

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**WEST OF TEGNER STREET
CASSANDRO WASH DAM PROJECT
PARCELS CWD-18 THROUGH CWD-21
WICKENBURG, ARIZONA**



• *Certified Environmental Corporation, Inc.* •
• *Water Resources Associates, Inc.* •

A343.927

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CASSANDRO WASH DAM PROJECT
PARCELS CWD-18 THROUGH CWD-21
WICKENBURG, ARIZONA**

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Prepared For:

**Maricopa County Flood Control District
2801 West Durango Street
Phoenix, AZ 85009**

Prepared By:

**CEC/WRA
4041 North Central Avenue, Suite 1050
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January 21, 1994
WRA File AR390-2105





• Certified Environmental Corporation, Inc. •
• Water Resources Associates, Inc. •

January 21, 1994

Mr. Dave Gardner,
Civil Engineering Technician
Maricopa County Flood Control District
2801 W. Durango Street
Phoenix, Arizona 85009

**SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT, CASSANDRO WASH DAM
PROJECT, PARCELS CWD-18 THROUGH CWD-21, WICKENBURG, ARIZONA**

Dear Mr. Gardner:

CEC/WRA is pleased to submit our Phase I Environmental Site Assessment (ESA) for the subject property. This report is provided in completion of the Scope of Work as described in our proposal dated November 23, 1993, which was accepted in your letter dated November 24, 1993.

If you have any questions concerning this document, please call either of us at (602) 248-8808. We appreciate the opportunity to complete this important work for the Flood Control District.

Respectfully submitted,

CEC/WRA

Kim Chambers Bergsten
Staff Environmental Scientist

Dennis C. Knudsen, P.E.
Vice President

Enclosure: Phase I ESA Report

cc: Edward D. Ricci, Vice President - WRA
WRA File AR390-2105

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EXECUTIVE SUMMARY

The Maricopa County Flood Control District (MCFCD) has retained Certified Environmental Corporation, Inc./Water Resources Associates, Inc. (CEC/WRA) to perform a Phase I Environmental Site Assessment (ESA) at the Cassandro Wash Dam Project, Parcels CWD-18 through CWD-21, located west of Tegner Street on the north and south sides of the Atcheson, Topeka and Sante Fe Railroad in Wickenburg, Arizona.

This assessment included a review of selected public environmental and historical records concerning the subject property and adjacent areas. The assessment also included a visual observation of the site in order to confirm aspects of the records review and to identify features suggesting the potential presence of hazardous substances on the subject property or the potential for migration of hazardous substances from adjacent land onto the subject property.

Based upon the results of the records search and site observations, this assessment confirmed that the subject property consists of a portion of Sols Wash, a horse stable and associated riding areas and buildings, a Town of Wickenburg well, a portion of the Atcheson, Topeka and Sante Fe Railroad, and "My Father's Retirement Ranch." In addition, a 20 foot sanitary sewer easement crosses the property, in a north to northeast direction.

CEC/WRA understands that MCFCD is planning to construct a underground collector system for storm-water run-off from Cassandro Wash which will discharge into Sols Wash on the north end of the subject property. The following actions are recommended in order to further investigate the potential presence of hazardous substances on the subject property prior to construction of the drainage system.

Dumping. The area directly west of the APS equipment yard contains a large amount of dumped materials. Several 55-gallon drums were observed near the east edge of the property. The dumped materials include scrap metal, wood, tires, trailers, bathroom fixtures, 5-gallon cans, evaporative coolers, abandoned vehicles, and four rolls of suspect asbestos containing rolled vinyl material. The rolls of material were labelled "Garlock." A mound of dirt approximately 2.5 - 3 feet in height contains buried material. Chunks of asphalt, PVC pipe, and concrete material were visible on the top of the mound. An upended 5-gallon bucket was buried in the mound. CEC/WRA recommends that the debris be removed from this area if it will be impacted by the construction of the Cassandro Wash Drainage project. In addition, an exploratory trench should be dug to search for potential buried hazardous materials.

A knowledgeable person should be located on the site to characterize the debris piles prior to disposal. Any stained soil or potentially hazardous materials observed during excavation should be sampled for hazardous constituents at that time. The household and other non-hazardous debris should be removed from the site and properly disposed of according to applicable local, county or state regulations.

Potential Wells. A well, which does not appear to be registered with the Arizona Department of Water Resources, is located adjacent to a dirt road near the southwest corner of the underpass at Tegner Street and Sols Wash. The well is capped but not securely locked and does not appear to be property abandoned. In addition, paint marks were observed on the steel casing that appear to be from being struck by a vehicle. Due to its location near the entrance to the Town of Wickenburg well, a barricade should be constructed around the well to prevent further damage to the casing.

An unidentified one-inch capped steel pipe was observed west of the Town of Wickenburg well site. Further investigation is needed to determine the nature of this pipe. If the unidentified pipe is a well, the well should be properly abandoned if the pipe is in the right-of-way for MCFCD's drainage system.

Stained Soil. A stain was observed on the ground around the pole-mounted transformer adjacent to the Town of Wickenburg well. If it is determined that the pole-mounted transformer may contain PCB's, APS should be contacted to remediate the soil below the transformer.

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1.0 INTRODUCTION

1.1 BACKGROUND

The Maricopa County Flood Control District (MCFCD) has retained Certified Environmental Corporation, Inc./Water Resources Associates, Inc. (CEC/WRA) to perform a Phase I Environmental Site Assessment at the Cassandro Wash Dam Project, Parcels CWD-18 through CWD-21. The property is generally located west of Tegner Street on the north and south sides of the Atcheson, Topeka and Sante Fe Railroad in Wickenburg, Arizona. This work was performed in accordance with the Scope of Work outlined in the CEC/WRA proposal dated November 23, 1993, which was accepted by the Maricopa County Flood Control District letter dated November 24, 1993.

1.2 SCOPE OF WORK

This assessment included a review of selected public environmental and historical records concerning the subject property and adjacent areas. The assessment also included a visual observation of the site in order to confirm aspects of the records review, and to identify features suggesting the potential presence of hazardous substances on the subject property, or the potential for migration of hazardous substances from adjacent land onto the subject property.

1.3 LIMITATIONS

The conclusions presented herein are based on CEC/WRA's interpretation of selected available data. This Environmental Site Assessment does not include an evaluation of occupational health and safety hazards. CEC/WRA is not responsible for the accuracy of data obtained from officials of regulatory agencies nor for discrepancies between these conclusions and future activities at the site which may result in conditions which were not present during this investigation. CEC/WRA interpretations are based upon the review of selected public records, observations of specific field conditions and upon analytical data resulting from samples taken at discrete locations. It should also be recognized that CEC/WRA's work was done in accordance with a reasonable understanding of the regulatory standards which existed at the time the work was performed.

No buildings were entered during the Phase I Environmental Site Assessment per instructions from Maricopa County Flood Control District. Due to the size of the property and MCFCD's interest in the property, a thorough investigation of each square foot of the site was not possible under the time and budget constraints. The site investigation focused on the area of the subject property which would be impacted by construction of the flood control structures according to the project manager at MCFCD.

The presence, nature, or extent of potential contamination on the subject property can only be conclusively determined through appropriate sampling and analysis. No warranties are expressed or implied concerning potential contaminants or environmental media not addressed through sampling and analysis.

2.0 SITE INFORMATION

2.1 LOCATION

The subject property is west of Tegner Street in Wickenburg, Arizona. The property consists of 4 parcels of land and includes the confluence of Cassandro and Sols Washes. A site vicinity map is provided as Figure 1. The subject property is more generally located in the Southwest Quarter of the Southwest Quarter of Section 1, and a portion of the Southeast Quarter of the Southeast Quarter of Section 2, Township 7 North, Range 5 West of the Gila and Salt River Baseline and Meridian. Plat maps of the subject property are included in Appendix A.

2.2 SITE DESCRIPTION

CEC/WRA personnel visited the subject property on December 14 and 20, 1993 and on January 5 and 14, in order to confirm aspects of the records review, and to visually identify features suggesting the potential presence of hazardous substances on the subject property, or the potential for migration of hazardous substances from adjacent properties. Selected photographs taken at the time of the site inspection are included as Appendix B.

Site diagrams, based upon field observations, are included as Figures 2 and 3.

At the time of the field observations, the subject property consisted of Sols Wash, a horse stable and associated riding areas and buildings, a Town of Wickenburg well, a portion of the Atcheson, Topeka and Sante Fe Railroad, and "My Father's Retirement Ranch." These areas are discussed in more detail by parcel number.

A list of property owners and type of development on each parcel of land follows. A more detailed description of each parcel follows the table.

Parcel	Owner	Land Use
CWD-18	William F. Jr. and Brenda M. Cowles	My Father's Retirement Ranch
CWD-19	Wickenburg Development Corporation/Clark	portion of Sols Wash, horse ranch, vacant lot with heavy dumping
CWD-20	Town of Wickenburg	Sols Wash Well
CWD-21	Atcheson, Topeka and Sante Fe	railroad

Parcel CWD-18. South of the railroad tracks is a parcel of land which contains "My Father's Retirement Ranch." According to Mr. William Cowles, owner of the retirement home, approximately 40 elderly persons reside at the retirement home. Five ranch style buildings contain separate apartments and a communal dining and social area. Other structures located on the western portion of "My Father's Retirement Ranch" include several sheds, a tack room and large garage.

The entrance to "My Father's Retirement Ranch" is northwest of the intersection of Mohave and Jefferson Streets. A paved drive curves through the retirement ranch and around the western edge of the property

where it wanders around the base of the hill located adjacent to the western edge of the property. The road changes to dirt at the southwest corner of the property and continues to a house located on top of the hill. Several drainage cuts from the up-gradient property allow storm water run-off to travel onto this parcel of land.

Two water wells are located near the northwest property boundary adjacent to a barbed wire fence. A pneumatic controlled water tank was observed next to one of the wells. According to Mr. Cowles, the wells are used for irrigation. Potable water is provided to the retirement home by the Town of Wickenburg.

Adjacent to the northwest corner of the parcel is an area where cinder-blocks, wood, scrap metal and farm tools have been stored next to the barbed wire fence. A pole-mounted transformer was observed on the west side of the fence. Some leaking was observed on the transformer. However, no evidence of staining or odors was observed on the ground around the transformer. North of the garage, located near the northwest corner of the parcel, several discarded evaporative coolers were observed. In addition, two 55-gallon drums, one of which was empty, were observed. No label was observed on the empty drum. The second drum was lying on its side in a grassy area. The drum was labelled as containing Tarmax, "for industrial use only". The drum was in fair condition and no leaking or staining was observed.

A broken concrete vault was observed in a dense stand of mesquite trees near the northeast portion of the property. A coiled metal pipe was observed among leaves, debris and dirt in the bottom of the vault. The function of the vault is unknown. A sanitary sewer manhole was observed northeast of the vault near the barbed-wire fence.

Parcel CWD-19. This parcel of land is owned by the Wickenburg Development Corporation and consists of three distinct areas. The northern most portion of the subject property consists of a portion of Sols Wash which is approximately 40 feet wide near the west side of Tegner Street. Salt Cedar (Tamarix) trees line the north bank of the wash. The southern bank of the wash has been reinforced with river rock and wire mesh for erosion protection in several areas. CEC/WRA personnel did not observe dumping in Sols Wash at the time of the site visits.

Cassandra Wash flows north to northeast and converges with Sols Wash at the underpass by Tegner Street. The underpass allows storm-water runoff to flow in an southeasterly direction toward the Hassayampa River, approximately 0.5-miles east of the subject property. A well was observed southeast of the dirt trail leading to the well owned by the Town of Wickenburg near the southwest edge of the underpass near the confluence of Sols Wash and Cassandra Wash. The well was capped, but not securely locked. In addition, the steel well casing was dented on the south side and traces of paint were visible.

A sign indicating a buried natural gas pipeline was observed near the east property boundary.

A vacant single family residence was located on the south side of a unnamed dirt road west of Tegner Street. A sign was observed on the north side of the house advertising the boarding and training of horses. West of the vacant house was a mobile home and a barn. Several small sheds were located near the three structures. On the west side of a tack room, seven automobile tires, two car batteries, and small piles of wood and tin were stored.

A paved road was located south of the house and barn that led to the Southwest Gas building and APS. Both the paved road and unnamed dirt road lead to the horse boarding and riding area which comprises the central portion of the parcel. A corral was located on the north side of the road. Individual water

tanks were observed in each horse pen. The overflow and clean-out for the gravity fed watering system appeared to flow to a drain pipe which discharged into Cassandro Wash. The end of the PVC pipe was plugged with a threaded cap.

Near the entrance to the horse property a pile containing approximately 10 to 12 cubic yards of asphalt and ABC was observed on the northeast side of the dirt drive through the horse property. An exercise ring, arena and barrel racing area were observed in different areas of the property. North of the arena, a unidentified one inch diameter steel pipe was observed protruding from the ground. The function of the pipe was unknown. A pile of rusted scrap metal which appeared to be the remains of a vehicle was observed west of the unidentified pipe.

Several tires were located near the riding arena. Two empty 55-gallon steel drums were located in the riding arena and from their placement appear to have been used for barrel racing. A small set of bleachers are located on the east side of the riding arena. A corral which was occupied by a burro was located near the west edge of the subject property. A pasture is located along the southern portion of the horse stables. An abandoned car was located among the mature mesquite trees. A concrete trough was observed near the abandoned car. The trough appeared to have been used to water horses although it was not in use at the time of the site visit.

A chain-link fence was located along the perimeter of a portion of the subject property and appeared to have been used as pasture land for horses being boarded on the property.

South of the horse property is a gated vacant lot. A dirt road extends to the northwest parallel to the Atcheson, Topeka and Sante Fe Railroad which forms the southern boundary. The vacant lot is vegetated with grass and mesquite trees. Heavy dumping has occurred in this area. The dumped materials included 55-gallon drums, scrap metal, wood, tires, trailers, bathroom fixtures, 5-gallon cans, evaporative coolers, abandoned vehicles, and four rolls of suspect asbestos containing rolled vinyl material. The rolls of material were labelled "Garlock." A mound of dirt approximately 2.5 - 3 feet in height contains buried material. Chunks of asphalt, PVC pipe, and concrete material were visible on the top of the mound. An upended 5-gallon bucket was buried in the mound.

Cassandro Wash flows onto this portion of the subject property from a underpass at Mohave Street and northeastward onto the north property. A manure pile was observed east of the corral area on the bank of Cassandro Wash near the confluence of Sols Wash.

Parcel CWD-20. A Town of Wickenburg well and sheet metal well house was observed south of Sols Wash. A sign on the side of the well house indicated this is Sols Wash Well No. 2 and the well is registered at B(7-5)1 CCB. A dirt road leads to the well house. A pole-mounted transformer was located on the west side of the well house and appears to provide electricity to the well. An area of light soil staining was observed on the ground underneath the transformer.

Parcel CWD-21. This parcel contains a portion of the Atcheson, Topeka and Sante Fe Railroad. The railroad tracks are approximately ten feet above the surrounding grade and travel from the northwest to the southeast. Several 55 gallon steel drums were observed on the south side of the tracks. Four 55-gallon drums contained scrap metal. Four empty 55-gallon drums were labelled as containing hydraulic and gear oil. In addition to the drums, five 20-gallon containers of "curb grease" were observed. Several smaller containers contained curb grease and scrap metal. Oily black soil was observed in the vicinity of the drums. Southeast of the subject property another area of drums, small containers and scrap metal was observed. Near the southwest portion of this parcel, a large wooden box filled with soil

was located at the end of a siding. This wooden box appeared to function as a runaway train engine stop.

Southwest of Parcel CWD-21, a cleared area located south of the tracks contained a storage area where the railroad stored a large amount of rails, scrap metal, and 55-gallon drums which contained metal rail nails and other small scrap metal. CEC/WRA personnel observed approximately thirteen 55-gallon drums, six of which contained what appeared to contain used oil on a triangular piece of land located south of the railroad tracks. One of the drums was tipped against a chain-link fence. The drums were in very poor condition and the ground under the drums was heavily stained.

2.3 ADJACENT LAND USE

East of the southern portion of the property is an Arizona Public Service Division Office. Further east is Southwest Gas and Red E Mix Incorporated. East of Tegner Street is Cofflinger Park and an apartment complex. North of the property is scattered residential development including single family residences and a mobile home park. Single family development is also located south of the subject property.

The Arizona Public Service yard is bounded by the subject property on the west and the AT&SF railroad on the south and Southwest Gas on the east. Several transformers were observed along the west property line, adjacent to the subject property. The transformers appear to be new and no evidence of leakage or staining was observed. A pole-mounted transformer was observed adjacent to the fence line and appeared to serve the APS property. No evidence of leakage or staining was observed on the transformer or ground around the transformer.

The Atcheson, Topeka and Sante Fe railroad which bisects the subject property, has a storage area west of the subject property on the south side of the tracks. The area contained 55-gallon drums of small metal pieces, timber and rails. A dirt road which parallels the railroad on the south side of the tracks provides access to the AT&SF storage area.

A sand and gravel operation is located at the top of a hill approximately 1/8 mile east of the railroad tracks.

A 400,000 gallon water storage tank is located between Mohave, Santa Cruz, Adams and Madison Streets, approximately 1/4 mile south of the subject property.

3.0 REGIONAL SETTING

3.1 TOPOGRAPHY AND DRAINAGE

CEC/WRA reviewed selected United States Geological Survey (USGS) topographic maps for the Wickenburg Quadrangle, dated 1964 and photoinspected in 1978, to confirm field observations of topography and drainage on the subject property. According to the USGS maps, the subject property is relatively level and ranges in elevation from approximately 2,080 to 2,060 feet above mean sea level (msl).

3.2 GEOLOGY AND HYDROGEOLOGY

The Town of Wickenburg is in the northern portion of Maricopa County, Arizona. Wickenburg is situated on the Hassayampa River, an ephemeral river. The flow of the Hassayampa is only in direct response to precipitation.

Wickenburg is in Arizona's Basin and Range physiographic province. The Basin and Range province is characterized by isolated mountain ranges separated by alluvial basins. The mountain blocks are composed of a complex suite of igneous, metamorphic and sedimentary rocks. The dense igneous and metamorphic blocks generally function as aquifer boundaries. The basins comprise tectonically depressed troughs that have been filled with materials eroded from the adjacent mountain blocks.

Wickenburg is bounded immediately to the south by the Vulture Mountains and to the north and northeast by the Wickenburg Mountains. The Vulture Mountains are composed of Precambrian and Cretaceous age granite surrounded by tilted Tertiary volcanic rocks. Much of the granite of the Vulture Mountains are a part of a large laramide batholith.

Wickenburg is in the Upper Hassayampa Ground-Water Basin. The Hassayampa River drains the basin and flows from north to south. Wickenburg is situated along a narrow pass of the Hassayampa River in the southwestern corner of the north basin. The main water-bearing units of the north sub-basin are alluvial deposits which consist of gravel, sand, silt, and clay. In the sub-basin north of the Vulture Mountains, which encompasses Wickenburg, the main water-bearing unit is from a few tens of feet thick near the mountains to about 1,100 feet thick near the center. In the area of Wickenburg along the Hassayampa River, ground water is near the surface, generally less than 100 feet deep. The ground water is contained in a thin veneer of alluvial deposits which overlie the shallow crystalline rocks of the Vulture and Wickenburg mountains.

3.3 WATER QUALITY

Potential sources of information concerning ground-water quality in the area of the subject property include the ADEQ Annual Report on Groundwater Quality Sampling Results in the area of the subject property. The 1992 ADEQ Report reported water quality data for one well within a 0.5-mile radius of the subject property. According to the report, a well located at B(7-5)1 BCB was not tested for potential petroleum, solvents, or pesticide contamination. This well is located approximately 0.5-miles north of the subject property. No other water-quality information for the immediate area of the subject property was available through typical public sources.

3.4 METEOROLOGY

Wickenburg lies in West Central Arizona at an elevation of approximately 2,100 feet. Wickenburg has a semi-desert climate with relatively warm temperatures and low humidities and rainfall. It receives slightly more precipitation and is somewhat cooler than the true desert climates to the west and southwest.

The mean daily temperatures range from 87 Degrees (Deg.) Fahrenheit (F.) in July and 47 Deg. F. in January. Average daily maximum temperatures range from 63 Deg. F. in January to 104 Deg. F. in July. Mean daily minimum temperatures range from 30 Deg. F. in January to 70 Deg. F. in July.

Annual precipitation averages 10.77 inches with 0.1 inches falling as snow. The majority of the precipitation occurs during two rainy seasons, one in the winter and the other associated with the Arizona Monsoon season. Winter season precipitation is associated with Pacific storm systems which drop far enough south to affect Arizona. The summer Monsoon season is associated with moist air from the Pacific Ocean and the Gulf of Mexico. Winter season precipitation is generally of longer duration and less intensity than the brief downpours which occur during the Monsoon.

Potential evapotranspiration in the Wickenburg area averages approximately 35 inches per year and the mean annual lake evaporation is approximately 77 inches per year.

4.0 HISTORICAL LAND USE

In order to investigate the history of the subject property, CEC/WRA reviewed selected aerial photographs and topographic maps, and conducted a search of historical city directories. Based on this information, the subject property consists of a portion of Sols Wash, a horse stable and associated riding arenas and buildings, a Town of Wickenburg well, and "My Father's Retirement Ranch." The Atcheson, Topeka and Sante Fe Railroad bisects the subject property from the northwest to the southeast.

4.1 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs available from the Arizona Department of Transportation and Rupp Aerial Photography were reviewed for an evaluation of historical conditions on the subject and adjacent properties. The photo sequence for the subject property begins in 1964. A summary of observations is provided below:

04-08-64 The north portion of parcel CWD-19 appears to consist of Sols Wash which flows east to southeast towards the Hassayampa River, approximately 0.5-miles east of the subject property. Several single-family residential structures are located north of Sols Wash. A commercial building is located north of the subject property near the north bank of Sols Wash adjacent to Tegner Street. The middle portion of CWD-19 primarily consists of a wooded area. The east edge of this parcel contains a house, garage, and two barns. The APS Service Building and Southwest Gas are located adjacent to the east of the subject property. A portion of the Atcheson, Topeka and Sante Fe Railroad comprises a portion of the subject property, Parcel CWD-21. A dirt road parallels the railroad and ends at Sols Wash. Several additional dirt trails or drainage areas are visible on the subject property. An underpass at Mohave Street allows storm water runoff from Cassandro Wash to flow northeastward to Sols Wash.

South of the railroad is Parcel 18, bounded by Mohave Street on the east and the railroad on the north. No structures are visible on this portion of the subject property. The land appears to formerly have been used as cultivated pasture land. A heavily wooded stand of trees is visible at the northeast edge of the site. Property to the east, south and west are residential and native undeveloped land.

12-07-77 Unidentified dumping is visible in the bed of the wash on the subject property. In addition, some dumping has occurred on the east side of Tegner Street in the bed of Sols Wash. The well house for the Town of Wickenburg well is visible in the aerial photograph. A horse arena is visible west of the Town of Wickenburg's well house. Several horse stalls are visible west of the barn and outbuildings.

03-22-93 Additional riding arenas and stables have been added to the subject property north of the railroad tracks. Adjacent to the west of the APS building is an area of heavy dumping. Several vehicles appear to have been abandoned as well as other unidentified containers. A portion of Cassandro Wash flows through the horse stables and converges with Sols Wash at the underpass at Tegner Street. South of the railroad tracks, the property has been developed with "My Father's Retirement Ranch." A paved road curves through the retirement ranch. Six ranch style residential structures are visible on the south side of the entrance road. On the north side of the road near the west edge of the property are

a covered parking area, tack room and garage. The road winds along a hill at the western edge of the property to a house located at the top of the hill. Mohave Street, which forms the eastern edge of "My Father's Retirement Ranch" is a gravel road to the entrance to the ranch. Mohave Street continues north as a sandy portion of Cassandro Wash through the railroad underpass to parcel CWD-19.

4.2 CITY DIRECTORIES

CEC/WRA attempted to review city directories for the metropolitan Wickenburg area investigate historical uses of the property. No city directories were available at the Wickenburg Library. As telephone directories for Wickenburg are not listed by address, no information was readily obtainable for former occupants of the subject property.

4.3 SANBORN FIRE INSURANCE MAPS

The Sanborn Fire Insurance Map series illustrates detailed historical development in some older areas of Wickenburg from the years 1915 and 1931. CEC/WRA conducted a review of the Sanborn Maps to evaluate evidence of historical development on the subject property. This review confirmed that the subject property lies beyond the limits of the map series.

4.4 U. S. GEOLOGICAL SURVEY TOPOGRAPHIC MAPS

CEC/WRA reviewed the USGS 7.5 minute topographic maps for the Wickenburg Quadrangle, dated 1964 and photoinspected in 1978, to evaluate evidence of historical development on the subject property. This review indicated that the subject property was located in a relatively undeveloped area of Wickenburg.

A barn and two small residential structures are located on the west side of Tegner Street and north of a paved road which is the entrance to the subject property north of the railroad tracks. The paved road changes to dirt as it crosses Mohave Street, a dirt trail. Sols Wash is depicted as being located north of the subject property and Cassandro Wash is depicted as an ephemeral stream which parallels Mohave Street south of the railroad tracts. Two residential structures are illustrated in the extreme southwest corner of the subject property on "My Father's Retirement Ranch." Adjacent properties include a park, residential development and the railroad switchyard. The adjoining APS building is visible on the topographic map.

5.0 REGULATORY RECORDS REVIEW

5.1 U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

CERCLA Federal Superfund Sites - Review of the United States Environmental Protection Agency (USEPA) "Superfund" Program National Priorities List (NPL) of sites in Arizona indicates that the subject property is not located within a 1-mile minimum search distance of any federal Superfund sites.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) - The U.S. EPA CERCLIS list is used to track activities or sites which have been reported to the EPA as candidates for investigation under the federal Superfund program. Review of the CERCLIS list, dated October 18, 1993, indicated that one listed site is located within a 0.5-mile minimum search distance of the subject property. Specific information on the facility is listed below:

EPA ID #	Facility	Address	Action	Approximate Location Relative to Site
AZD 982404196	Jones Ford-Mercury Inc.	781 Whipple Street	No further remedial action planned	½ mile southwest

Facility Index System - The USEPA Facility Index System (FINDS) is an inventory of facilities regulated by the EPA. Review of the FINDS listing dated September 15, 1993, revealed six FINDS sites within a 0.5-mile minimum search distance of the subject property. Specific information on the sites is listed below:

EPA ID #	Facility	Address	Approximate Location Relative to Site
AZD 983475641	Wickenburg Christian Academy	Tegner & Rose Lane	¼ mile north
AZD 982521486	Craig Motor Crafts	11 S. Tegner St.	½ mile south southeast
AZD 035981679	Red E Mix Incorporated	286 N. Frontier Street	⅓ mile east
AZD 002902096	Wickenburg Unified District #9	40 E. Yavapai Street	¼ mile south
AZD 982521544	Wickenburg Tire Goodyear	1500 Tegner	½ mile north
AZD 982404196	Jones Ford Mercury Inc.	781 Whipple Street	½ mile southwest

SARA Title III Notifiers - The Superfund Reauthorization and Amendments Act (SARA) requires facilities which use, handle or store significant quantities of hazardous substances to prepare plans for potential emergencies involving those substances. SARA also requires the facilities notify the public concerning these plans and to register with the USEPA. Review of the USEPA Toxic Release Inventory for 1987 through 1990, indicated that no SARA Title III facilities occurred within a 0.5-mile minimum search distance of the subject property.

RCRA Database - The EPA Resource Conservation and Recovery Act (RCRA) database includes facilities that are involved in the generation, transport, treatment or disposal of hazardous waste and have been assigned an EPA identification number. Inclusion of a facility on this list does not necessarily mean that the site is contaminated or causing contamination. Review of the RCRA database indicated two registered RCRA facilities within a 0.5-mile minimum search distance of the subject property. Specific information regarding these sites is listed below:

EPA ID #	Facility	Address	Generator	Approximate Location Relative to Site
AZD 982521486	Craig Motor Crafts	11 South Tegner	small quantity generator	½ mile south southeast
AZD 982521544	Wickenburg Tire Goodyear	1500 North Tegner	small quantity generator	½ mile north

Emergency Response Notification System - The EPA Emergency Response Notification System (ERNS) stores information on releases of oil and hazardous substances. Releases are recorded in ERNS when they are initially reported to the federal government by any party. A review of the ERNS database dated July 1, 1993 indicated that the subject property was not listed.

5.2 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The Flood Insurance Rate Map (FIRM) series, published by FEMA, was reviewed for an evaluation of flood potential on the subject property. Review of FIRM map 04013C0235 D, dated September 4, 1991, indicated that the subject property lies in Flood Zone A3 and A15 along Sols Wash and Flood Zone A6 in the floodplain of Cassandro Wash. Flood depths in the vicinity of the subject property range from approximately 2070 to 2065 feet above mean sea level in Sols Wash and 2068 feet msl in Cassandro Wash.

5.3 ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ)

Underground Storage Tanks - According to the ADEQ list of registered underground storage tanks (USTs), 11 registered UST facilities are within a 0.5-mile minimum search distance of the subject property. One of these sites may be located within a 0.5-mile radius, although its exact location is unknown. The ADEQ information regarding these registered tanks is listed below:

ADEQ Registration Number	Facility Name	Address	Approximate Location Relative to Site
0-002743	Jones Ford-Mercury Inc.	781 W. Wickenburg Way	½ mile southwest
0-007629	Mrs. Pauline Blakely	980 W. Wickenburg Way	½ mile southwest
1-007999	L & N Full Service Fuel Stop	295 W. Wickenburg Way	¾ mile south southeast
0-004571	Snyder M & S	262 N. Frontier Street	¼ mile east
0-005633	Western States Pet Term #2	234 N. Frontier Street	¼ mile east

ADEQ Registration Number	Facility Name	Address	Approximate Location Relative to Site
0-005696	Woody's Exxon #105	1200 N. Tegner Street	¾ mile north
0-001056	Chevron 91652	Center & Tegner St.	¾ mile southeast
0-008107	South Tegner Street	S Wickenburg Way & Tegner	½ mile southeast
0-006878	Atcheson Topeka & Sante Fe	SF Section WI001 3 10	unknown
0-007601	Wickenburg Tire	340 W. Wickenburg Way	¾ mile southeast
0-000944	Minute Mart	447 W. Whipple	¼ mile southeast

Leaking Underground Storage Tanks - Review of the ADEQ list of leaking underground storage tanks (LUSTs) indicates that three reported LUST incidents have occurred within a 0.5-mile minimum search distance of the subject property. Information regarding the leaking tanks is listed below:

ADEQ Case #	Facility Name/Address	Date Reported	ADEQ Status	Location Relative to Site
0008107*4715.2709	South Tegner Street S Wickenburg Way & Tegner	03-04-93	open	½ mile southeast
0007762*4715.2947	Desert Caballeros Western Museum 21 N. Frontier Street	08-03-93	open	¾ mile southeast
0002743*4715.2249	Jones Ford-Mercury Inc. 781 W. Wickenburg Way	03-26-92	open	½ mile southwest

Open/Closed Landfills - Review of Arizona Department of Environmental Quality (ADEQ) records indicate that no reported open or closed municipal solid waste landfills (MSWLF), private solid waste landfills (PSWLF), or rubbish landfills (RLF) are located within a 0.5-mile minimum search distance of the subject property.

Review of the Arizona Department of Environmental Quality (ADEQ) records indicate that no waste tire collection sites (WTCS) or waste tire processing facilities (WTPF) are located within a 0.5-mile minimum search distance of the subject property.

Water Quality Assurance Revolving Fund (WQARF) - Review of the ADEQ Project list for the Water Quality Assurance Revolving Fund (WQARF) indicates that the subject property is not located within a two mile minimum search distance of a WQARF Study Area.

Arizona CERCLA Information and Data System (ACIDS) - The ADEQ list entitled Arizona CERCLA Information and DATA System (ACIDS) lists sites which have been reported to or are being investigated by ADEQ as having possible contamination. One listed ACIDS site is located within a 0.5-mile minimum search distance of the subject property. Specific information regarding this site is listed below:

EPA ID #	STATE ID #	Facility	Address	Location Relative to Site
AZD 982404196	1021	Jones-Mercury Inc.	781 Whipple Street	½ mile southwest

CEC/WRA personnel contacted ADEQ to review the ACIDS file for the above referenced site. According to ADEQ, the report is currently unavailable.

Registered Dry Wells - Arizona rules require owners to register all dry wells on their property with ADEQ. The Water Permits unit of ADEQ maintains a list of all dry wells that have been registered with the State to date. According to ADEQ records, there are no registered dry wells within a 0.5 mile radius of the subject property. No dry wells are registered at the subject property.

ADEQ Ground Water Quality Database - A review of the 1991 and 1992 Annual Report of the ADEQ Groundwater Quality Database revealed no monitoring data for wells on or within a 0.5-mile minimum search distance of the subject property.

Arizona Hazardous Waste Treatment, Storage and Disposal Facilities (TSDFs) - Based on a review of the RCRA database, no listed TSDF facilities are located within a 1.0-mile minimum search distance of the subject property.

RCRA Compliance Log - The Resource Conservation and Recovery Act (RCRA) Compliance Log, maintained by ADEQ, lists facilities which have been reported to be in violation of RCRA hazardous waste regulations. Review of the log indicated no listed facilities within a 1-mile minimum search distance of the subject property.

5.4 ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR)

According to the Arizona Department of Water Resources (ADWR), there are 21 registered wells located within a one-half mile radius of the subject property, three of which may be located on the subject property. In addition, 11 wells may be located within a 0.5-mile radius, although their exact location is unknown. Specific information concerning the wells is listed below:

Location	Owner	Registration Number	Depth (ft)	Diameter (in)	Well Use	Drill Date	Proximity to Subject Property
B(7-5)1	G D Underdown	WR 618462	NL	10	A	NL	unknown
B(7-5)1	Desert Cypress Trail	WR 621485	85	8	D	1968	unknown
B(7-5)1 CBA	William St. Clair	WR 804235	75	6	A	1911	¼ mile north northeast

Location	Owner	Registration Number	Depth (ft)	Diameter (in)	Well Use	Drill Date	Proximity to Subject Property
B(7-5)1 CBC	J A Hancock	WR 602676	100	NL	A	03/03/78	1/8 mile north
B(7-5)1 CBC	George Hawkins	WR 608987	NL	8	A	NL	1/8 mile north
B(7-5)1 CBC	Jay & Michelle Tate	WR 803886	73	6	C	1949	1/8 mile north
B(7-5)1 CBD	Double B Thoroughbred	WR 609248	65	12	AD	NL	1/8 mile north northeast
B(7-5)1 CCB	Town of Wickenburg	WR 624477	112	16	D	10/28/38	subject property
B(7-5)1 CCC	M R Diebel	WR 630885	N1	8	DF	1950	adjoining to west
B(7-5)1 CDB	Town of Wickenburg	WR 624476	110	16	D	1935	1/8 mile east
B(7-5)2 C	Palm Dr. Trailer Rch	WR 607062	120	8	A	1959	unknown
B(7-5)2 CCB	Ralph Deffenbaugh	WR 515639	303	8	D	10/24/86	1/2 mile northwest
B(7-5)2 CCC	D Gerard	WR 509951	252	8	D	12/21/84	3/8 mile northwest
B(7-5)2 DAA	H A White	WR 629971	111	6	A	1933	1/4 mile north northwest
B(7-5)2 DAA	P D Denny	WR 648393	NL	NL	A	NL	1/4 mile north northwest
B(7-5)2 DAA	Ronald Moore	WR 650651	100	6	D	12/15/77	1/4 mile north northwest
B(7-5)2 DAB	J D Fletcher Sr	WR 648679	105	NL	D	1950	1/4 mile north
B(7-5)2 DAB	P L Wright	WR 650000	106	6	A	1977	1/4 mile north
B(7-5)2 DAD	Timothy Thompson	WR 648451	200	NL	AD	1956	1/8 mile northeast
B(7-5)2 DBB	Peter Ray	WR 628906	120	16	JA	1920	1/4 mile northeast
B(7-5)2 DCA	C R Walker	WR 507992	300	8	D	05/14/84	1/4 mile northwest
B(7-5)2 DCD	William F. Cowley	WR 517127	80	7	D	03/09/90	subject property
B(7-5)2 DCD	W F Cowles Jr.	WR 800460	100	8	AJ	NL	subject property
B(7-5)2 DDA	G Twitchell	WR 643568	80	8	D	NL	adjoining west
B(7-5)11	Robert Frey	WR 804126	250	8	D	N1	unknown
B(7-5)11 ABC	Town of Wickenburg	WR 624478	304	16	D	11/03/53	3/8 mile southwest
B(7-5)11 DA	L Britton	WR 648909	171	7	D	1950	unknown
B(7-5)1 CBC	J A Hancock	48918	100	3	A	1977	1/8 mile north
B(7-5)1 CCB	Town of Wickenburg	NL	112	3	E	1938	subject property
B(7-5)1 CD	V W Bailey	N1	18	3	A	1927	unknown
B(7-5)1 CDB	Town of Wickenburg	NL	110	3	E	1935	1/4 mile east
B(7-5)2 DAB	P L Wright	44352	60	6	D	1977	1/4 mile east
B(7-5)11	J H McCarroll	NL	258	3	D	1946	unknown

Location	Owner	Registration Number	Depth (ft)	Diameter (in)	Well Use	Drill Date	Proximity to Subject Property
B(7-5)11	J E Andes	NL	250	3	D	1946	unknown
B(7-5)11 BDB	Garman and Willis	NL	210	6	C	1946	½ mile west

NL	=	Not Listed	A	=	Agriculture
C	=	Commercial	D	=	Domestic
E	=	Municipal	F	=	Industrial
J	=	Stock			

5.5 MARICOPA COUNTY RECORDS

Illegal Dumping Sites - CEC/WRA personnel contacted Mr. Marion Sams of the Maricopa County Department of Environmental Health to obtain any information regarding illegal dumping on the subject property. According to Mr. Sams, no illegal dump sites have been reported for the subject property.

Registered Septic Tanks - CEC/WRA contacted the Maricopa County Department of Environmental Health (MCDEH) to obtain information pertaining to the possible presence of registered septic tanks on the subject property. According to MCDEH, there are no records of any septic systems at the subject property since the septic tank registration program began in 1958. No information has been received as of this date from MCDEH.

5.6 UTILITY RECORDS

Transformers were observed on the subject property and the APS equipment yard, adjacent to the east. CEC/WRA personnel contracted APS for information on the potential for polychlorinated biphenyls (PCBs) in the transformers. No information has been received from APS as of this date.

According to information obtained from Yost and Gardner Engineers, a 12 inch vitrified clay (V.C.P.) sewer line is located in the centerline of Mohave Street. An eight inch abandoned sewer line is also located in the street. The sanitary sewer line proceeds in a northerly direction under the railroad underpass at Mohave Street. Approximately 270 feet north to northeast of the underpass, an 18" vitrified clay sanitary sewer pipe crosses over the northwest corner of the Town of Wickenburg Sols Wash well site where it proceeds under Tegner Street. According to Yost and Gardner, the abandoned sewer line most likely was installed in the 1930's or 1940's. A new sewer line which parallels the abandoned line was installed in 1987.

An eight inch C.I.P water pipe extends from the Sols Wash well to an eight inch cast iron pipe (C.I.P.) which extends south from the Barnett well located north of Swilling Avenue. According to Yost and Gardner Engineers, the eight inch line is very old and was installed prior to the 1950's.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of the records search and site observations, this assessment confirmed that the subject property consists of a portion of Sols Wash, a horse stable and associated riding areas and buildings, a Town of Wickenburg well, a portion of the Atcheson, Topeka and Sante Fe Railroad, and "My Father's Retirement Ranch." In addition, a 20 foot sanitary sewer easement crosses the property, in a north to northeast direction.

CEC/WRA understands that MCFCD is planning to construct a underground collector system for storm-water run-off from Cassandro Wash which will discharge into Sols Wash on the north end of the subject property. The following actions are recommended in order to further investigate the potential presence of hazardous substances on the subject property prior to construction of the drainage system.

Dumping. The area directly west of the APS equipment yard contains a large amount of dumped materials. Several 55-gallon drums were observed near the east edge of the property. The dumped materials include scrap metal, wood, tires, trailers, bathroom fixtures, 5-gallon cans, evaporative coolers, abandoned vehicles, and four rolls of suspect asbestos containing rolled vinyl material. The rolls of material were labelled "Garlock." A mound of dirt approximately 2.5 - 3 feet in height contains buried material. Chunks of asphalt, pvc pipe, and concrete material were visible on the top of the mound. An upended 5-gallon bucket was buried in the mound. CEC/WRA recommends that the debris be removed from this area if it will be impacted by the construction of the Cassandro Wash Drainage project. In addition, an exploratory trench should be dug to search for potential buried hazardous materials.

A knowledgeable person should be located on the site to characterize the debris piles prior to disposal. Any stained soil or potentially hazardous materials observed during excavation should be sampled for hazardous constituents at that time. The household and other non-hazardous debris should be removed from the site and properly disposed of according to applicable local, county or state regulations.

Potential Wells. A well which does not appear to be registered with the Arizona Department of Water Resources is located adjacent to a dirt road near the southwest corner of the underpass at Tegner Street and Sols Wash. The well is capped but not securely locked and does not appear to be property abandoned. In addition, paint marks were observed on the steel casing that appear to be from being struck by a vehicle. Due to its location near the entrance to the Town of Wickenburg well, a barricade should be constructed around the well to prevent further damage to the casing.

An unidentified one-inch capped steel pipe was observed west of the Town of Wickenburg well site. Further investigation is needed to determine the nature of this pipe. If the unidentified pipe is a well, the well should be properly abandoned if the pipe is in the right-of-way for MCFCD's drainage system.

Stained Soil. A stain was observed on the ground around the pole-mounted transformer adjacent to the Town of Wickenburg well. If it is determined that the pole-mounted transformer may contain PCB's, APS should be contacted to remediate the soil below the transformer.

7.0 REFERENCES

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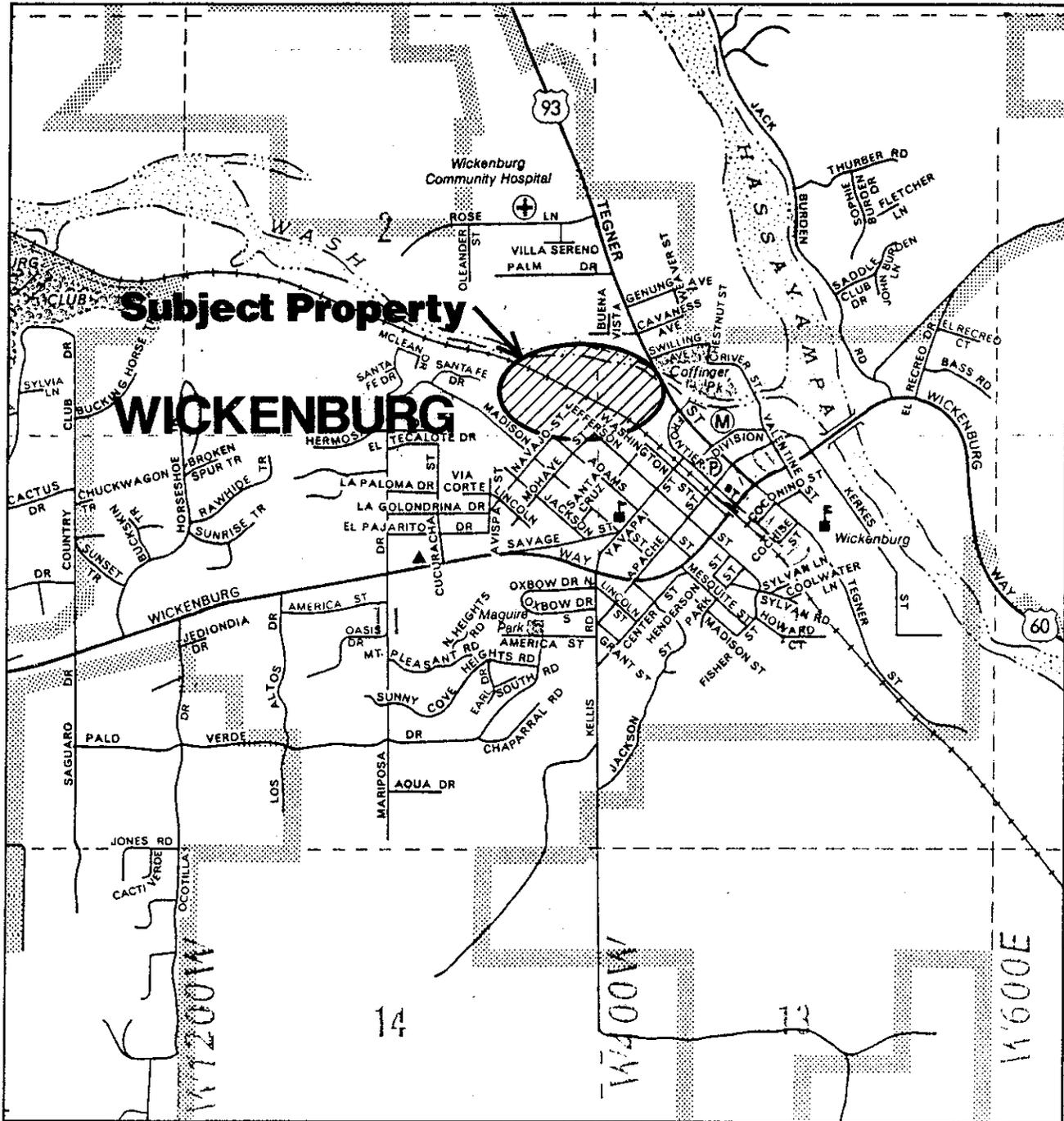
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Temperature and precipitation averages are based on the 1941 to 1970 period of record at the Wickenburg weather station.

FIGURES



Water Resources Associates, Inc.

A Subsidiary of Yellowstone Environmental Services, Inc.

PROJECT NO. AR390-2105

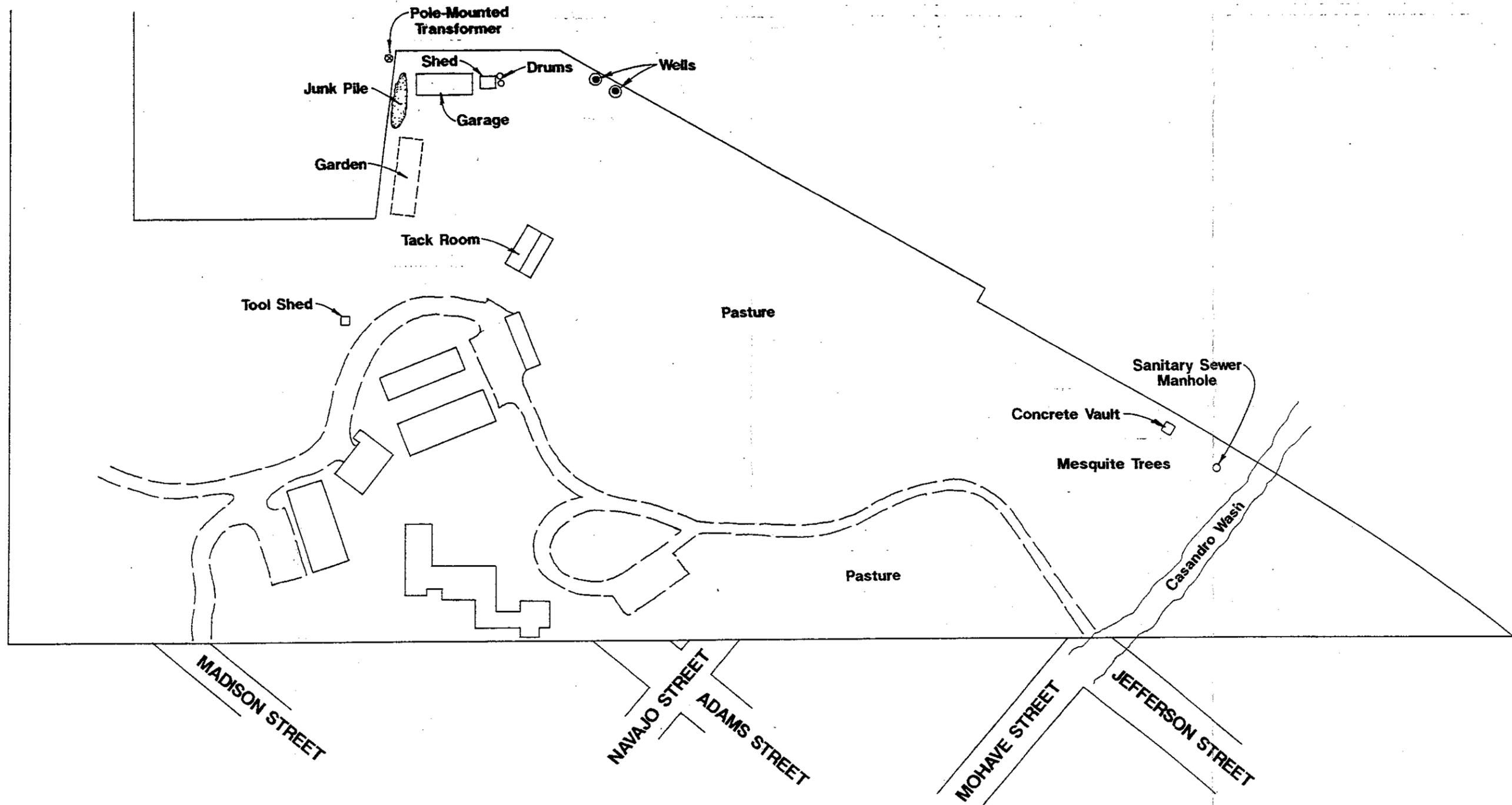
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DATE 1/18/94

CHECKED BY KCB

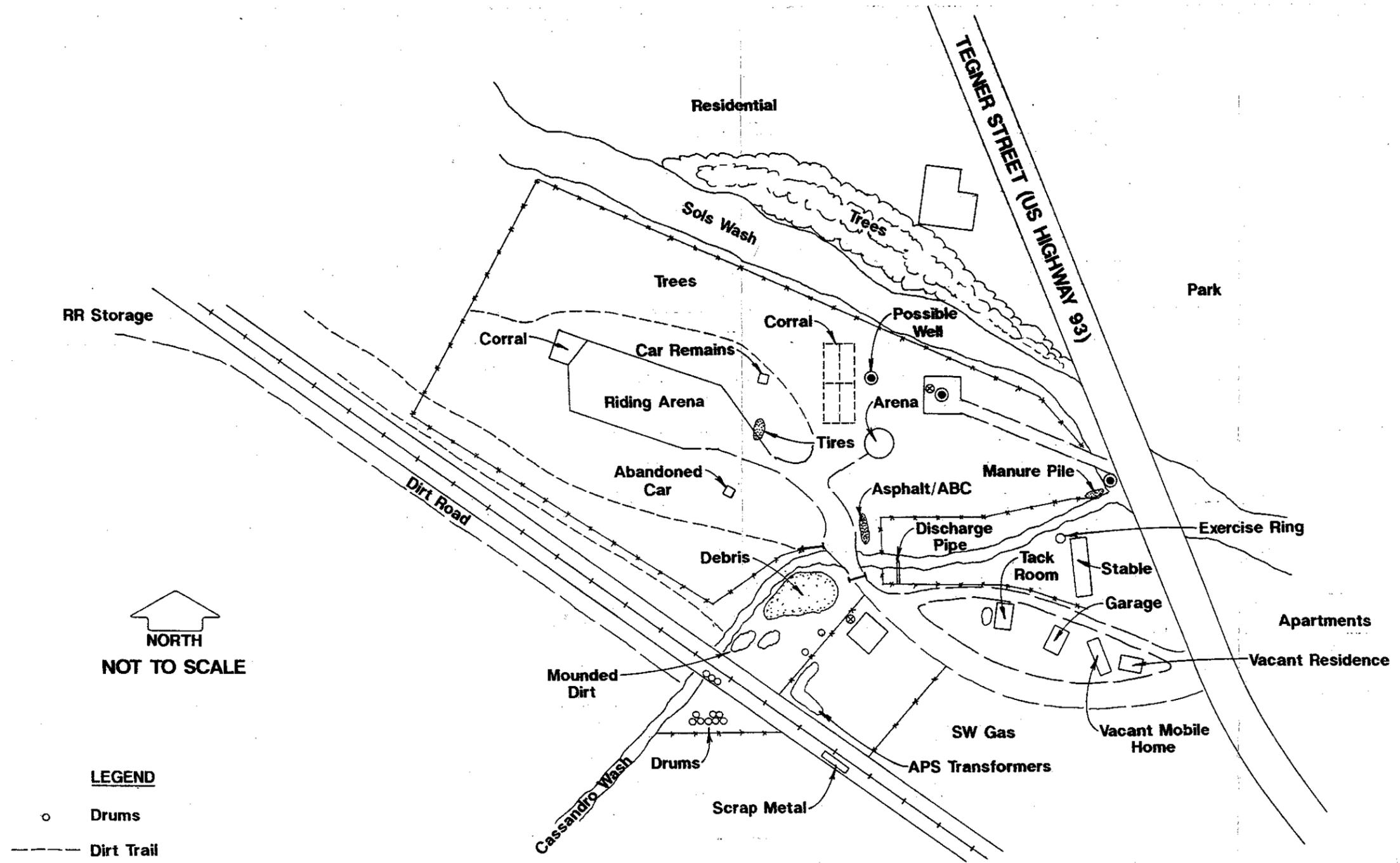
VICINITY MAP

FIGURE 1




 NORTH
 NOT TO SCALE

Water Resources Associates, Inc.		SITE DIAGRAM	FIGURE 2
PROJECT NO. AR390-2105	DRAWN BY KMA		
DATE 1/13/94	CHECKED BY KCB		



RR Storage

NORTH
NOT TO SCALE

LEGEND

- Drums
- - - - - Dirt Trail
- ⊗ Pole-Mounted Transformer
- Well

Water Resources Associates, Inc.		SITE DIAGRAM		FIGURE 3
PROJECT NO. AR390-2105	DRAWN BY KMA			
DATE 1/11/94	CHECKED BY KCB			

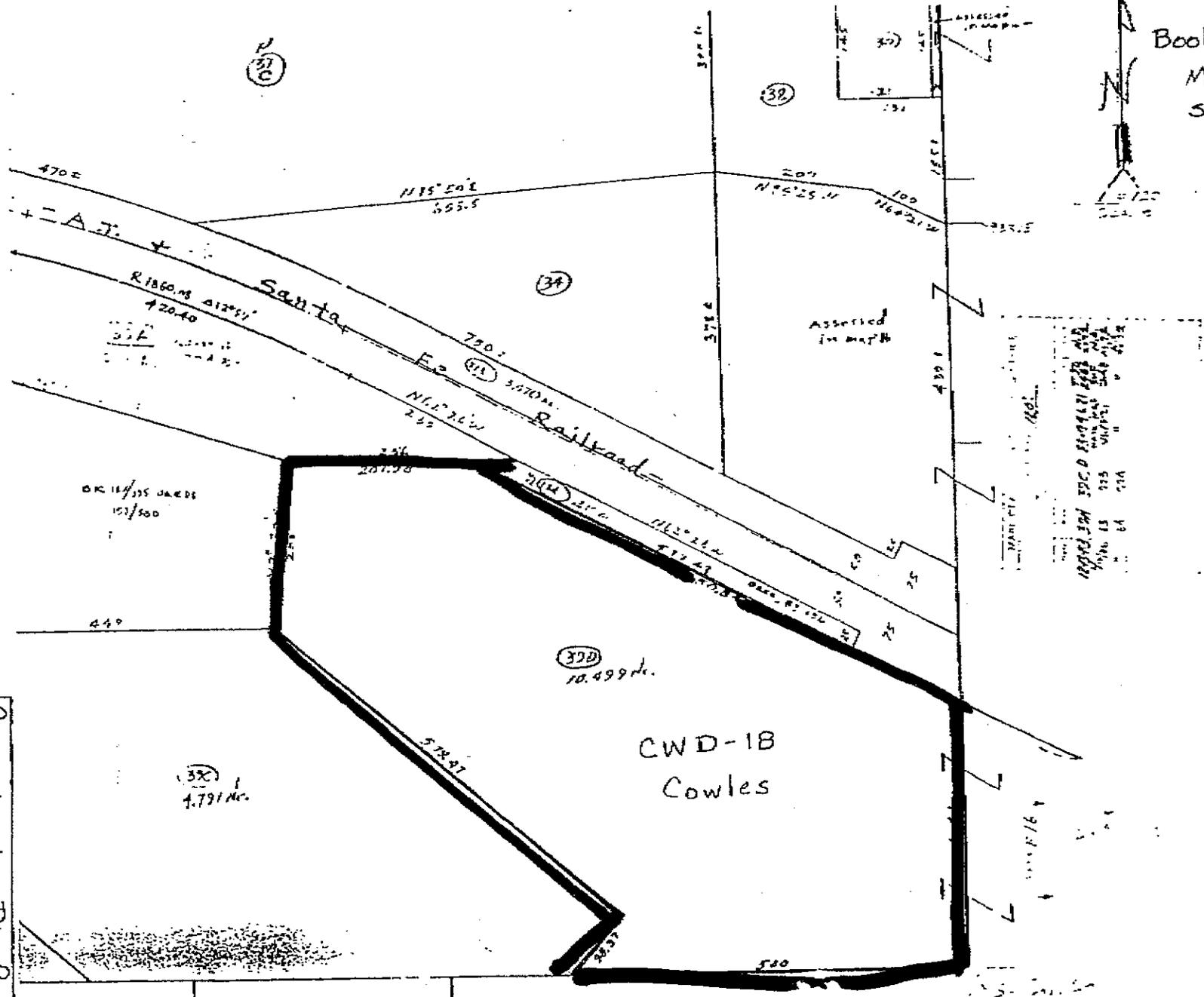
APPENDICES

APPENDIX A

Plat Maps

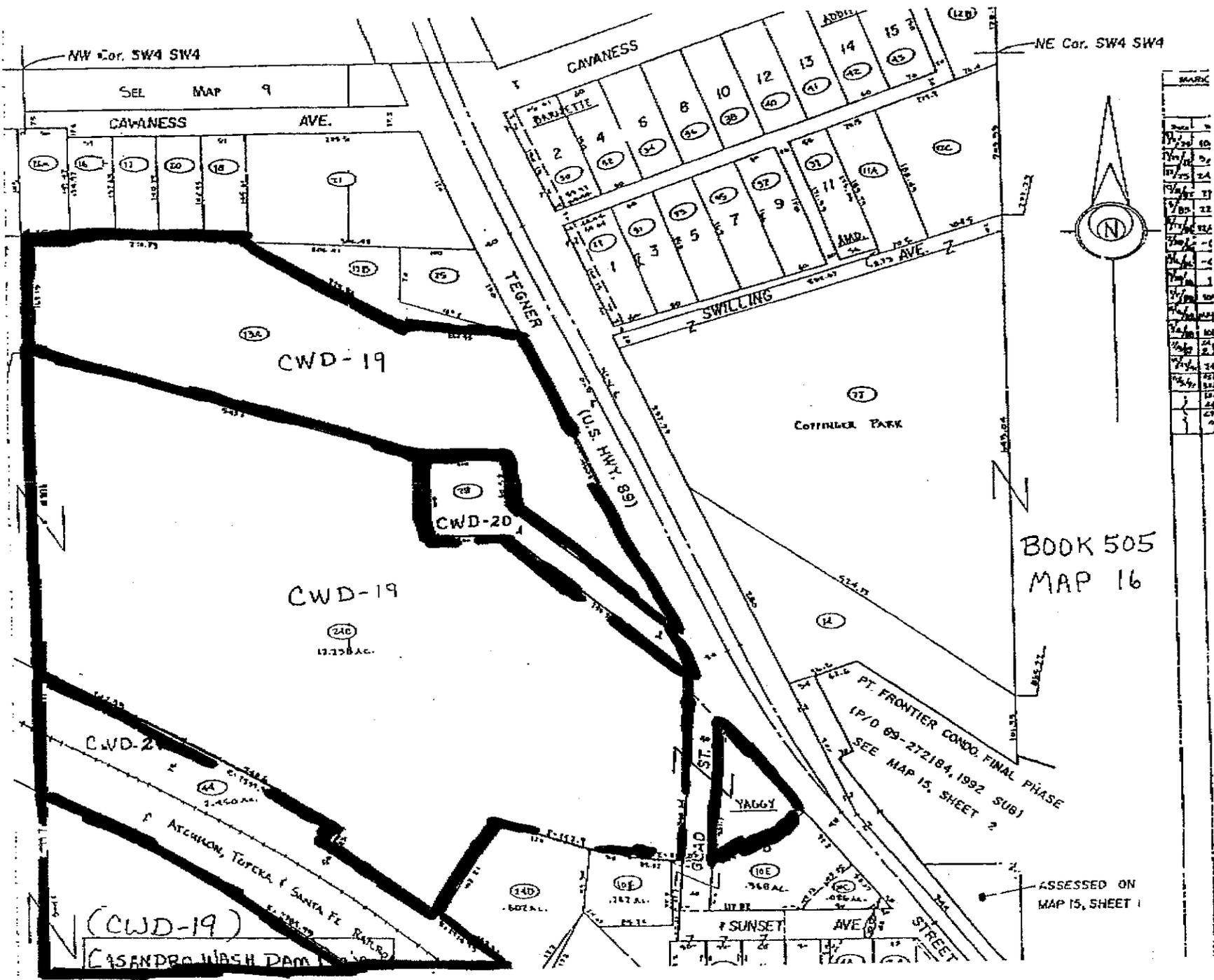
Exhibit "A"
Page 1 of 1

Casandro Wash Dam Project
CWD-18



Book 505
MAP 8
Sheet 4

Exhibit "A"
Page 1 of 1



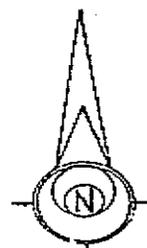
NW Cor. SW4 SW4

SEEL MAP 9

CAVANAESS AVE.

CAVANAESS

NE Cor. SW4 SW4



CWD-19

CWD-20

CWD-19

CWD-19

(CWD-19)

CASANDRO WASH DAM

COFFINAKER PARK

BOOK 505
MAP 16

PT. FRONTIER CONDO. FINAL PHASE
1P/O 89-272184, 1992 SUB1
SEE MAP 15, SHEET 2

ASSESSED ON
MAP 15, SHEET 1

YAGGY

SUNSET AVE

STREET

APPENDIX B
Site Photographs

**Appendix B
Site Photographs**

<u>PHOTOGRAPH NO.</u>	<u>DESCRIPTION</u>
1	Entrance to "My Father's Retirement Ranch" looking northwest.
2	Mohave Street (Cassandro Wash) near Jefferson Street. View is looking north.
3	View of concrete vault with coiled steel pipe near northeast corner of "My Father's Retirement Ranch."
4.	View of 55-gallon drums on east side of garage at "My Father's Retirement Ranch."
5.	Looking south towards well near northwest corner of "My Father's Retirement Ranch."
6.	View of well near northwest corner of "My Father's Retirement Ranch."
7.	View of 55-gallon drums and oily stained soil on south side of AT&SF Railroad tracks.
8.	View of 55-gallon drums and sections of track on south side of AT&SF Railroad.
9.	View of tires and debris west of APS yard looking in northerly direction.
10.	View of debris west of APS yard looking in westerly direction.
11.	View of 55-gallon drums and debris west of APS yard looking in northerly direction.
12.	View of mounded dirt and buried debris in vacant lot west of APS yard looking southeast.
13.	View of debris in vacant lot west of APS yard. View is looking south.
14.	View of APS yard adjacent to east side of subject property. View is looking southwest.
15.	Vacant house and trailer on subject property looking southeast. Tegner Street is visible in background.
16.	View of horse corral on subject property looking southwest.
17.	View of unidentified pipe protruding from ground west of Sols Wash well.
18.	View of arena on subject property.
19.	View of riding arena on subject property. Note barrels.

20. Subject property looking north.
21. View of Sols Wash well on subject property, looking in westerly direction.
22. View of well near confluence of Sols and Cassandro Washes.
23. View of manure pile on south bank of Cassandro Wash, looking in southwesterly direction.
24. View of discharge pipe in Cassandro Wash.



Photograph No. 1

Entrance to "My Father's Retirement Ranch" looking northwest.



Photograph No. 2

Mohave Street (Cassandro Wash) near Jefferson Street. View is looking north.



Photograph No. 3

View of concrete vault with coiled steel pipe near northeast corner of
"My Father's Retirement Ranch."



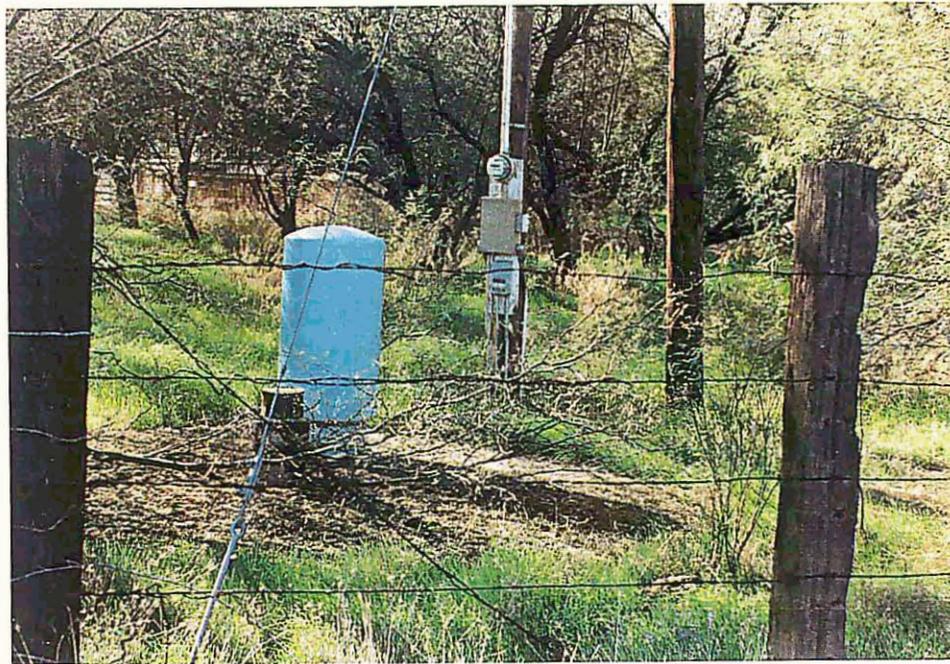
Photograph No. 4

View of 55-gallon drums on east side of garage at "My Father's Retirement Ranch."



Photograph No. 5

Looking south towards well near northwest corner of "My Father's Retirement Ranch."



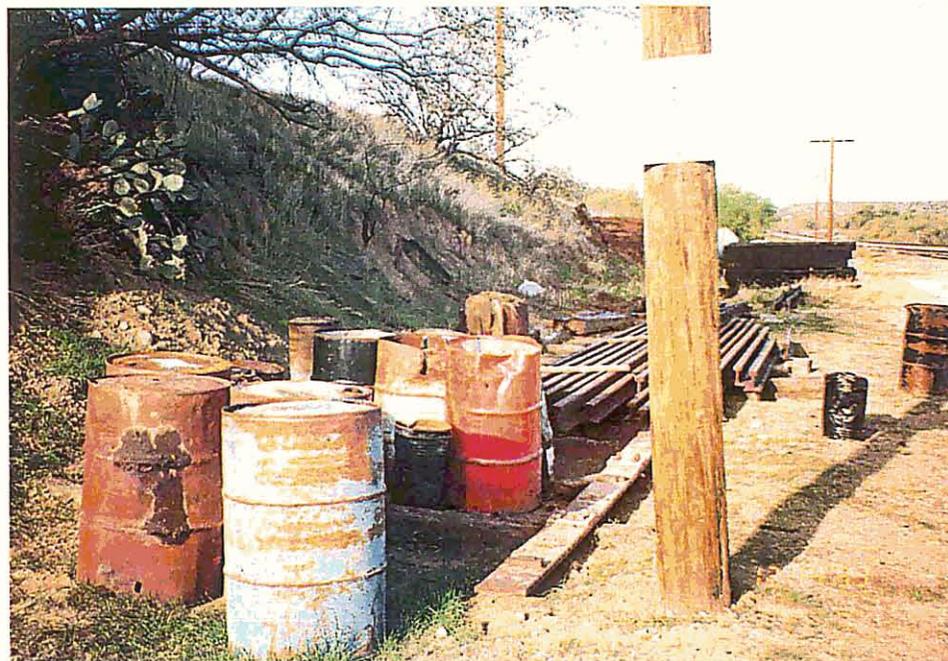
Photograph No. 6

View of well near northwest corner of "My Father's Retirement Ranch."



Photograph No. 7

View of 55-gallon drums and oily stained soil on south side of AT&SF Railroad tracks.



Photograph No. 8

View of 55-gallon drums and sections of track on south side of AT&SF Railroad.



Photograph No. 9

View of tires and debris west of APS yard looking in northerly direction.



Photograph No. 10

View of debris west of APS yard looking in westerly direction.



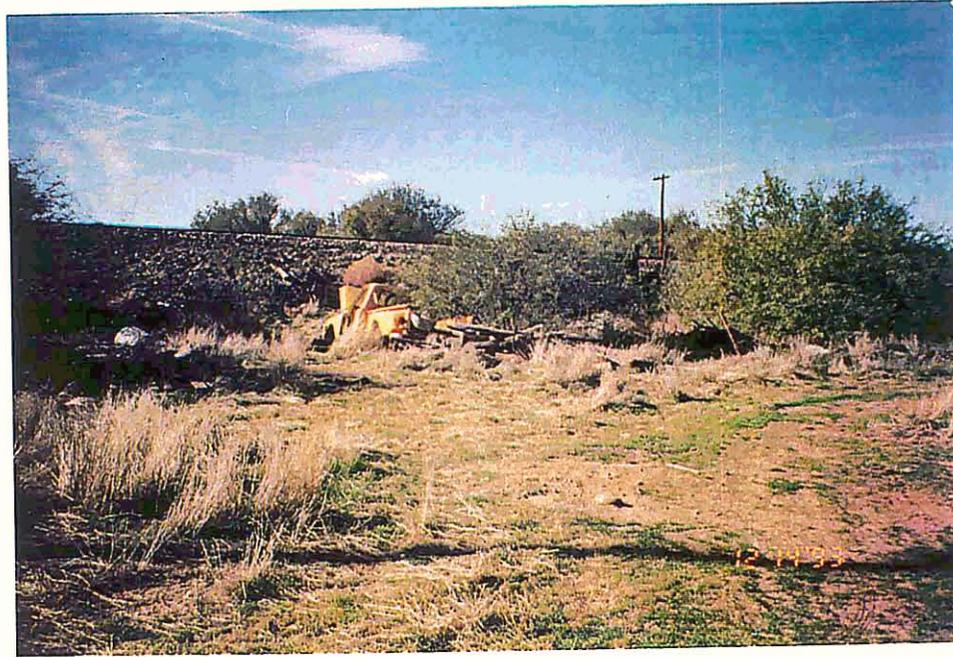
Photograph No. 11

View of 55-gallon drums and debris west of APS yard looking in northerly direction.



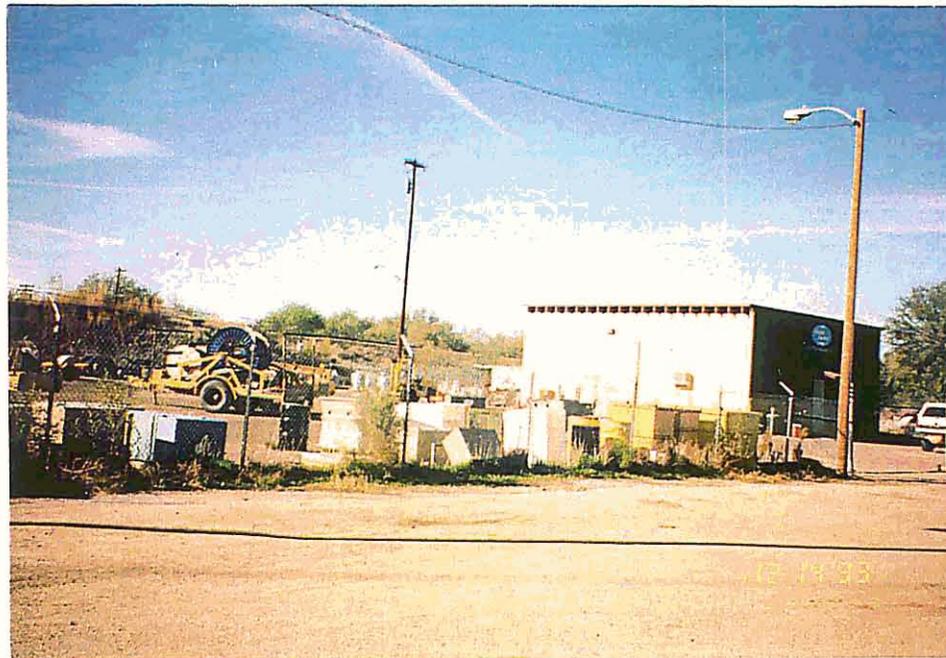
Photograph No. 12

View of mounded dirt and buried debris in vacant lot west of APS yard looking southeast.



Photograph No. 13

View of debris in vacant lot west of APS yard. View is looking south.



Photograph No. 14

View of APS yard adjacent to east side of subject property looking southwest.



Photograph No. 15

View of vacant house and trailer on subject property looking southeast.
Tegner Street is visible in background.



Photograph No. 16

View of horse corral on subject property looking southwest.



Photograph No. 17

View of unidentified pipe protruding from ground west of Sols Wash well.



Photograph No. 18

View of arena on subject property.



Photograph No. 19

View of riding arena on subject property. Note barrels.



Photograph No. 20

Subject property looking towards north.



Photograph No. 21

View of Sols Wash well on subject property, looking in westerly direction.



Photograph No. 22

View of well near confluence of Sols and Cassandro Washes.



Photograph No. 23

View of manure pile on south bank of Cassandro Wash, looking in southwesterly direction.



Photograph No. 24

View of discharge pipe in Cassandro Wash.