



## Arizona Department of Transportation

### Environmental Planning

# Preliminary Initial Site Assessment

**Chandler Heights Road Improvements (McQueen to Gilbert Road)**

**CHN-0(240)D  
0000 MA CHN T0099 01C**

Approved  
Ed Green  
21 Feb 18

**February 20, 2018  
Submittal Number 1**

No additional assessment for Hazardous Material  
recommended under current project scope

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**Preliminary Initial Site Assessment**  
FOR  
Chandler Heights Road Improvements (McQueen to Gilbert Road)

**CHN-0(240)D**  
**0000 MA CHN T0099 01C**

**Prepared for:**

Arizona Department of Transportation  
Environmental Planning  
1611 West Jackson Street, EM02  
Phoenix, Arizona 85007

**Prepared by:**

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Phoenix, AZ 85020  
Kimley-Horn Project No. 191466008

February 20, 2018

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Preliminary Initial Site Assessment (PISA)	
Federal Project No. CHN-0(240)D ADOT Project No. 0000 MA CHN T0099 01C	Project Name: Chandler Heights Road Improvements (McQueen to Gilbert Road)
<b>Section I: Site Location Information</b>	
Assessor Parcel No.: Numerous	ADOT Parcel No.: N/A
<u>Address/Route &amp; Milepost</u>	
<p>The City of Chandler (City), in coordination with the Arizona Department of Transportation (ADOT), is proposing a street improvement project. The project is located along Chandler Heights Road from approximately 0.1 miles west of McQueen Road to approximately 0.1 miles east of Gilbert Road. The project is located in the City of Chandler, Maricopa County, Arizona (see enclosed Figures 1 and 2).</p> <p>The existing Chandler Heights Road from McQueen Road to Gilbert Road is currently a scalloped street with roadway sections varying from a two-lane street without a median to a four-lane street with a raised curbed median island. The purpose of this project is to add capacity of Chandler Heights Road to enhance regional mobility and complement the freeway system. The scope of work for this project includes:</p> <ul style="list-style-type: none"> <li>• Widening Chandler Heights Road to accommodate two thru lanes in each direction, bike lanes, a raised median island, curb, gutter, and sidewalks</li> <li>• Reconstructing driveways and sidewalk ramps to meet Americans with Disabilities Act (ADA) requirements</li> <li>• Constructing drainage improvements such as scuppers, inlets, retention basins and storm drain</li> <li>• Removing signs and providing new signing</li> <li>• Obliterating pavement striping and replacing striping as needed</li> <li>• Replacing the traffic signal at Chandler Heights Road/Adams Avenue intersection</li> <li>• Relocating Roosevelt Water Conservation District (RWCD) and private irrigation facilities</li> <li>• Improving signal interconnect and street light improvements and converting all existing high pressure sodium (HPS) street lights to light-emitting diode (LED) street lights</li> <li>• Installing or restoring landscaping and irrigation</li> <li>• Installing or rehabilitating public water, sanitary sewer, and reclaimed water systems</li> <li>• Replacing six-inch asbestos-cement pipe (ACP) waterline along Chandler Heights Road east of McQueen Road</li> <li>• Relocating overhead electric and underground electric, gas, fiber optic, telephone and cable television (TV)</li> <li>• Replacing or rehabilitating waterline and sewer manhole improvements</li> <li>• Geotechnical and potholing investigations</li> <li>• Obtaining new right-of-way (ROW), public utility easements (PUE), drainage easements (DEs), RWCD irrigation easements, and temporary construction easements (TCEs)</li> </ul>	
<u>Township, Range, Section</u>	
Township 2 South, Range 5 East, Sections 22-27 and Township 2 South, Range 6 East, Sections 19 and 30.	
<u>Location</u>	
Latitude/Longitude (Decimal Degrees)	
Eastern Project Limits: 33.233730/ -111.788138	
Western Project Limits: 33.233356/ -111.826210	
<u>Site Characteristics: Past Land Use (Maricopa County historic aerials)</u>	
<b>1937</b>	
<p><b>Subject Property:</b> The majority of the site consists of agricultural land (row crops). Native desert and pasture are also visible onsite. Chandler Heights Road (dirt road) is visible, as are McQueen Road and Gilbert Road (dirt roads). The Eastern Canal is visible in the eastern section of the site. Approximately three structures that appear to be associated with homesteads and adjacent agricultural land use are visible along Chandler Heights Road.</p> <p><b>Adjacent Property:</b> The adjacent land is similar to that within the site with the majority consisting of agricultural land (row crops), native desert, and pasture.</p>	

**1949**

**Subject Property:** Cooper Road (dirt road) is now visible as well as irrigation ditches associated with agricultural land use. Additional structures, included barns/sheds and associated equipment storage, that appear to be associated with homesteads and surrounding agricultural use, are visible along Chandler Heights Road.

**Adjacent Property:** No notable changes from the 1937 aerial photograph.

**1953**

No notable changes from the 1949 aerial photograph.

**1959**

**Subject Property:** Chandler Heights Road appears to have been paved. A dairy is visible north of Chandler Heights Road between Cooper Road and 130<sup>th</sup> Street.

**Adjacent Property:** No notable changes from the 1953 aerial photograph.

**1976**

**Subject Property:** The previously mentioned dairy has expanded. Additional structures that appear residential as well as commercial in nature are visible along Chandler Heights Road.

**Adjacent Property:** Additional structures that appear residential and well as commercial in nature are visible adjacent to the project and within the project area. The project area continues to be primarily agricultural land use.

**1979**

**Subject Property:** What appear to be additional single-family residences are visible along Chandler Heights Road.

**Adjacent Property:** Additional residential land use is visible in the project area as land use transitions from agricultural to residential and commercial land use.

**1986**

**Subject Property:** What appear to be additional single-family residences and two orchards are visible along Chandler Heights Road.

**Adjacent Property:** Additional residential land use is visible adjacent to the site as well as in the project area.

**1993**

**Subject Property:** What appears to be a plant nursery is visible at the southwest corner of Chandler Heights Road and 124<sup>th</sup> Street. Additional single-family residences are visible along Chandler Heights Road.

**Adjacent Property:** Additional residential land use is visible adjacent to the site as well as in the project area.

**1998**

**Subject Property:** Land at the northeast corner of Chandler Heights Road and McQueen Road is graded and what appears to be a single-family residential subdivision is under construction.

**Adjacent Property:** Additional residential land use is visible adjacent to the site as well as in the project area.

**2002**

Santan K-8 School is under construction at the northeast corner of Adams Ave. and Chandler Heights Road. Residential subdivisions are under construction at the northwest and northeast corners (former dairy location) of Cooper Road and Chandler Heights Road. What appears to be a plant nursery is visible at the northeast corner of Chandler Heights Road and 130<sup>th</sup> Street. Land at the northwest corner of Gilbert Road and Chandler Heights Road has been graded, likely in association with adjacent construction. Residential subdivisions are also under construction south of Chandler Heights Road between the Eastern Canal and 132<sup>nd</sup> Street.

**Adjacent Property:** The RWCD reservoir has been constructed at the northwest corner of Gilbert Road and Chandler Heights Road. The project area has nearly transitioned out of agricultural land use to residential and commercial land use.

**2008**

**Subject Property:** Chandler Heights Road, Gilbert Road and McQueen Road have been improved (widened, turn lanes, etc.) in various locations as additional development is constructed in the project area. A commercial shopping center has been constructed at the northwest corner of Gilbert Road and Chandler Heights Road. Commercial development has also been constructed at the southwest corner of Gilbert Road and Chandler Heights Road and is in its current configuration (CVS Pharmacy). What appeared to be a residential structure located at the northeast corner of Gilbert Road and Chandler Heights Road has been demolished and only the concrete slab remains visible. Approximately ½-acre of numerous fill piles are visible at the southeast corner of McQueen Road and Chandler Heights Road and the

southeast corner of Cooper Road and Chandler Heights Road. The fill piles at the southeast corner of Cooper Road and Chandler Heights Road appear similar to their current configuration.

**Adjacent Property:** Numerous (approximately one acre) of additional fill piles are located adjacent to the site at the previously mentioned locations. Residential development continues to expand in the project area.

**2013**

**Subject Property:** The previously mentioned plant nursery at the northeast corner of Chandler Heights Road and 130th Street is no longer active. The previously mentioned fill piles at southeast corner of McQueen Road and Chandler Heights Road have been removed.

**Adjacent Property:** No notable changes from the 2008 aerial photograph.

**2016**

**Subject Property:** Land at the southeast corner of McQueen Road and Chandler Heights Road is being used for construction staging and equipment storage and a fill pile (approximately 0.4 acres) is visible. What appears to be the construction of a residential development is visible south of Chandler Heights Road between 130<sup>th</sup> Street and 132<sup>nd</sup> Street.

**Adjacent Property:** No notable changes from the 2013 aerial photograph.

**Summary of Historical Land Use based on Aerial Photograph Review/Field Reconnaissance**

Agriculture: X	Residential: X	Commercial: X	Industrial: N/A	Natural: X
Vehicle Maintenance: Unknown	Chemical Storage: Unknown	UST System: Unknown		
Septic System: Likely due to early single-family residences	Water/Dry Well: Six registered water wells are/were located onsite: Well registry nos. 55-481857; 55-481971; and 55-605480: all abandoned Well registry no. 55-547855: constructed 1995 Well registry no. 55-605481: constructed 1944 Well registry no. 55-636812: registered 1982 (no construction data) Numerous drywells are also located onsite.	Pesticide/Herbicide: Likely due to past agricultural land use		
Other:	The project area has primarily consisted of agricultural lands that transitioned over the years to residential development and sparse commercial and institutional development.			

**Section II: Site Surface Conditions**

The project limits consist of roadways and improvements (landscaping, sidewalks, lighting, overhead power lines, utilities, retention basins, and signage) associated with Chandler Heights Road, McQueen Road, and Gilbert Road. Lands adjacent to these roadways consist of residential, commercial, and institutional development, as well as undeveloped land (pasture and graded) and the Eastern Canal. Numerous commercial and residential structures along with associated sheds/barn are located within the project limits. These structures are located on private property and were not accessed during this PISA. Furthermore, privacy walls precluded the view of residential subdivisions in portions of the site.

Dimensions:	Length: 2.2 miles	Width: Varies	Area: 137
Topography:	The project area varies from approximately 1,260 to 1,230 feet above mean sea level (MSL) and slopes to the west.		

Geology:	The following soils occur within the project area: Mohall sandy loam and Mohall loam MLRA 40. <sup>1</sup> Information from the Arizona Department of Water Resources (ADWR) website was reviewed for water wells located within one mile of the site. According to well registration records, groundwater exists at greater than 100 feet below ground surface. <sup>2</sup> However, groundwater levels can fluctuate due to seasonal variations, groundwater withdrawal or injection, and other factors.														
Vegetation:	No stained or stressed vegetation was observed during field reconnaissance.														
Structures/ Improvements:	Structures and improvements associated with the roadway are present within the project limits and include sidewalks, driveways, lighting, signage, medians, landscaping, concrete irrigation ditches, and retention basins. Commercial and residential structures are present within the project limits as well, but were not accessed during field reconnaissance.														
Utilities:	The following utility providers/facilities are located within the project limits: <table border="1" data-bbox="381 630 1507 903"> <thead> <tr> <th>Utility Owner</th> <th>Utility Type</th> </tr> </thead> <tbody> <tr> <td>Century Link</td> <td>Coaxial, Fiber Optic</td> </tr> <tr> <td>City of Chandler</td> <td>Reclaimed Water, Sewer, Water, Fiber, Traffic Signals</td> </tr> <tr> <td>Cox Communications</td> <td>CATV, Fiber Optic</td> </tr> <tr> <td>RWCD</td> <td>Irrigation</td> </tr> <tr> <td>Salt River Project</td> <td>Communication, Electric, Fiber Optic</td> </tr> <tr> <td>Southwest Gas</td> <td>Gas</td> </tr> </tbody> </table> <p>Relocation of underground utilities is necessary as part of the project.</p>	Utility Owner	Utility Type	Century Link	Coaxial, Fiber Optic	City of Chandler	Reclaimed Water, Sewer, Water, Fiber, Traffic Signals	Cox Communications	CATV, Fiber Optic	RWCD	Irrigation	Salt River Project	Communication, Electric, Fiber Optic	Southwest Gas	Gas
Utility Owner	Utility Type														
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RWCD	Irrigation														
Salt River Project	Communication, Electric, Fiber Optic														
Southwest Gas	Gas														

**Section III: Results of Database Review**

No concerns on project: X                      Concerns on project: None from database review  
(Complete Section IV)

Kimley-Horn retained the services of GeoSearch, a third-party database search company, to conduct a search of regulated facilities within and in the immediate vicinity (1/8-mile) of the project limits. Information provided by GeoSearch, is conveyed as reported and Kimley-Horn assumes no responsibility for the inaccuracies of the data reported by GeoSearch or the various local, state, and federal databases from which GeoSearch compiles data. Kimley-Horn’s review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, Kimley-Horn considered the following criteria:

- The type of database on which the adjoining/nearby property is identified.
- The topographic position of the property relative to the subject property.
- The direction and distance of the identified facility from the subject property.
- Local soil conditions in the subject property area.
- The known and/or inferred groundwater flow direction and depth in the subject property area.
- The status of the respective regulatory agency-required investigations and/or cleanup associated with the identified facility.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, ditches, etc.) located between the identified site and the subject property

<sup>1</sup> U.S. Department of Agriculture, Natural Resources Conservation Service. January 29, 2018. Custom Soil Resource Report for Eastern Maricopa and Northern Pinal Counties Area, Arizona.

<sup>2</sup> Arizona Department of Water Resources (ADWR), <http://gisweb.azwater.gov/gwsi/Hydrograph.aspx>, accessed 01/29/18

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, Kimley-Horn did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a 1/8-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property.

#### **Section IV: Environmental Concerns**

Observed: None

Suspected: **The project scope includes the saw cutting and removal of concrete curb, gutter, scuppers, pavement, sidewalk, and irrigation structures (including concrete headwalls and bridges); therefore, testing for potential asbestos containing materials (ACMs) will be required. The project scope also includes obliterating roadway paint striping, and removing ADA pads; therefore, testing for lead-based paint (LBP) and ACM will be required. ACM/LBP testing will occur prior to environmental clearance and the results will be included in the PISA Update.**

Unusual Conditions: No unusual conditions were identified during the course of this PISA.

#### **Section V: Recommendations**

High Priority Phase 1: N/A

Medium Priority Phase 1: N/A

Low Priority Phase 1: N/A

Aerial Photograph Review: N/A

**Additional testing required: X- ACM and LBP testing as noted above.**

#### **Section VI: Comments**

Kimley-Horn has conducted a PISA for the project area. Assessments made during this PISA represent a reasonable attempt to identify environmental concerns for the project area. There is always the possibility that environmental concerns have escaped detection due to the limitations of this PISA, the incompleteness or inaccuracy of governmental records, or the presence of undetected and unreported environmental incidents.

#### **Environmental Commitments**

The following mitigation measures are required:


##### **City of Chandler Responsibility:**

- **The City of Chandler project manager will contact the Arizona Department of Transportation Environmental Planning Hazardous Materials Coordinator (602.920.3882 or 602.712.7767) 30 (thirty) days prior to bid advertisement to determine the need for additional site assessment.**

##### **Contractor Responsibility:**

- **If suspected hazardous materials are encountered during construction, work shall cease at that location and the Engineer will be notified. The Engineer will contact the Arizona Department of Transportation Environmental Planning Hazardous Materials Coordinator (602.920.3882 or 602.712.7767) immediately, and make arrangements for assessment, treatment, and disposal of those materials.**

CHRISTOPHER  
MELISI, EP  
In Training  
Consultant Name Kimley-Horn and Associates, Inc. Signature  Date 02/20/2018

JENNIFER  
SIMPKINS, EP  
Consultant Name Kimley-Horn and Associates, Inc. Signature  Date 02/20/2018

ADOT  
Name Ed Green Signature  Date 21 Feb 18

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- Attachments:
- State Map
- Vicinity Map
- Ground Photographs
- GeoSearch Radius Report

*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by ADOT pursuant to 23 U.S.C. 326 and a Memorandum of Understanding dated January 03, 2018, and executed by FHWA and ADOT.*