

Phase I Environmental Site Assessment Check List

ACT PR-2 Improvements
PR-2, La Vita and San Juan Street [UPR-RUM Entrance]
Mayaguez Pueblo Ward
Mayaguez, Puerto Rico 00602

Site Visit Date: July 21, 2017

Property Identification and Location

Property Name: ACT PR-2 Improvements
Street Address: PR-2, PR-2R, San Juan Street
City: Mayaguez State: P.R. Zip Code: 00681 & 00682

A. Person(s) Interviewed:

Person Name: Mr. Edgardo Robles
Site Knowledge: 1 year
Position: Environmental Manager
Telephone #: 787-641-1800

B. Property Description:

1. Does the firm own this property?

Yes X
No _____
Unknown _____

Comment: It is understood that the subject property, the improvements to PR-2 is dedicated to public use.

2. Is the property located in urban surroundings?

Yes X
No _____
Unknown _____

3. Is the property located in rural surroundings?

Yes _____
No X
Unknown _____

4. Is the property located in an industrial or manufacturing area?

Yes _____
No X
Unknown _____

5. Is the property located in a commercial area?

Yes X
No _____
Unknown _____

6. Is the property located in a residential area?

Yes X

- No _____
Unknown _____
7. Is the property located in an undeveloped area?
Yes _____
No X
Unknown _____
8. Is the property an industrial or manufacturing site?
Yes _____
No X
Unknown _____
9. Is the property a commercial site?
Yes _____
No X
Unknown _____
10. Is the property a multifamily residential site?
Yes _____
No X
Unknown _____
11. Is the property undeveloped land?
Yes _____
No X
Unknown _____
12. Are there any surface water bodies within 500 feet (152 m) of the property?
Yes X
No _____
Unknown _____

Comment: There is a creek (Quebrada de Oro), which has a concrete channel inside UPR-RUM & goes under the subject property (PR-2), & joins along with another creek from Mayaguez Terrace called Rio Boca Morena. The Yaguez River represents the southern boundary of the subject property.

13. Is the facility in a wetland area as mapped by the Department of the Interior or state and local planning areas?
Yes _____
No X
Unknown _____
14. Are there any available site layouts, plot plans of the facilities and property, or flow charts of processes?
Yes X
No _____
Unknown _____

C. Site Appearance:

15. Are there any indications of contamination or environmental damage on the property?

Yes _____
No X
Unknown _____

Comment: There are some stains from previous traffic accidents [specifically at the intersection of PR-2 & PR-3108] & construction waste, debris & garbage found along portions of the median, specifically with Mayaguez Terrace.

16. Are there any newly surfaced areas, areas of disturbed soil or mounds of soil?

Yes _____
No X
Unknown _____

17. Do any ditches or easements have any signs of sludge, discoloration, or oil sheen?

Yes _____
No X
Unknown _____

18. Is there any evidence or knowledge of any pool of liquids or sumps containing liquids likely to be hazardous substances or petroleum products?

Yes _____
No X
Unknown _____

19. Is there any evidence or knowledge of any stains or corrosion on any floors, walls, or ceilings, floor drains or sumps?

Yes _____
No X
Unknown _____

Comment: As mentioned in #15 are some minor stains from previous traffic accidents [specifically seen at the intersection of PR-2 & PR-3108].

20. Has any demolition occurred on the property?

Yes _____
No X
Unknown _____

21. Is there any construction or demolition debris on or buried on the property?

Yes X
No _____
Unknown _____

Comment: As mentioned in #15 there are some construction waste & debris found along portions of the median, specifically with Mayaguez Terrace.

22. Is there any evidence or knowledge of any complaints by the neighbors or authorities about odors, discharges, or noise from the facility?

Yes _____
No X
Unknown _____

23. Does the general appearance of the facility and grounds appear to be in a state of "good housekeeping"?

Yes

No

Unknown

24. Have there been any environmental assessments, audits, regulatory inspections, soil, air, or water sampling, endangered species studies or impact statements previously conducted at the facility or on the property?

Yes

No

Unknown

Comment: This section of PR-2 has been in use for years and has gone thru several modifications & previous improvements, over time, which included several various studies.

25. Has an environmental professional reviewed the report as part of this assessment?

Yes

No

Unknown

D. Environmental Compliance:

26. Has the facility been in compliance with all environmental permits and applicable Federal, State, and local laws, regulations, and ordinances?

Yes

No

Unknown

27. Has the facility-received notification of lawsuits or administration proceedings alleging violation of Federal, state and local environmental laws and regulations?

Yes

No

Unknown

E. Potential Liabilities:

28. Are there any past or current known or suspected onsite or offsite contamination concerns associated with the property or any treatment, storage, or disposal facility?

Yes

No

Unknown

29. Currently, or in the past, is there any evidence or knowledge that there is any environmental contamination testing being conducted at the property?

Yes

No

Unknown

30. Is there any on-site environmental contamination issues being investigated by Federal, state, or local government agencies?

Yes

No

Unknown

31. Has the facility ever received notifications of any lawsuits or administration proceedings alleging contamination or damage to natural resources at the facility or on the property?

Yes

No

Unknown

32. Has the firm established any reserves for environmental compliance or remediation costs?

Yes

No

Unknown

33. Are there any off-site active or inactive land disposal sites owned or operated by the firm?

Yes

No

Unknown

G. Groundwater:

34. Is the local water supply provided by a central water system?

Yes

No

Unknown

35. Are there any known drinking water wells within a one-mile radius of the subject property?

Yes

No

Unknown

36. Is the depth to groundwater known?

Yes

No

Unknown

Comment: Based on the Soil Survey completed in February 2017, the groundwater underneath the subject site is found between 13 to 15 below the ground surface (bgs).

37. Is there any groundwater well(s) that the facility can or does monitor?

Yes

No

Unknown

38. Have contaminants been identified in any well on the property or any well within a one-mile radius of the subject property?

Yes _____
No X
Unknown _____

H. Subject Property: Current and Past Uses:

39. Is there any evidence or knowledge of any industrial or manufacturing activities conducted at the facility or on the property?

Yes _____
No X
Unknown _____

40. Is there any evidence or knowledge that the manufacturing activities are likely to indicate any recognized environmental conditions in connection with the subject property?

Yes _____
No X
Unknown _____

41. Is there any evidence or knowledge of any repair or service activities, gas stations, or petroleum processing, storage or delivery activities conducted at the facility or on the property?

Yes X
No _____
Unknown _____

Comment: There are several gasoline service stations (SS) in the area & all petroleum trucks use PR-2.

42. Is there any evidence or knowledge of any dry cleaning, parts cleaning, equipment or machine cleaning, printing or photographic developing activities conducted at the facility or on the property?

Yes _____
No X
Unknown _____

Comment: However, there are a couple of printing companies located inside Mayaguez Terrace.

43. Is there any evidence or knowledge of any waste storage, recycling or treatment activities conducted at the facility or on the property?

Yes X
No _____
Unknown _____

Comment: There is the UPR-RUM which is a SQG, Walgreens located in University Plaza, which is a LQG & there is Cerveceria de PR which also has stored hazardous waste. Cerveceria de PR is located along the south-eastern boundary of the subject property.

44. Is there any evidence or knowledge of any waste, wastewater, or land disposal activities conducted at the facility or on the property?

Yes

No

Unknown

45. Is there any evidence or knowledge of any prepackaged hazardous substances stored for distribution at the facility or on the property?

Yes

No

Unknown

46. Is there any evidence or knowledge of any lawn, disinfectant, or pest control chemicals used or stored at the facility or on the property?

Yes

No

Unknown

47. Is there any evidence or knowledge of any building cleaning, building painting, or building maintenance chemicals used or stored at the facility or on the property?

Yes

No

Unknown

48. Is there any evidence or knowledge of any mining, quarrying, oil or gas extraction activities conducted at the facility or on the property?

Yes

No

Unknown

49. Is there any evidence or knowledge of any special or unique activities involving toxic or hazardous materials or substances conducted at the facility or on the property?

Yes

No

Unknown

I. Radon:

50. Is the site located in an area with known regional elevated radon levels?

Yes

No

Unknown

J. Lead Based Paint:

51. Is there any evidence or knowledge of any lead-based paint had been used at the facility?

Yes

No

Unknown

K. Urea Formaldehyde:

52. Does the facility have any urea formaldehyde insulation?

Yes

No

Unknown

L. Drinking Water Lead Pipes:

53. Is there any evidence or knowledge of any drinking water lead pipes?

Yes

No

Unknown

M. Electric Magnetic Field:

54. Are there any electrical substations or transmission lines labeled high voltage or similar warnings located at the facility, on the property, on the easements or within 300 feet of the property line?

Yes

No

Unknown

N. Fill Dirt:

55. Is there any evidence or knowledge of any fill dirt or fill materials been used on, applied to, or disposed of on the subject property?

Yes

No

Unknown

O. Asbestos:

56. Is there any evidence or knowledge of any insulation, surfacing materials, vinyl floor tiles or fire retardant materials installed before 1980 in the buildings or on the property?

Yes

No

Unknown

P. Polychlorinated Biphenyl (PCB's):

57. Is there any evidence or knowledge that there is fluorescent light ballast that could contain PCB's or mercury at the facility or on the property?

Yes

No

Unknown

58. Is there any evidence or knowledge that there are or were any electrical equipment installed before 1980 at the facility or on the property?

Yes

No

Unknown

Q. Underground Storage Tank: Existing Tank:

59. Is there any evidence, knowledge or physical indication of any existing underground storage tank at the facility or on the property?

Yes _____
No X
Unknown _____

S. Above Ground Storage Tanks (AST's):

60. Is there any evidence, knowledge or physical indication of any above ground storage tanks at the facility or on the property?

Yes _____
No X
Unknown _____

61. Are there any active above ground storage tanks at the facility or on the property?

Yes _____
No X
Unknown _____

62. Are there any out of service or abandoned above ground storage tanks at the facility or on the property?

Yes _____
No X
Unknown _____

63. Has there been any above ground storage tanks removed from the property?

Yes _____
No X
Unknown _____

T. Chemical, Hazardous Substances and Petroleum Products:

64. Are there any material safety data sheets (MSDS) for raw materials or products used, produced or stored at the facility or on the property?

Yes _____
No X
Unknown _____

65. Has the facility or does the facility participate in a Hazard Communication Program, Employee Right to Know, Community Right to Know, Toxic Chemical Inventory Reporting, Toxic Chemical Release Reporting, or Emergency Notification of Releases of Listed Extremely Hazardous Substances programs or reporting?

Yes _____
No X
Unknown _____

66. Is there any evidence or knowledge that there are any chemicals, hazardous substances or petroleum products used or stored at the facility or on the property?

Yes _____
No X
Unknown _____

U. Unidentified Substances Containers:

67. Are there any containers or drums that contain unidentified substances suspected of being hazardous substances or petroleum products?

Yes _____
No X
Unknown _____

V. Solid Waste:

68. Is there any evidence or knowledge that there are any waste, by-products, or throw-offs generated at the facility or on the property?

Yes _____
No X
Unknown _____

X. Sludge or Solids:

69. Is there any evidence or knowledge that there are or was any sludge or solids generated by the facility or on the property?

Yes _____
No X
Unknown _____

70. Is there any evidence or knowledge that there are or were any sludge's or solids spilled, disposed of, buried, spread, or abandoned at the facility or on the property?

Yes _____
No X
Unknown _____

Y. Land Disposal Activities:

71. Is there any evidence or knowledge that there are or were any waste piles, junkyards, landfills, open dumps, buried materials or wastes, construction debris or abandoned materials, drums, tanks, or equipment at the facility or on the property?

Yes X
No _____
Unknown _____

Comment: As mentioned in #15 & #21 construction waste, debris & garbage was found along portions of the median, specifically with Mayaguez Terrace.

72. Is there any evidence or knowledge that there are or were any deep wells, injection wells, or dry wells that received any wastes on the property?

Yes _____
No X
Unknown _____

Z. Pits, Ponds, and Surface Impoundments:

73. Is there any evidence or knowledge that there are or were any pits, ponds, lakes, basins, lagoons, or surface impoundments on the property?

Yes _____
No X
Unknown _____

AA. Industrial, Fuel, Automotive, and Waste Oil:

74. Is there any evidence or knowledge that there are or were any industrial, fuel, automotive oil used or stored, or any waste oil generated, stored, treated or disposed of at the facility or on the property?

Yes _____
No X
Unknown _____

75. Has any oil or waste oil been used for dust control on the property?

Yes _____
No X
Unknown _____

BB. Batteries:

76. Is there any evidence or knowledge that there are or were any industrial or automotive batteries generated or stored at the property?

Yes _____
No X
Unknown _____

CC. Empty Drums:

77. Is there any evidence or knowledge that there are or were any used or empty drums used, generated, stored, discharged or disposed of at the facility or on the property?

Yes _____
No X
Unknown _____

DD. Air Emissions:

78. Is there any evidence or knowledge that there are or were air emission sources, odors, fumes, visible gas, particles or dust at the facility or on the property?

Yes _____
No _____
Unknown X

EE. Sanitary Wastewater:

79. Does the facility discharge sanitary wastewater to a municipal sewer system?

Yes _____

No _____

Unknown _____

80. Does the facility discharge wastewater to an onsite septic system or leaching field?

Yes _____

No X

Unknown _____

81. Is there any evidence that there are floor drains, roof drains, and catch basins, pits or sumps that could discharge spills, leaks, or releases from process areas, chemical storage areas, above ground storage tanks, machinery or electrical equipment to the sanitary sewer?

Yes _____

No X

Unknown _____

FF. Storm Water Runoff:

82. Is storm water runoff discharged to a municipal sewer system?

Yes _____

No X

Unknown _____

83. Is storm water runoff discharged to surface water?

Yes X

No _____

Unknown _____

84. If yes, are there any floor drains, roof drains, catch basins, pits or sumps that could discharge spills, leaks, or releases from process areas, chemical storage areas, above ground storage tanks, machinery or electrical equipment to the surface water?

Yes _____

No X

Unknown _____

Comment: The x to the creek.

85. Do any floor drains, roof drains, catch basins, pits, or sumps have any signs of contamination?

Yes _____

No X

Unknown _____

86. Does any surface water or storm water discharge points have any signs of contamination?

Yes _____

No

Unknown

87. Is there any evidence or knowledge that there are or were any ponds, pits, lagoons, surface impoundments or settling ponds used to store or treat storm water?

Yes

No

Unknown

GG. Industrial Wastewater:

88. Does the facility discharge any treated or non-treated industrial wastewater?

Yes

No

Unknown

HH. Neighboring Properties: Current and Past Activities:

89. Is there any evidence or knowledge of any industrial or manufacturing activities conducted at any of the adjacent properties?

Yes

No

Unknown

90. Is there any evidence or knowledge that there are or were any containers or tanks that contain chemicals used at any of the adjacent properties?

Yes

No

Unknown

91. Is there any evidence or knowledge that there are or were any hazardous substances used or stored at any of the adjacent properties?

Yes

No

Unknown



July 21, 2017

Signature

Date