have undergone remediation, completed remediation, or filed a Voluntary Environmental Mitigation Use Restriction (VEMUR) or a Declaration of Environmental Use Restriction (DEUR). Both are recorded activity and use limitations (AUL) required to be filed by a property owner who elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. (The DEUR replaced the VEMUR on 7/18/00.) The ADEQ Remediation and DEUR Tracking System is a control registry which records federal AUL as well as those administered at the county and state level.

There are no EPA or ADEQ Brownfields sites within one-half mile of the property.

There are no active or closed VRP sites within one-half mile of the property.

There are no DEUR or VEMUR listed for the property.

5.7 Underground Storage Tanks

- <http://gisweb.azdeq.gov/arcgis/emaps/> (Queried 7/13/20);
property and adjoining properties
- Leaking Underground Storage Tank Sites
 - <http://gisweb.azdeq.gov/arcgis/emaps/> (Queried 7/13/20); 0.5 miles



ADEQ maintains databases of facilities with underground storage tanks (USTs) and leaking underground storage tank (LUST) sites. The locations of UST facilities and LUST sites are plotted on the ADEQ Geographic Information System, which is updated daily. Detailed lists of USTs and LUST sites with closure dates are published via the ADEQ website. These databases are also updated daily and can be searched online at https://legacy.azdeq.gov/databases/lustsearch_drupal.html.

The property and adjoining properties do not appear on the UST list.

There are no LUST sites within one-half mile of the property.

5.8 RCRA CORRACTS Facilities

<https://enviro.epa.gov/facts/rcrainfo/search.html> (6/1/20); 1.0 miles

RCRA TSD Facilities

<https://enviro.epa.gov/facts/rcrainfo/search.html> (6/1/20); 0.5 miles

<http://gisweb.azdeq.gov/arcgis/emaps/> (8/18); 0.5 miles

RCRA Generator and Transporter Facilities

<https://enviro.epa.gov/facts/rcrainfo/search.html> (6/1/20);

property and adjoining properties

Arizona Notification Verification Report (10/14); property and adjoining properties

Arizona List of Transporters for FOIA (10/14); property and adjoining properties

RCRA Compliance Log (10/14); property and adjoining properties

Under the Resource Conservation Recovery Act (RCRA), EPA maintains a list of facilities involved in the generation, transport, treatment, storage, or disposal of hazardous waste. A database of facilities subject to corrective action under RCRA (CORRACTS facilities), RCRA-registered hazardous waste treatment, storage or disposal (TSD) facilities, and All Handlers was accessed through the EPA online RCRAInfo query utility. ADEQ publishes extracts of the RCRA Information System (RCRIS) database listing Arizona RCRA generator facilities as the Arizona Notification Verification Report, transporter facilities as the Arizona List of Transporters for FOIA, and a list of facilities which have been investigated for RCRA noncompliance as the RCRA Compliance Log. These databases are available for purchase from the ADEQ publications website.

There are no CORRACTS facilities within one mile of the property.

There are no RCRA-permitted treatment, storage or disposal (TSD) facilities within one-half mile of the property.

The property and adjoining properties do not appear as RCRA generators on the Arizona Notification Verification Report or the All Handlers layer of the RCRAInfo website.

The property and adjoining properties do not appear on the RCRA Transporters list.

The property and adjoining properties do not appear on the RCRA Compliance Log.



5.9 Municipal and Non-Municipal Landfills

<http://gisweb.azdeq.gov/arcgis/emaps/> (3/15); 0.5 miles

Active Non-Municipal Solid Waste Landfills

http://legacy.azdeq.gov/environ/waste/solid/non_municipal.html

(Queried 7/13/20); 0.5 miles

Active Solid Waste Landfills

<http://legacy.azdeq.gov/environ/waste/solid/active.html> (Queried 7/13/20); 0.5 miles

Closed Solid Waste Landfills

http://legacy.azdeq.gov/environ/waste/solid/closed_test.html

(Queried 7/13/20); 0.5 miles

Solid Waste Transfer Stations

<http://gisweb.azdeq.gov/arcgis/emaps/> (5/19); property and adjoining properties

Composting Facilities

<http://gisweb.azdeq.gov/arcgis/emaps/> (1/20); property and adjoining properties

Biohazardous Medical Waste Treatment, Disposal, Transporters, Storage Facilities

http://legacy.azdeq.gov/environ/waste/solid/biohaz_waste.html (Queried 7/13/20);

property and adjoining properties

The ADEQ GIS includes two data layers with the locations of municipal and non-municipal landfills and layers with active solid waste transfer stations and composting facilities. ADEQ also publishes lists of active and closed solid waste landfills, transfer stations, biohazardous waste facilities and other solid waste facilities which can be queried online.

There are no landfills within one-half mile of the property.

There are no solid waste transfer stations, composting facilities, biohazardous waste facilities or other solid waste facilities on the property or adjoining properties.

5.10 Drywell Registration List (ADEQ Megasearch)

<https://megasearch.azdeq.gov/megasearch/>

(Queried 7/13/20); property only

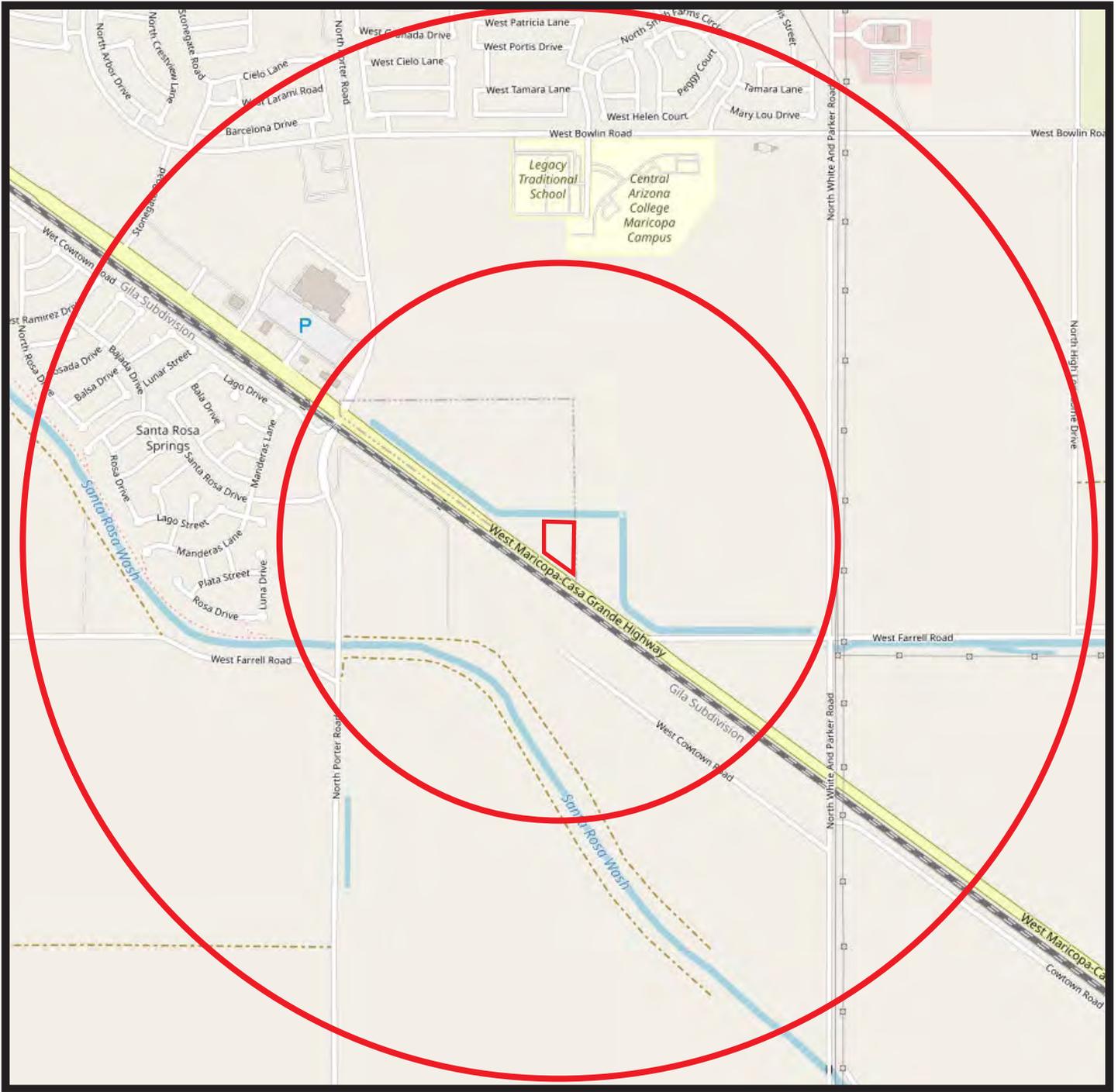
ADEQ maintains a list of registered storm water drywells which is searchable online through its “Megasearch” engine.

The property does not appear on the drywell registration list.

5.11 National Response Center, <http://nrc.uscg.mil/> (5/18/20); property only

The US Coast Guard’s National Response Center (NRC) maintains information about hazardous materials incidents and petroleum releases on behalf of the US Department of Transportation, Environmental Protection Agency, Federal Emergency Management Agency, Department of Energy, Department of Defense, Department of the Interior, Department of Health and Human Services, and Federal Railroad Administration. The NRC databases include and supersede the former EPA Emergency Response Notification System (ERNS).





Regulatory Agency Overview Map



1 Mile Radius
1/2 Mile Radius



There are no NPL Sites, DOD Cleanup Sites, RCRA CORRACTS facilities or WQARF Registry sites within one mile of the property. There are no CERCLIS sites, NFRAP sites, AVRP sites, TSD facilities, LUST sites or Landfills within one-half mile of the property. There are no RCRA Generator, Transporter or Compliance Log facilities on adjoining properties. There are no ERU or NRC incidents for the property.



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Prepared from OpenStreetMap

The information is published in the form of spreadsheet files, each representing data from a single year. These are available for download from the NRC at the link given above.

There are no incidents listed on the NRC database for the property.

5.12 Emergency Response Hazardous Materials Incident Logbook (11/15/01)
<http://legacy.azdeq.gov/databases/hwssearch.html>; property only

The ADEQ Emergency Response Unit (ERU) has published a log of hazardous materials incident responses by ADEQ and local fire departments from 1983 through 2001.

The property does not appear in the ERU Logbook.

5.13 Local Agency Contacts; property only

In response to our public records request, on July 13, 2020 Andy Juarez, Records Administrator of the City Clerk Department stated in an e-mail, “The City of Maricopa's Fire Department has confirmed that no records of hazardous materials permits, hazardous materials incidents, underground storage tanks, and above-ground storage tanks were located in the file of” 40962 West Maricopa-Casa Grande Highway.

6.0 TIER 1 VAPOR ENCROACHMENT SCREEN

Our ESA was extended to include a Tier 1 Vapor Encroachment Screen (VES) performed in conformance with the scope and limitations of ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The purpose of the VES was to determine if a vapor encroachment condition (VEC) exists at the property.

This Tier 1 VES was performed through a review of historical uses of the property and adjoining properties (see §3.3 through §3.5), observations of the property and adjoining properties during our site reconnaissance (see §4.1 and §4.2) and through a review of the standard environmental record sources (see §5.0 through §5.13).

The property has been developed with two houses and an electrical substation. Chemicals of concern (COC) for VEC are unlikely to have been stored or used on the property.

Adjoining and nearby properties have been agricultural land, a soil borrow pit, farmstead and dairy farm. Significant amounts of COC are unlikely to have been stored or used on adjoining and nearby properties.

Our review of standard environmental record sources revealed no COC within the Area of Concern (AoC) of one-third mile around the property for non-petroleum COC or one-tenth mile for petroleum COC.

Our Tier 1 VES has revealed that a VEC does not exist for the property.



7.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-13 of the land with an electrical substation on the northeast side of Maricopa-Casa Grande Highway east of Porter Road in Maricopa, Arizona 85138. Any exceptions to, or deletions from, this practice are described at §1.1 of this report. This ESA included a Tier 1 Vapor Encroachment Screen performed in conformance with ASTM E2600-15.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Numerous end-dumped soil piles and a few piles of soil with demolition debris cover much of the west half of the property north of the substation. The soil type appears consistent from pile to pile, the piles are mostly grouped together, and the soil exhibits no discoloration or odors indicative of contamination with hazardous substances or petroleum products. These soils are likely discarded overburden soils excavated from the borrow pit west of the property. Based on this information, we have no recommendations for further investigation of these soils.

The demolition debris was seen to consist mostly of chunks of broken masonry wall with some rebar, broken concrete roof tiles, pieces of concrete, chunks of asphalt pavement, pieces of wall stucco with wire lath, clay brick, and fencepost footings. An occasional segment of lumber or small diameter plastic pipe was also seen. No materials unsuitable for regular landfill disposal were seen.

Our Tier 1 Vapor Encroachment Screen has revealed that a Vapor Encroachment Condition does not exist at the property.

The two houses formerly on the southeast corner of the property may have used one or more on-site wastewater systems (septic systems). Since the septic systems would have received only domestic sewerage, this is not a recognized environmental condition. Any septic system components discovered during redevelopment of the property should be properly abandoned.

This assessment has identified no conditions indicative of releases or threatened releases of hazardous substances or petroleum products in connection with the property.

We have no recommendations for further investigation of the property.

8.0 REFERENCES

8.1 Location

United States Geological Survey
Maricopa, Arizona Quadrangle
7.5 Minute Series 1952, Photorevised 1967, Photoinspected 1978

Pinal County Assessor Parcel Viewer
<https://pinal.maps.arcgis.com/apps/webappviewer/index.html>



8.2 Geology

Geologic Map of Pinal County, Arizona
Arizona Bureau of Mines, 1959

Cooley, M.E., Map Showing Distribution and Estimated Thickness
of Alluvial Deposits in the Phoenix Area, Arizona
United States Geological Survey Map I-845-C, 1973

Nations, D. and E. Stump, Geology of Arizona
Kendall-Hunt Publishing, 1981

Kamilli, Robert and Stephen M. Richard, Geologic Highway Map of Arizona
Arizona Geological Society and Arizona Geological Survey, 1998

Arizona Geological Survey Map Services: Geologic Map of Arizona
<http://services.usgsin.org/azgs/geologic-map-arizona.html>

United States Geological Survey MapView
<http://ngmdb.usgs.gov/maps/mapview/>

8.3 Hydrology

Hammett, B.A., Hydrologic Map Series Report No. 23
Arizona Department of Water Resources, 1992

Arizona Water Atlas, Volume 8: Active Management Area Planning Area
Arizona Department of Water Resources, April 2010

Arizona Department of Water Resources Well Registry Web Map
<https://gisweb3.azwater.gov/WellReg>

8.4 Surface Water Drainage

FEMA Flood Insurance Rate Map 04021C0765F, 6/16/2014

FEMA Flood Map Service Center
<https://msc.fema.gov/portal/home>

8.5 History

United States Geological Survey
Maricopa, Arizona Quadrangle
15 Minute Series Dated:

1913

1915



Maricopa County Historical Aerial Photography
<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>
Aerial Photographs Dated:

1937 3/31/53

United States Geological Survey
Maricopa, Arizona Quadrangle
7.5 Minute Series, Dated:

1952 1967 1978 2011 2014
2018

Historical Aerials by NETR Online
<http://www.historicaerials.com>
Aerial Photographs Dated:

1961 1963 1967 1980 1981
1993 1996 1997 2003 2005
2007 2009 2010 2013 2015

United States Geological Survey EarthExplorer
<https://earthexplorer.usgs.gov/>
Aerial Photographs Dated:

2/6/70 4/23/76 6/30/93

United States Geological Survey
Maricopa, Arizona Orthophotoquad, 1971

Google Earth, Aerial Photographs Dated:

6/21/96 1/9/03 5/14/03 8/13/03 9/10/03
9/28/03 9/28/04 6/6/05 6/14/06 6/7/07
4/7/10 6/4/10 5/20/11 5/26/12 3/24/13
12/26/14 3/16/16 4/20/17 4/6/18 11/5/18

8.6 Contacts

Blake Rebling, Salmon, Lewis & Weldon, P.L.C. (602.801.9076)
Ray Moore, Arizona State Land Department (via Mr. Rebling)
Michael Bristol, Electrical District No. 3 of Pinal County, Arizona (via Mr. Rebling)
Andy Juarez, Records Administrator, City Clerk Department, Maricopa, Arizona
(520-316-6972; andy.juarez@maricopa-az.com)



9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

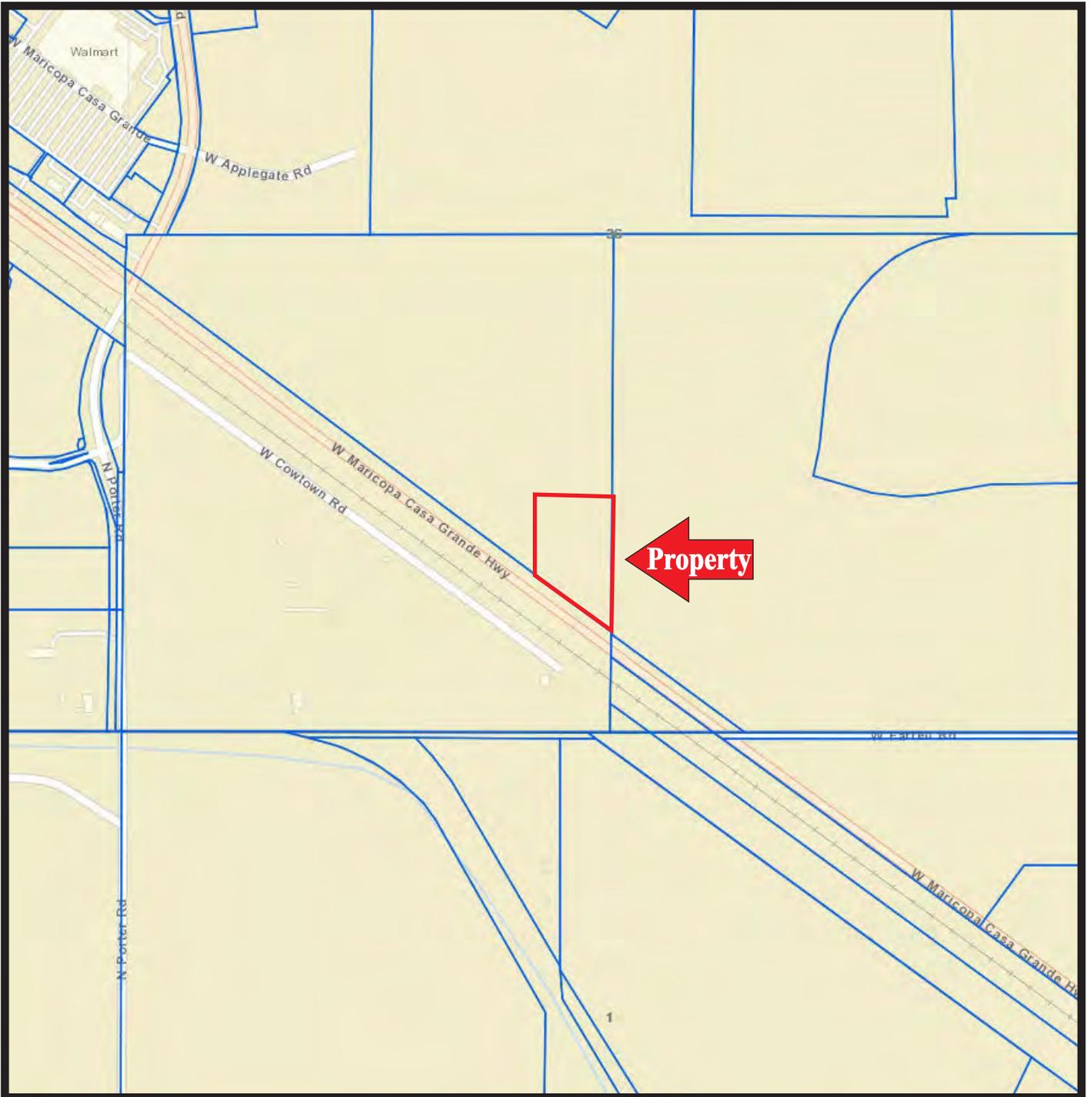
Vann Engineering, Inc. (<http://www.vannengineeringinc.com>), formerly Foree & Vann, Inc., has provided Phase I Environmental Site Assessments in this locality since 1986.

This assessment was performed by Environmental Services Department Manager Stanley G. O'Sick, who has a Bachelor of Science in Engineering degree, an Associate of Science degree in chemistry, and is a Registered Professional Engineer (Civil) in the state of Arizona (Certificate No. 26867). Mr. O'Sick has prepared and reviewed Phase I Environmental Site Assessments since 1990.

The report was reviewed by Project Geologist Randall Whitlock, who has a Master of Science degree in Geology and is a Registered Geologist in the state of Arizona (Certificate No. 30447). Mr. Whitlock has completed more than two thousand Phase I Environmental Site Assessments and other environmental studies since 1991.



SECTION II



Plat Map



SE4 of the SW4 of Section 36, T4S R3E



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Prepared by SGO

Prepared from Pinal County
Assessor Parcel Viewer

Phase I Environmental Site Assessment Owner Questionnaire

These questions, to be answered by the property owner or owner's agent, are required by ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. (All answers are to the best of your knowledge.)

1. Are you aware of any uses or conditions, past or present, which may have resulted in contamination of the soils or groundwater of the property with hazardous substances or petroleum products?

___ Yes No ___ Do Not Know

2. Are you aware of any pending, threatened or past litigation, administrative proceedings, or notices from any governmental entity regarding hazardous substances or petroleum products in, on or from the property?

___ Yes No ___ Do Not Know

3. Are you aware of any permits, registrations, or reports (prior ESA, soils report, hydrology study, risk assessment, etc.) on the property?

___ Yes No ___ Do Not Know

Comments: _____

Person Responding to Questionnaire:

Signature: Ray Moore

Printed Name: Ray Moore

Representing: Arizona State Land Department

Date: 5/29/2020



Phase I Environmental Site Assessment User Questionnaire

The following questions, to be answered by the User of the Phase I Environmental Site Assessment, are required by ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. (All answers are to the best of your knowledge.)

1. Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state or local law?

___ Yes No ___ Do Not Know

2. Activity and Use Limitations (AULs) include engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law. In Arizona, an AUL is most often in the form of a Voluntary Environment Mitigation Use Restriction (VEMUR) or Declaration of Environmental Use Restriction (DEUR). These are filed to prevent properties with known contamination issues from being redeveloped with sensitive uses, such as homes or schools.

Are you aware of any AULs against the property?

___ Yes No ___ Do Not Know

3. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? (For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used in this type of business?)

Yes ___ No ___ Do Not Know

4. Does the purchase price being paid for the property reasonably reflect its fair market value?

___ Yes ___ No Do Not Know

If there is a difference, have you considered whether the lower purchase price may be because contamination is known or believed to be present at the property?

___ Yes ___ No (Not Applicable)



5. Are you aware of commonly known or reasonably ascertainable information about the property that would help us to identify conditions indicative of releases or threatened releases? (For example, do you know about the past uses of the property, specific chemicals that exist or once existed at the property, spills or other chemical releases that have taken place at the property, or any environmental cleanups that have taken place at the property?)

___ Yes No ___ Do Not Know

6. Are you aware of any obvious indicators that point to the presence or likely presence of contamination at the property?

___ Yes No ___ Do Not Know

Comments: The original footprint of the substation has been in place for at least the past 50 years, and no one at ED3 has any knowledge of the expanded site being used for any other purpose.

Person Responding to Questionnaire:

Signature: 

Printed Name: Michael J Bristol

Representing: Electrical District No. 3 of Pinal County

Date: 5/26/2020



**Historical Aerial Photographs
Land With Electrical Substation
Maricopa, Arizona 85138**



Maricopa County Historical Aerial Photography 1937



Maricopa County Historical Aerial Photography 3/31/53



**Historical Aerial Photographs
Land With Electrical Substation
Maricopa, Arizona 85138**



USGS Earth Explorer 2/6/70



USGS Earth Explorer 4/23/76



**Historical Aerial Photographs
Land With Electrical Substation
Maricopa, Arizona 85138**



USGS Earth Explorer 6/30/93

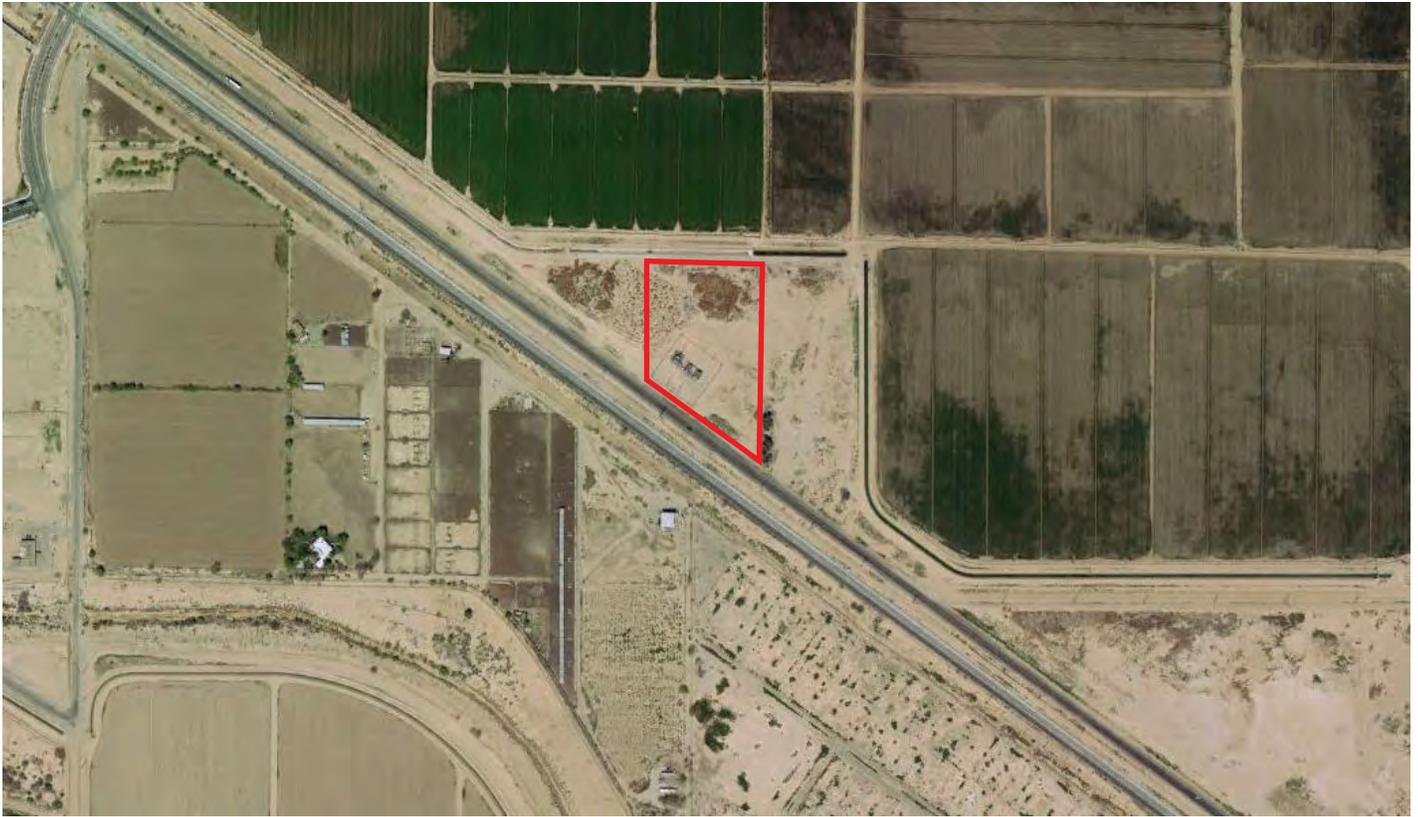


Google Earth 1/9/03



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Prepared by SGO

**Historical Aerial Photographs
Land With Electrical Substation
Maricopa, Arizona 85138**



Google Earth 3/24/13



Google Earth 4/20/17





Photograph 1 – A view of the property, looking northwest from its southeast corner.

Photograph 2 – A view of the property, looking north from its southeast corner.



Photograph 3 – A view of the property, looking south from its northeast corner.

Photograph 4 – A view of the property, looking southwest from its northeast corner.





Photograph 5 – A view of the property, looking west from its northeast corner.



Photograph 6 – A view of the property, looking east from its northwest corner.



Photograph 7 – A view of the property, looking southeast from its northwest corner.



Photograph 8 – A view of the property, looking south from its northwest corner.





Photograph 9 – A typical view of the soil and demolition debris piles on the property.



Photograph 10 – Another typical view of the soil and demolition debris piles on the property.



Photograph 11 – A view of the mulch remnants and soil piles near the northeast corner of the property, looking west.



Photograph 12 – A view of the Electrical District No. 3 Sonny Dunn substation on the property, looking northeast across Maricopa-Casa Grande Highway.





Photograph 13 – A view of the agricultural land northwest of the property, looking northwest.



Photograph 14 – A view of the agricultural land north of the property, looking northeast.



Photograph 15 – Another view of the agricultural land north of the property, looking northwest.



Photograph 16 – A view of agricultural land northeast of the property, looking northeast.





Photograph 17 – A view of the east adjoining vacant land, looking southeast.



Photograph 18 – Another view of the east adjoining vacant land, looking north across the highway.



Photograph 19 – Looking northwest along the highway and its south shoulder.



Photograph 20 – Looking northwest along the area between the railroad tracks and the highway.





Photograph 21 – Looking southeast along the railroad tracks.



Photograph 22 – A view of the south adjoining inactive dairy farm, looking generally south from a point south of the southeast corner of the property.



Photograph 23 – Another view of the former dairy farm south of the property, looking southwest from the same point as the previous photograph.



Photograph 24 – A view of the west adjoining property, looking northwest from the southwest corner of the property.

