

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
RIDGEGATE SOUTHWEST VILLAGE  
SOUTHEAST OF I-25 and RIDGEGATE PARKWAY  
LONE TREE, COLORADO**

**Prepared for:**

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**Attention: Mr. Ryan McDermed**

**Project No. DN49,935-200-R1**

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## TERMS

**AB** – Abandoned Wellbore or Completion

**AC** – Active

**AL** – Abandoned Location

**AST** – Aboveground Storage Tank

**ASTM** – American Society for Testing and Materials

**AUL** – Activity and Use Limitation

**BF** – Brownfields Management System

**bgs** – Below Ground Surface

**BTEX** – Benzene, Toluene, Ethylbenzene, Xylene

**CAP** – Corrective Action Plan, also **CMWP** (Corrective Measures Work Plan)

**CBGWQS** – Colorado Basic Groundwater Quality Standards

**CCOD** – City and County of Denver

**CDL** – Clandestine Drug Laboratory Locations

**CDOT** – Colorado Department of Transportation

**CDPHE** – Colorado Department of Public Health and Environment

**CDPS** – Colorado Discharge Permit System

**CERCLA** – Comprehensive Environmental Response, Compensation, and Liability Act

**CERCLIS** – CERCLA Information System

**CESQG** – Conditionally Exempt Small Quantity Generator

**CFR** – Code of Federal Regulations

**CL** – Closed

**CLEANERS** – Dry Cleaning Facility

**CM** – Commingled

**COC** – Contaminants of Concern

**COGCC** – Colorado Oil and Gas Conservation Commission

**CREC** – Controlled REC

**DA** – Dry and Abandoned

**1,1-DCA** – 1,1-Dichloroethane

**1,2-DCA** – 1,2-Dichloroethane, also **DCA**

**1,1-DCE** – 1,1-Dichloroethene

**1,2-DCE** – 1,2-Dichloroethene, also **DCE**

**DG** – Drilling

**DM** – Domestic Well

**DOE** – Department of Energy

**DPE** – Dual Phase Extraction

**DWR** – Colorado Division of Water Resources

**EISB** – Enhanced In-Situ Bioremediation

**EPA** – U.S. Environmental Protection Agency

**ESA** – Environmental Site Assessment

**ERNSCO** – Emergency Response Notification System

**ERR** – Environmental Records Review

**ft** – Feet

**ft<sup>2</sup>** – Feet Squared

**HMWMD** – Hazardous Materials and Waste Management Division

**HREC** – Historic REC

**HW** – Hazardous Waste

**HWS** – Hazardous Waste Sites

**HWSCA** – HWS Corrective Action

**HISTSWLF** – Historical Solid Waste Landfills

**IJ** – Injecting

**ISCO** – In-Situ Chemical Oxidation

**LQG** – Large Quantity Generator

**LST** – Leaking Storage Tank

**LUSTTRUST** – Leaking Underground Storage Tanks, Trust Fund Sites

**MCL** – Maximum Contaminant Level

**MCLG** – Maximum Contaminant Level Goal

**MDL** – Method Detection Limit

**MEK** – Methyl Ethyl Ketone

**mg/L** – Milligrams per Liter

**mi** – Mile(s)

**MS4** – Municipal Separate Storm Sewer System

**MTBE** – Methyl Tertiary-Butyl Ether

**NFA** – No Further Action, also **NAD**

**NMA** – Natural Monitored Attenuation

**NPL** – National Priority List

**NRCS** – Natural Resources Conservation Service

**OPS** – Colorado Department of Labor and Employment, Division of Oil and Public Safety

**PA** – Plugged and Abandoned

**PAH** – Polycyclic Aromatic Hydrocarbons

**PCB** – Polychlorinated Biphenyl

**PCE** – Perchloroethylene or Tetrachloroethylene, also **perc**

**ppb** – Parts per Billion



**ppm** – Parts per Million  
**PQL** – Practical Quantitation Limits

**PR** – Producing  
**PRB** – Permeable Reactive Barriers  
**RBSL** – Risk Based Screening Level  
**RC** – Recompleted  
**RCRA** – Resource Conservation and Recovery Act  
**RCRAC** – RCRA Corrective Action  
**RCRAGR08** – RCRA EPA Region 8 Generator  
**RCRANGR08** – RCRA EPA Region 8 Non-Generator  
**REC** – Recognized Environmental Condition  
**RL** – Reporting Limit  
**ROD** – Record of Decision  
**RSL** – Regional Screening Level  
**SDWA** – Safe Drinking Water Act  
**SEMS** – Superfund Enterprise Management System  
**SEMSARCH** – SEMS Archived Site Inventory  
**SF** – Superfund Site  
**SI** – Shut In  
**SQG** – Small Quantity Generator  
**SRG** – Standards Remediation Goal  
**SVE** – Soil Vapor Extraction  
**SWF** – Solid Waste Facility  
**SWMP** – Storm Water Management Plan  
**TA** – Temporarily Abandoned  
**TCA** – 1,1,1-Trichloroethane  
**TCE** – Trichloroethylene  
**TEPH** – Total Extractable Petroleum Hydrocarbons  
**TPH** – Total Petroleum Hydrocarbons  
**TSD** – Treatment, Storage, and Disposal  
**TVPH** – Total Volatile Petroleum Hydrocarbons  
**ug/L** – Micrograms per Liter, also **µg/L**  
**ug/m<sup>3</sup>** – Micrograms per Meter Cubed  
**USDA** – U.S. Department of Agriculture  
**USGS** – U.S. Geological Survey  
**VISL** – Vapor Intrusion Screening Level  
**UST** – Underground Storage Tank  
**VCRA** – Voluntary Cleanup and Redevelopment Program, also **VCP** (Voluntary Cleanup Program)

**VOC** – Volatile Organic Compounds  
**WO** – Waiting on Completion  
**WQCD** – Water Quality Control Division  
**wrt** – With Respect To  
**XX** – Location



## EXECUTIVE SUMMARY

This report presents the results of the Phase I Environmental Site Assessment (ESA) that was performed by CTL | Thompson, Inc. for Shea Homes, LP. The Site is located southeast of I-25 and Ridgeway Parkway in Lone Tree, Colorado.

The Phase I ESA was conducted in general conformance with the methods and procedures described in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Site, approximately 300 acres in size, currently consists of vacant rangeland. The Site and surrounding area appear to have been primarily vacant rangeland or agricultural since at least the late early 1930s. Most of the surrounding area remains undeveloped; however some development in the surrounding area began in the early 2010s.

We did not find obvious evidence of a recognized environmental condition in connection with the Site.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.



## 1.0 INTRODUCTION

This report was prepared by CTL | Thompson, Inc. (CTL) for Shea Homes, LP and presents the results of the Phase I Environmental Site Assessment (ESA) for the property located southeast of I-25 and Ridgeway Parkway in Lone Tree, Colorado, hereto referred to as the “Site”. The Phase I ESA was conducted in general accordance with CTL’s Service Agreement DN19-0079, dated February 11, 2019, and subsequent authorization by Mr. Ryan McDermed on February 4, 2019.

### 1.1 Purpose

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (REC), to the extent feasible, pursuant to the methods and procedures described in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments, E 1527-13.

A REC is defined as the presence or likely presence of hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

ASTM Standard E1527-13 also has separate definitions for past conditions that would otherwise be considered a REC but have been addressed to the satisfaction of the applicable regulatory agencies and would either allow for generally unrestricted use of the Site (referred to as a Historic Recognized Environmental Condition, or HREC) or for use of the Site with various restrictions (referred to as a Controlled Recognized Environmental Condition, or CREC).



As per ASTM E1527-13, a business environmental risk is defined as a risk that may have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a property of commercial real estate, but not necessarily limited to the environmental scope required to be investigated in this practice. Non-scope considerations that may be addressed in this type of risk are listed in the following section.

## **1.2 Scope of Services**

The scope of services for this assessment consisted of a records review, a Site reconnaissance, historical research, interviews, and documentation of findings in a report.

## **1.3 Limitations**

This Phase I ESA was prepared in general accordance with ASTM Standard E 1527-13. There may be additional environmental issues present at the site that are outside the scope of this practice that include, but are not limited to, the following:

- Asbestos-containing materials;
- Radon;
- Lead-based paint;
- Lead in drinking water;
- Cultural and historic resources;
- Mold and fungi;
- Industrial hygiene;
- Indoor air quality;
- Health & safety;
- Ecological resources;
- Endangered species;
- Biological or infectious agents and pathogens;
- Wetlands;
- Jurisdictional waters of the U.S;
- Regulatory compliance;
- High voltage power lines; and,
- Mine subsidence.

CTL provided an opinion based upon the condition of the Site on the day it was observed and a review of existing and reasonably ascertainable regulatory records and



historical information. Our scope did not include chemical testing of soil, groundwater, air, or building materials. Sampling and analysis lead to a more reliable assessment of environmental conditions. The opinion, conclusions, and recommendations of this report are not intended to be used or relied upon by a third party to this Agreement. With the written consent of our client, CTL may be available to contract with other parties to provide an opinion or conduct additional environmental assessment services. Due to latent conditions and other contingencies which may become evident in the future, the current assessment does not result in any guarantee the subject Site is free and clear of hazardous materials. Should additional surface, subsurface or chemical data become available, the conclusions and recommendations contained in this report shall not be considered valid unless the data is reviewed, and the conclusions of this report are modified or approved in writing by our firm.

We believe that this investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

## 2.0 SITE DESCRIPTION AND LOCATION

Table I  
Location and Legal Description

Descriptor	Description
<b>Location</b>	Southwest of I-25 and Ridgeway Parkway in Lone Tree, Douglas County, Colorado 80134
<b>Township and Range</b>	Section 23 and 24, Township 3 South, Range 67 West of the 6th Principal Meridian
<b>USGS Quadrangle</b>	Parker, CO
<b>Parcel Number(s)</b>	Part of Parcel No. 2231-242-00-005
<b>Current Use</b>	Agricultural
<b>Total Land Area</b>	~300 Acres
<b>Ownership</b>	Ridgeway Investments, Inc

The Site location and plan are shown in the attachments on Figure 1 (Area Map) and Figure 2 (Site Map).



## **2.1 General Description of Site and Improvements**

The Site is vacant land and predominantly in a naturally vegetated state. I-25 and RidgeGate Parkway form the west and north boundaries, respectively. Shea Homes indicated the Site is proposed for 1858 lots including commercial lots, a school, and open spaces, totaling approximately 300 acres. There are dirt roads on the Site. No other roads or structures are present on the Site. A photographic record of our Site reconnaissance is presented in **Appendix A**.

## **2.2 General Uses of Adjoining Properties**

The Site is located within a developing area within Lone Tree, Colorado. The adjoining properties generally consist of transportation corridors, vacant land, and developing residential neighborhoods. Additional details regarding our observations of adjacent properties are presented in Section 7.4 of this report.

## **3.0 USER PROVIDED INFORMATION**

Ms. Jennifer Miller of Shea Homes, responded to our Client Questionnaire via email on February 25, 2019. Mr. Keith Simon, Vice President of RidgeGate Investments, Inc. responded to our Owner Questionnaire on February 21, 2019 via email. A summary of Ms. Miller and Mr. Simon's responses to our questionnaires are below.

### **3.1 Environmental Liens/Title Records**

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous material or petroleum products upon a property. Ms. Miller and Mr. Simon were not aware of existing environmental liens on the Site.

CTL was provided with title records available from Fidelity National Title Group, File





No. 100-N0020983-020-JY dated February 5, 2019. Based on a cursory review of the title exceptions in Schedule B – Section 2 “Exceptions”, there were no obvious indication of environmental liens or AULs associated with environmental contamination. It should be noted that CTL’s practitioners are not title professionals or attorneys, and our review of title documents does not necessarily eliminate the user’s ASTM requirement to perform a search for environmental liens and AULs.

### **3.2 Activity and Use Limitations**

Environmental AULs are legal or physical restrictions or limitations on the use of, or access to, a Site or facility to: 1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or 2) prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions may include engineering controls, institutional controls, or land use restrictions. Ms. Miller and Mr. Simon were not aware of recorded environmental AULs in relation to the Site.

### **3.3 Specialized Knowledge**

Ms. Miller and Mr. Simon were not aware of nor possessed specialized knowledge or experience associated with environmental concerns on the Site.

### **3.4 Valuation Reduction for Environmental Issues**

Ms. Miller and Mr. Simon were not aware of valuation reduction of the Site because of environmental issues.



### **3.5 Commonly Known or Reasonably Ascertainable Information**

Ms. Miller and Mr. Simon were not aware of nor possessed commonly known or reasonably ascertainable environmental information related to the Site.

### **3.6 Owner, Site Manager, and Occupant Information**

Ms. Miller indicated that the Site is currently owned by RidgeGate Investments, Inc. Mr. Simon is the owner's representative and has been associated with the Site since 1999. The Site is currently vacant and has historically been used for cattle grazing.

### **3.7 Reason for Performing a Phase I ESA**

Shea Homes requested a Phase I ESA prior to acquisition of the Site.

### **3.8 Previous Environmental Site Assessments**

Ms. Miller and Mr. Simon were not aware of previous ESAs for the Site.

## **4.0 RECORDS REVIEW**

CTL reviewed existing sources listed in the **References** section to assess the soils, geologic and hydrogeologic conditions of the general vicinity of the Site.

### **4.1 Physiography**

The Site is located on fairly hilly terrain. The topography of the Site generally slopes down to the north as presented on the topographic map (Figure 1). The elevation of the Site ranges from approximately 6,000 to 6,100 feet above mean sea level. Happy Canyon Creek runs adjacent to the west of the Site and Arapahoe Canal runs east to west through the northern portion of the Site. Several gulches also cross through the Site.



## 4.2 Geology and Soils

CTL is conducting a concurrent geotechnical investigation at the Site (CTL Project No. DN49935.000-115, report not yet published). Our exploratory borings encountered approximately one to 19 feet of either sandy silty clay, silty clay, clayey sand, or silty clayey sand, underlain by claystone bedrock. This report should be read in its entirety for more details regarding geology and soils.

The U.S. Department of Agriculture NRCS “Web Soil Survey” and U.S. Geological Survey map indicates that the Site soils consist primarily of Englewood clay loam, Newlin-Satanta complex, and Fondis-Kutch association.

## 4.3 Groundwater

Groundwater was encountered in one borehole at approximately 33 feet below the ground surface. It is our experience that shallow, unconfined groundwater is generally controlled by topography. Based on topography, we estimate the general direction of groundwater flow below the Site is to the north.

## 4.4 Water Wells

Water wells were identified through the Colorado DWR online water well permit database. The database indicated the presence of two registered wells adjacent to the Site. These wells are described in the table below.

**Table II**  
**Well Description and Approximate Distance and Direction from the Site**

Well Name	Permit No.	Applicant	Uses	Abandon Date	Location wrt the Site
0805991- ELYSIAN WELL 11-018726F	18726-F	ELYSIAN CORPORATION	Municipal	N/A	~2000 ft South of Site
N/A	287336	SCHWEIGER RANCH FOUNDATION	Domestic	N/A	~1000 ft northwest of Site



We do not believe these wells represent a REC to the Site, however we recommend any wells encountered be abandoned according to regulatory standards prior to development.

#### **4.5 Oil/Gas Wells**

Oil and gas wells were identified through the COGCC online database. The database did not indicate the presence of operating or abandoned oil/gas wells on or adjacent to the Site.

#### **4.6 Physical Setting Analysis of Substance Migration**

A hypothetical spill of a hazardous or petroleum substance on the Site would be expected to migrate along the ground surface to the north. Off-site surface spills on the adjoining parcels to the south appear to have the highest potential to migrate on-site. Sources of contamination to groundwater beneath the Site, if present, would most likely be located to the south.

### **5.0 HISTORICAL USE INFORMATION**

#### **5.1 Historical Aerial Photographs and Topographic Maps**

Historical aerial photographs of the Site and surrounding area were reviewed for 1937, 1953, 1963, 1971, 1975, 1978, 1984, 1988, 1993, 1999, 2004, 2005, 2006, 2009, 2011, 2013, 2015, and 2018; the photographs from 1937-2015 are presented in **Appendix B**. USGS topographic maps were reviewed for 1890, 1942, 1949, 1957, and 1965 (1967, 1973, 1986, 1994 ed.). An interpretation of the aerial photographs and maps is presented, as follows:



**Table III**  
**Aerial Photograph and Topographic Map Summary**

<b>Date Range</b>	<b>Land and Features Description</b>
<b>1890</b>	The Site and surrounding area are shown on a topographic map as vacant land. Happy Canyon Creek is shown to the west of the Site as well as another drainage to the east of the Site. A road is shown adjacent west of the Site.
<b>1937 - 1953</b>	The Site and surrounding area appear as vacant rangeland and agricultural land. Several drainages and dirt roads are visible on the Site. In 1953 the road to the west of the Site appears to be developed into I-25.
<b>1963-2005</b>	The Site and surrounding area remain generally unchanged. Sparse development is present along I-25. The beginnings of North Surrey Road appear as a dirt road to the west of the Site. In 1999 a small amount of development can be seen to the north of the Site.
<b>2006 - 2011</b>	The Site remains generally unchanged. New road development begins to the west and northwest of the Site. South Havana Street is constructed in 2006. In 2009 the beginnings of RidgeGate Parkway can be seen to the north of the Site. By 2011 the road is complete. Residential development begins to the east of the Site.
<b>2013 - 2018</b>	The Site remains generally unchanged. Residential and commercial development begins to the northwest of the Site. Residential development continues to expand to the east of the Site. In 2018 a new commercial or industrial building is present near the northwest border of the Site along South Havana Street.

## **5.2 Sanborn Fire Insurance Maps**

Sanborn fire insurance maps were a tool used by the fire insurance industry to evaluate property risk. The maps often show details of historic dwellings, commercial buildings, and factories, indicate property uses and addresses, and show locations of items such as wells, cisterns, and fuel storage tanks. Sanborn Fire Insurance Map coverage was not available for the Site.

## **5.3 Cultural Features Map**

The 1937 cultural features map shows the Site as vacant or agricultural land. This mapping generally conforms to that of the 1942 topographic map and shows Happy Canyon Creek and another creek along the eastern border of the Site.



## 5.4 Assessor Records

We reviewed Douglas County Assessor online files for the Site. The Site is currently owned by RidgeGate Investments, Inc. and is classified as Agricultural. There no records of buildings.

## 5.5 Zoning/Land Use Records

The Site is currently classified as Planned Development (PD) by the City of Lonetree.

# 6.0 REGULATORY AGENCY RECORDS

Regulatory agency records were provided by GeoSearch. The radius report, dated February 2, 2019, is presented in **Appendix C**.

## 6.1 Summary of Findings

The following sections summarizes selected records from Appendix C which we believe warranted further discussion. Listings not discussed in this section are not considered RECs to the Site.

### 6.1.1 Aboveground Storage Tanks (AST)/Leaking Storage Tank (LST)Facilities

Mile High Equipment Co., located downgradient approximately 800 feet to the northwest of the Site has listings for ASTs and one LST incident. The LST incident occurred on August 24, 1990 when a transport truck was involved in an accident on I-25. This accident resulted in approximately 50 gallons of diesel fuel to be released from the truck tanks into the median strip of the highway. Approximately 40 cubic yards of diesel saturated soil were excavated by Riedel Environmental Services, Inc. The status of this incident is listed as closed and there are no records for an AST at this location. Due to the topography,



regulatory status, and distance from the Site, we do not consider this to be a REC to the Site.

### 6.1.2 Unlocated Sites

There are fourteen listings for unlocatable spills along Highway I-25 dating back to 1990. There is also an unlocatable stormwater permit. We do not believe these listings indicate RECs to the Site.

## 6.3 Local Government Records

We contacted the Tri-County Health Department regarding records related to the release of hazardous materials at the Site. Ms. Natalie Wright responded to our request for an ERR on March 4, 2019. Ms. Wright indicated that there are records of septic tanks and/or leach field permits adjacent to the west of the Site. We do not believe this indicates a REC to the Site.

We contacted the South Metro Fire Department regarding records of hazardous materials at the Site. Ms. Becky Bishop responded to our ERR request on February 19, 2019. As per the email response, there are no records on file of significant hazardous materials incidents, or other responses/complaints at the subject site or the immediate area.

Local government responses are presented in **Appendix D**.

## 7.0 SITE RECONNAISSANCE

The following section discusses observations made during our Site reconnaissance.

### 7.1 Methodology and Limiting Conditions

Ms. Lela Updegrave conducted a Site visit on March 1, 2019. A driveway from RidgeGate Parkway provided access to the Site. The majority of the Site was accessed by



walking and driving. A photographic record of our Site reconnaissance is presented in **Appendix A**.

## 7.2 Description of Site Structures and Roads

The Site currently consists of unoccupied range land. Other than dirt roads, there are no structures present on the Site.

## 7.3 Site Observations

During our reconnaissance, we specifically looked for obvious evidence of the Site features listed in Table IV. Table IV lists features typically observed outside of Site structures. An “X” located within the table indicates that the feature was readily observable. Those features which were observed on the Site are discussed in further detail within the following subsection(s).

**Table IV**  
**Exterior Site Features**

	Aboveground Storage Tanks		Stained Soil and/or Pavement
	Air Emissions Sources		Stockpiles of Soil or Debris
	Cultivated Land/Crops		Stressed Vegetation
	Drains, Sumps, Pits		Surface Water, Streams, Ponds, Lagoons
	Hazardous Material Storage		Transformers (Potential PCB)
X	High Power Transmission Lines		Underground Storage Tanks
	Natural Gas Pipelines		Unidentified Piping Below Grade
	Odors		Unidentified Substance Containers
	Petroleum Pipelines		Vehicle Maintenance Areas
	Physical Irregularities		Waste Water Discharge
	Placed Fill or Imported Soils		Waste Treatment Processes
	Railroad Lines		Wells (Agricultural, Water Supply)
	Septic Systems or Leach Fields		Wells (Monitoring)
	Solid Waste or Disposal Areas		Wells (Oil or Natural Gas)





### 7.3.1 High Power Transmission Lines

We observed high power transmission lines which run north to south from an electrical substation to the north of the Site. Although we do not consider this to be a REC to the Site, public perception should be considered in regard to these power lines and electrical substation.

## 7.4 Review of Adjacent Properties

General observations of properties adjacent to the Site were performed in conjunction with on-site observations made on March 1, 2019. Properties near the Site consists of transportation corridors, single-family residences, large-lot rural residences with junkyards, and commercial use. Properties immediately adjacent to the Site are described below, based on outdoor observations from the Site or nearby public streets.

**Table X**  
**Adjacent Property Descriptions**

<b>Direction</b>	<b>Bounding Property Description</b>
<b>North</b>	RidgeGate Parkway, electrical substation beyond.
<b>East</b>	Vacant land, residential subdivision beyond.
<b>South</b>	Vacant land.
<b>West</b>	I-25, vacant and developing land beyond.

Observation of adjacent properties did not reveal obvious visual indications of environmental concern. We did not observe evidence of landfills, lagoons, pits, or other waste treatment or disposal operations; underground storage tanks, spills, releases, or discharge of hazardous material which could negatively impact the Site.

## 8.0 DEVIATIONS

### 8.1 Exceptions and Deletions

ASTM Standard E 1527-13 for Phase I Environmental Site Assessments, Subsection 8.3.2, states that “all obvious uses of the Site shall be identified from the present, back to the



Site's obvious first developed use, or back to 1940, whichever is earlier." The term "developed use" includes agricultural uses (i.e., cultivated land/agricultural crops) and placement of fill. In our opinion, livestock rangeland is not a developed use.

The historical documentation for this assessment went back to 1937 on the basis of a historical aerial photograph, which showed the Site predominantly as vacant rangeland. Thus, we believe the ASTM historical standard was generally satisfied.

It is the opinion of CTL that obtaining earlier historical information would not be sufficiently useful, reasonably ascertainable, or change the likelihood for the presence of a REC on the Site.

## **8.2 Data Gaps**

Based on the information presented in this report, we do not believe that there is a significant data gap which would affect our ability to identify RECs associated with the Site.

## **9.0 FINDINGS AND OPINION**

### **9.1 Summary of Site Historical Use**

The Site, approximately 300 acres in size, currently consists of vacant rangeland. The Site and surrounding area appear to have been primarily vacant rangeland or agricultural since at least the late 1930s. Most of the surrounding area remains undeveloped; however some development in the surrounding area began in the early 2010s.

### **9.2 Nearby Environmental Concerns**

We do not believe facilities in the surrounding area present an environmental concern on the basis of regulatory status, distance, and/or topographic gradient.



### **9.3 Storm Water Discharges Associated with Construction Activity**

Under current Federal/state regulations, construction sites that disturb one acre, or are part of a larger development in which total disturbed area is equal to or greater than one acre, are required to apply for a General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) from the CDPHE. Some MS4s also require additional permitting for construction sites within their jurisdiction.

The General Permit application must be submitted to the CDPHE at least 10 days prior to the start of construction activities. The General Permit requires a SWMP to be developed, implemented, and modified as needed from before commencement of construction activities until final stabilization is complete and a Notice of Termination has been submitted to the CDPHE. Furthermore, the General Permit requires that site inspections be performed at least every 14 calendar days and within 24 hours following a storm event that causes significant movement of sediment on-site. The local MS4 may require more frequent inspections. Complete and current storm water management plans should be kept on-site. CTL can assist with your storm water management and compliance needs, if desired.

## **10.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 of the property known as RidgeGate Southwest Village, located in Lone Tree, Colorado. Any exceptions to, or deletions from this practice are described in Section 8.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.



## 11.0 QUALIFICATIONS

This Phase I ESA was reviewed and supervised by Mr. Matthew Wardlow, a registered engineer in Colorado. Mr. Wardlow has performed or reviewed over 1,000 Phase I ESAs in the State of Colorado and has been practicing within the local environmental consulting profession for at least 20 years. The resumes of the individuals conducting this Phase I ESA are included in **Appendix E**.

I, Mr. Wardlow, declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject Site.

We believe that this ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

If we can be of further service in discussing the contents of this report, please call.

CTL | THOMPSON, INC.

Lela T. Updegrave  
Environmental Scientist

Reviewed by:

Matthew L. Wardlow, P.E.  
Environmental Department Manager – Denver Branch

LTU:MLW/nn

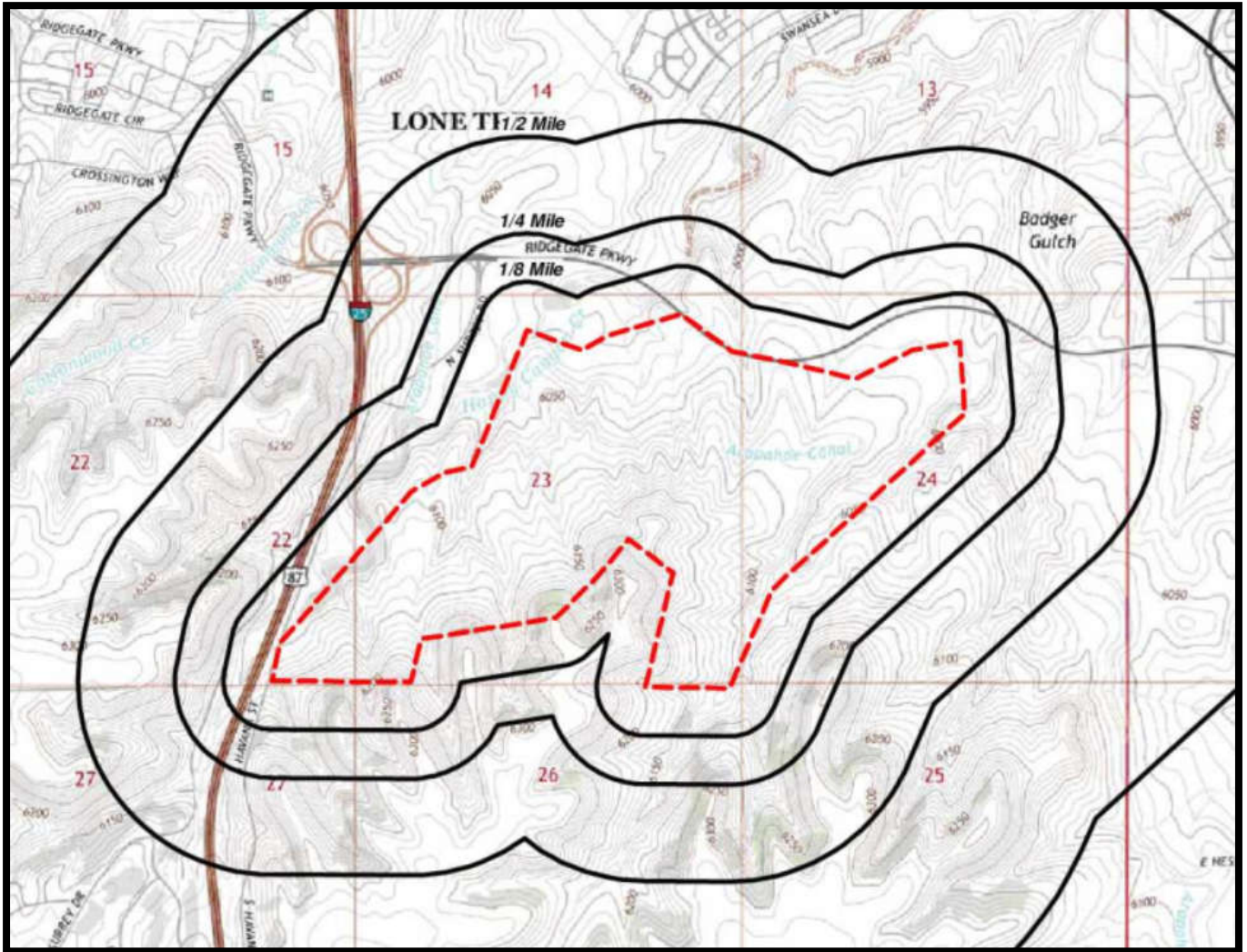
Via e-mail: [ryan.mcdermed@sheahomes.com](mailto:ryan.mcdermed@sheahomes.com)



## REFERENCES

- "COGCC GISOnline". *Colorado Oil and Gas Conservation Commission*, 2018.  
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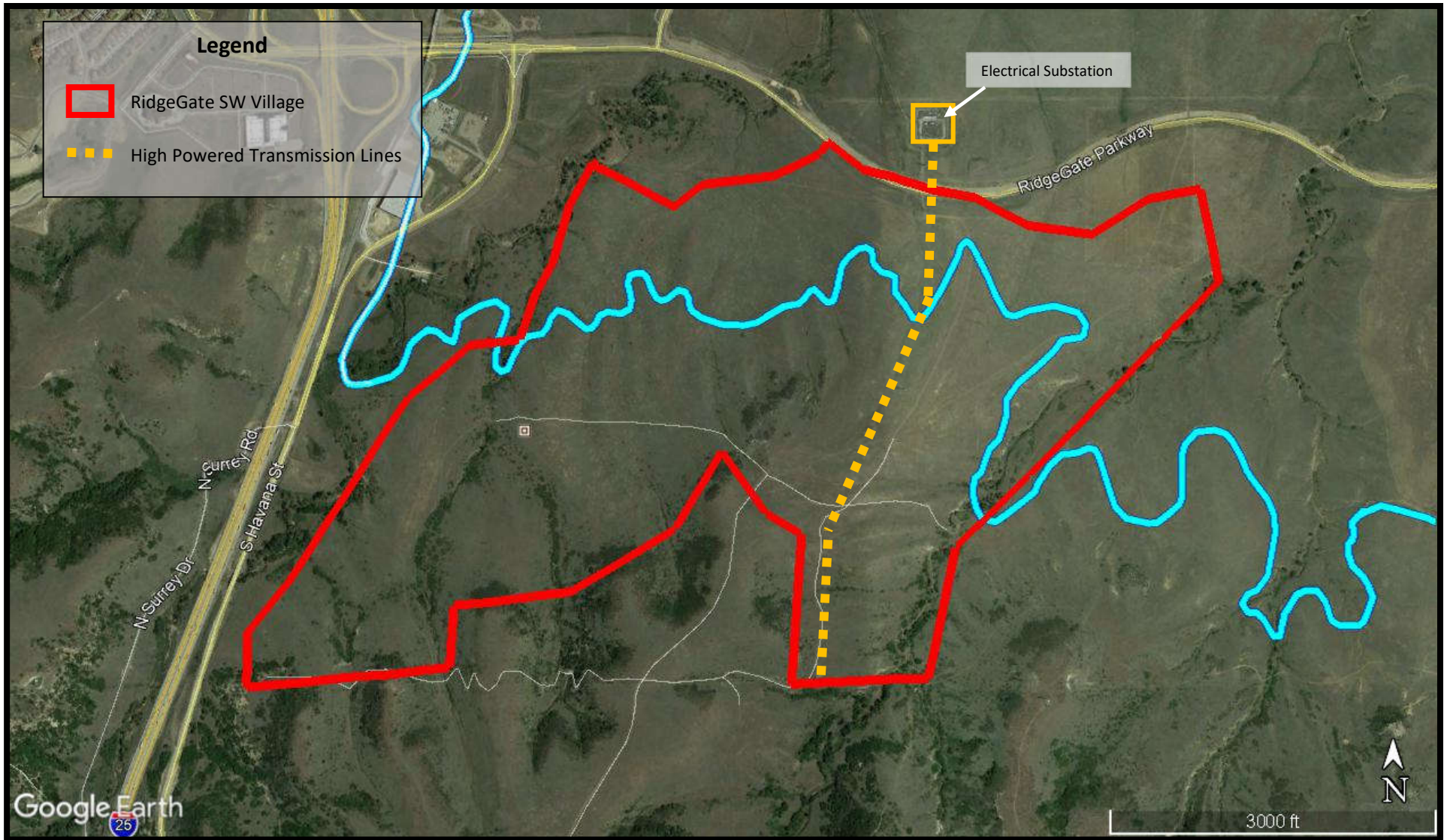
R 67 W



**Source:**  
U.S.G.S Topographic Map  
Lone Tree, Colorado  
2013

**Approximate Site Location**  
Scale 1" ~ 2,400'





SHEA HOMES, LP  
RIDGEGATE SOUTHWEST VILLAGE  
CTL PROJECT NO. DN49,935-200-R1

SITE MAP  
FIGURE 2



# **APPENDIX A**

## **SITE PHOTOGRAPHS**





Description: General Site View  
View Direction: North



Description: General Site View  
View Direction: West



Description: General Site View  
View Direction: East



Description: General Site View(High Power Transmission Lines)  
View Direction: South

## SITE PHOTOGRAPHS



Description: Adjacent electrical substation  
View Direction: North



Description: General Site View facing I-25  
Direction: West

No Photo

No Photo

Description: N/A  
View Direction: N/A

Description: N/A  
View Direction: N/A

### SITE PHOTOGRAPHS



# **APPENDIX B**

## **HISTORIC AERIAL PHOTOGRAPHS**

---

## ***Historical Aerial Photographs***

---

[NEW: GeoLens by Geosearch](#)

*Target Property:*

***Ridgegate Southwest Village***

***Lone Tree, Douglas, Colorado 80134***

*Prepared For:*

***CTL Thompson- Denver***

**Order #: 121925**

**Job #: 279269**

**Project #: DN49,935.000V**

**Date: 2/21/2019**

## Target Property Summary

**Ridgegate Southwest Village**

**Lone Tree, Douglas, Colorado 80134**

USGS Quadrangle: **Parker**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

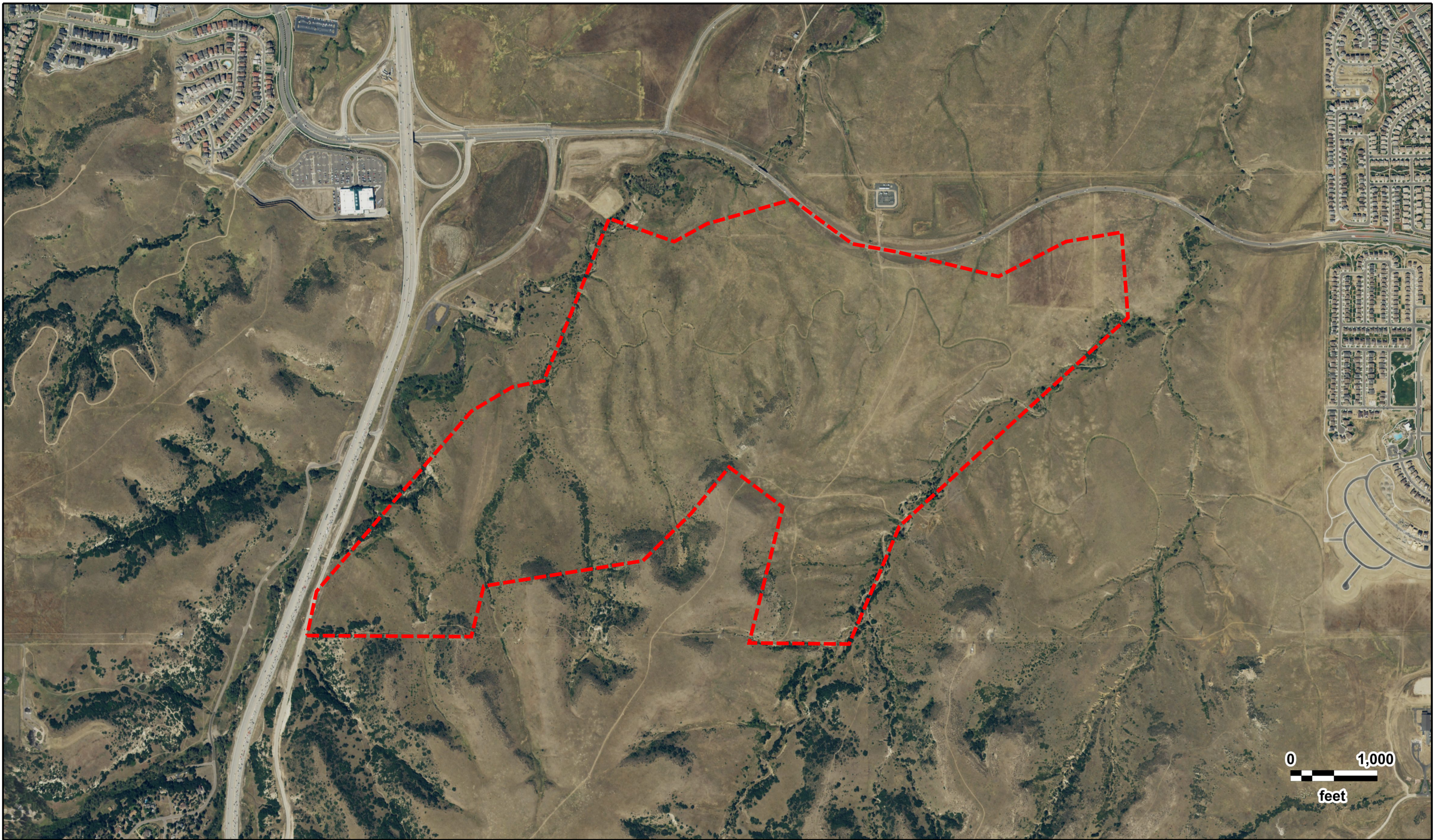
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## Aerial Research Summary

<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2015	USDA	1" = 1000'	N/A
2013	USDA	1" = 1000'	N/A
2011	USDA	1" = 1000'	N/A
2009	USDA	1" = 1000'	N/A
2006	USDA	1" = 1000'	N/A
2005	USDA	1" = 1000'	N/A
2004	USDA	1" = 1000'	N/A
10/09/1999	USGS	1" = 1000'	N/A
06/27/1993	USGS	1" = 1000'	N/A
07/10/1988	USGS	1" = 1000'	1033-6
10/13/1984	USGS	1" = 1000'	17-181
07/05/1978	USGS	1" = 1000'	1-187
06/11/1975	USGS	1" = 1000'	5-94
08/07/1971	USGS	1" = 1000'	3-121
05/13/1963	USGS	1" = 1000'	1-66
09/26/1953	AMS	1" = 1000'	6685
08/09/1937	ASCS	1" = 1000'	6-37

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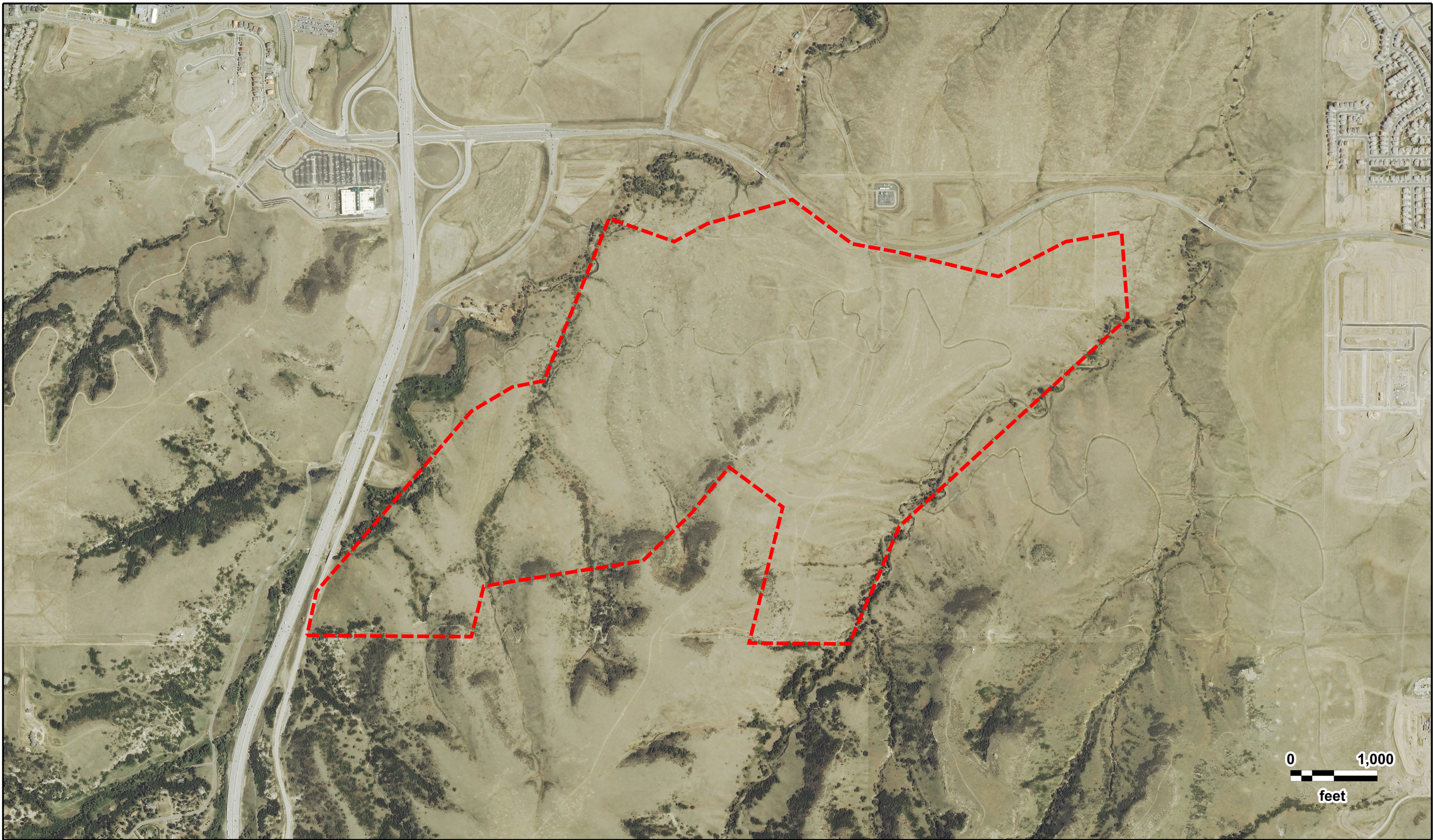


Ridgegate Southwest Village  
USDA  
2015



GeoSearch

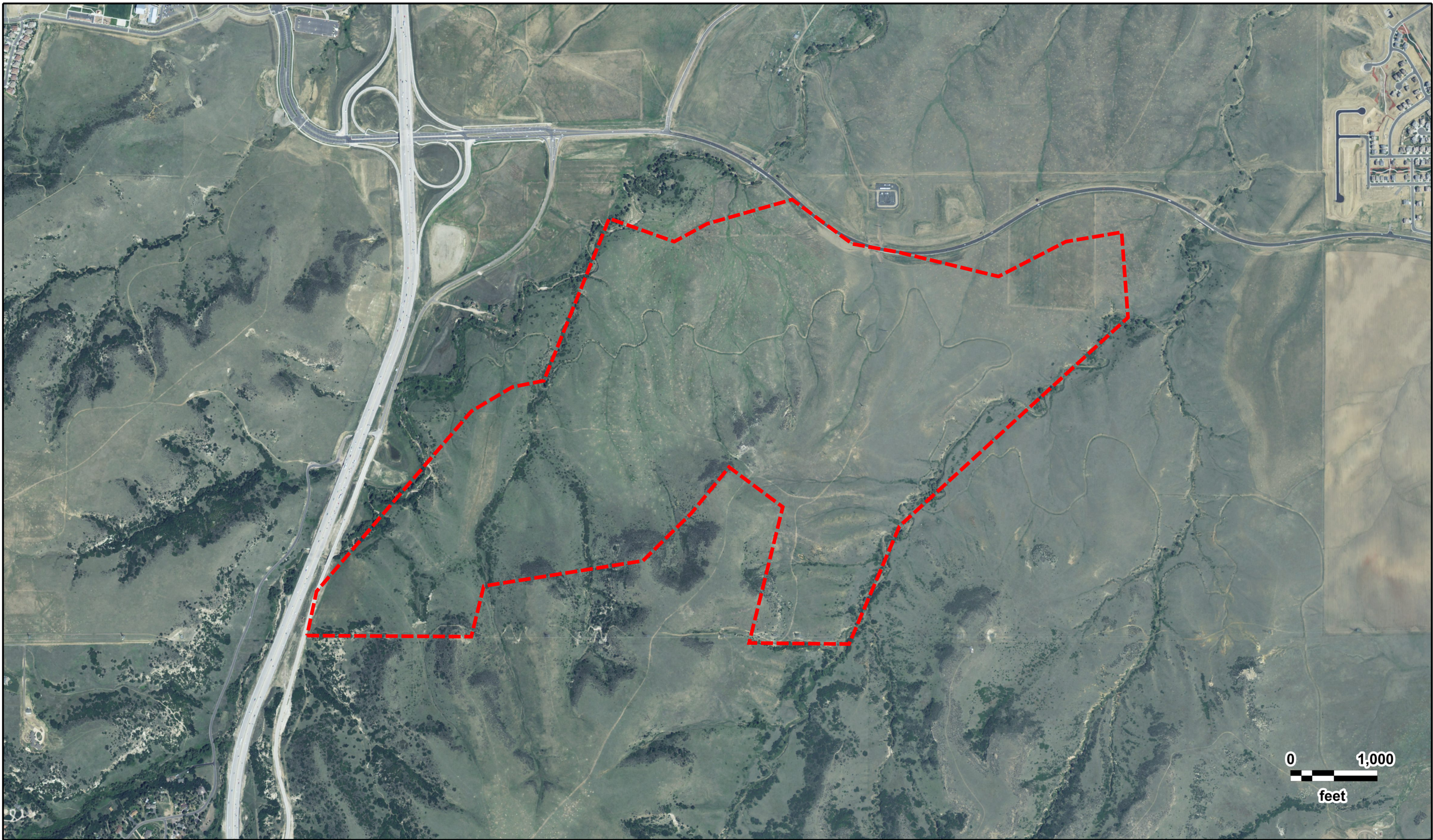




Ridgegate Southwest Village  
USDA  
2013



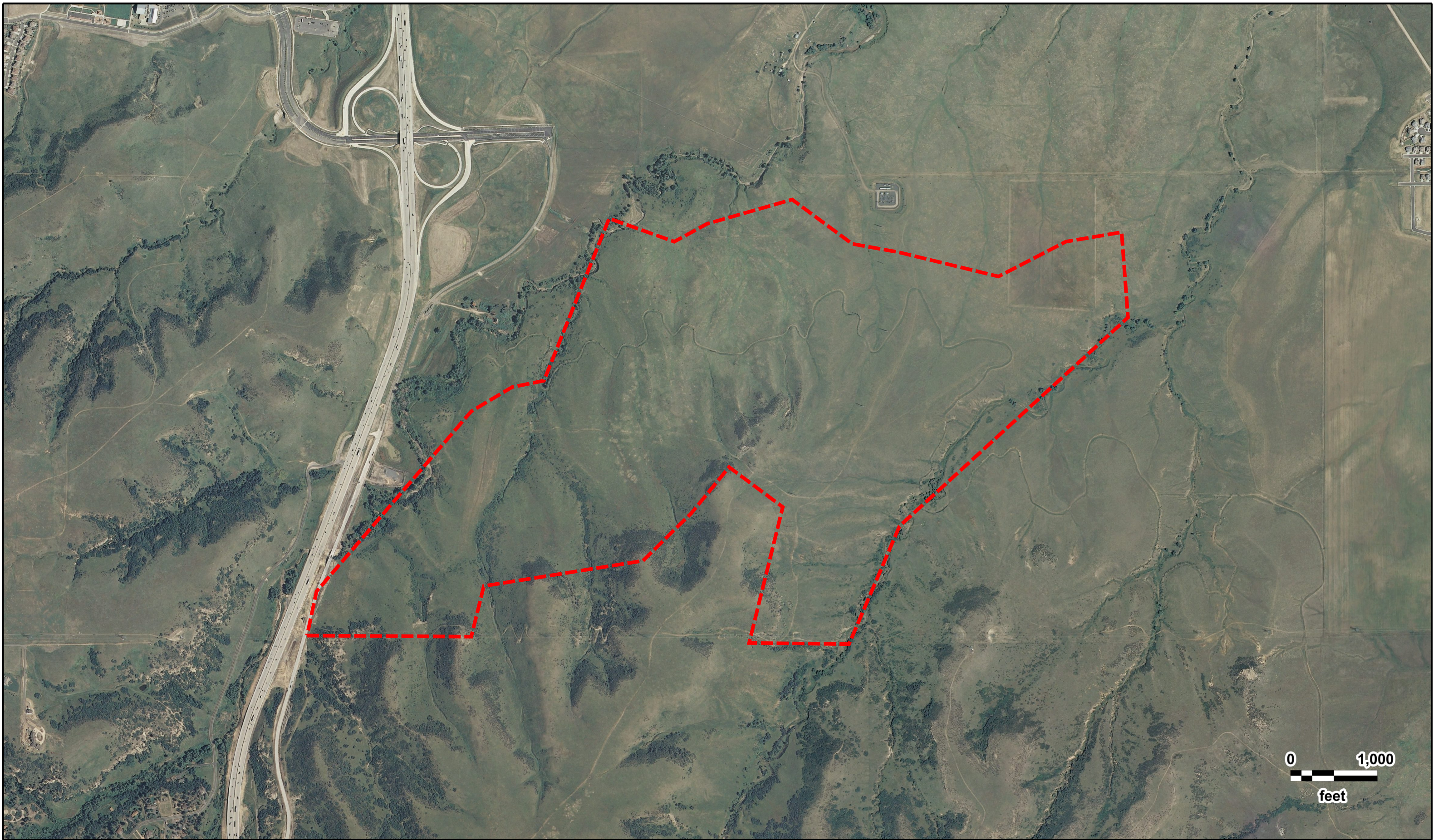




Ridgegate Southwest Village  
USDA  
2011

GeoSearch

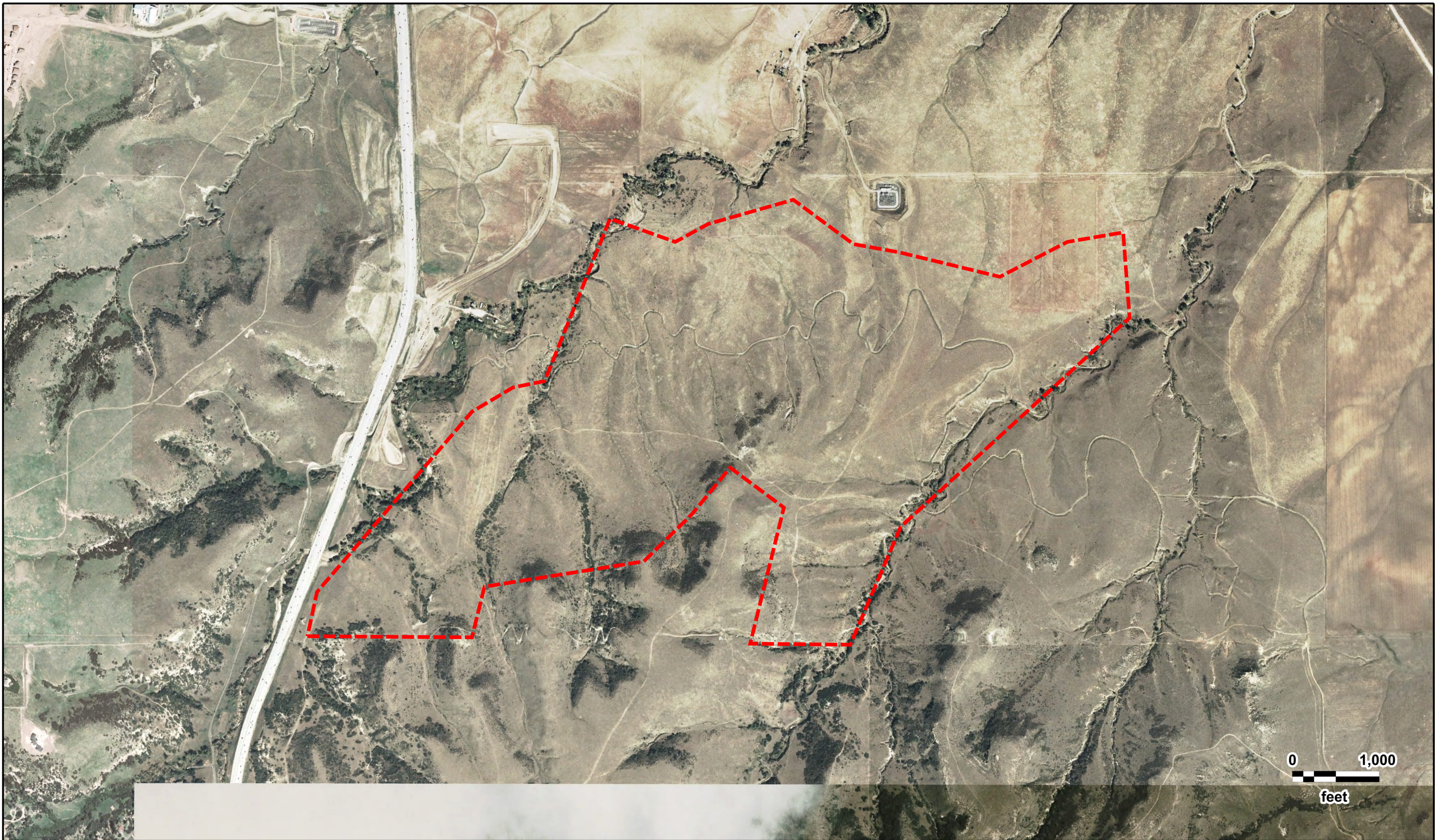




Ridgegate Southwest Village  
USDA  
2009

GeoSearch

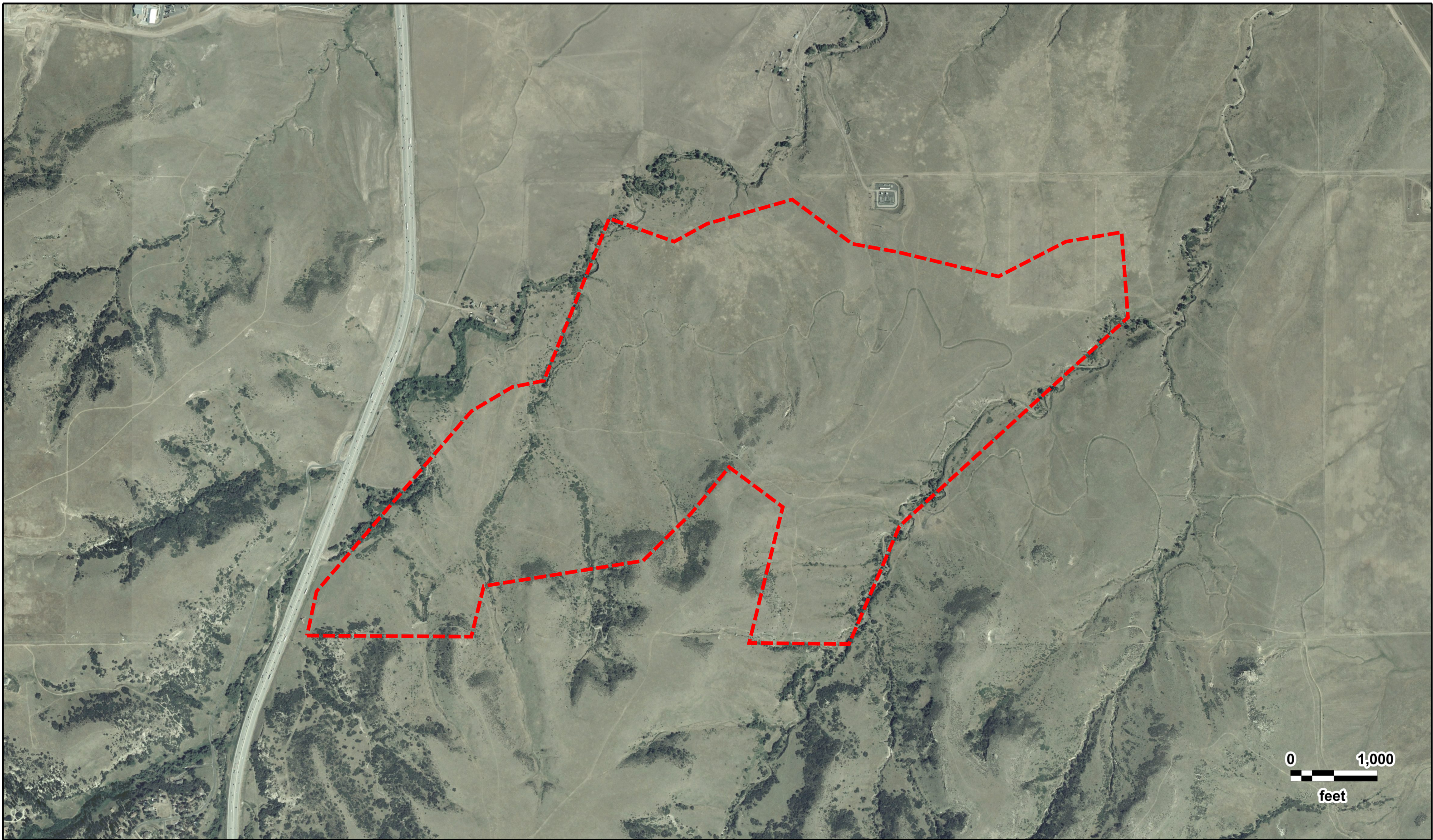




Ridgegate Southwest Village  
USDA  
2006

GeoSearch





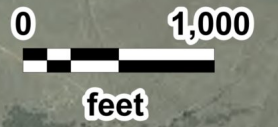
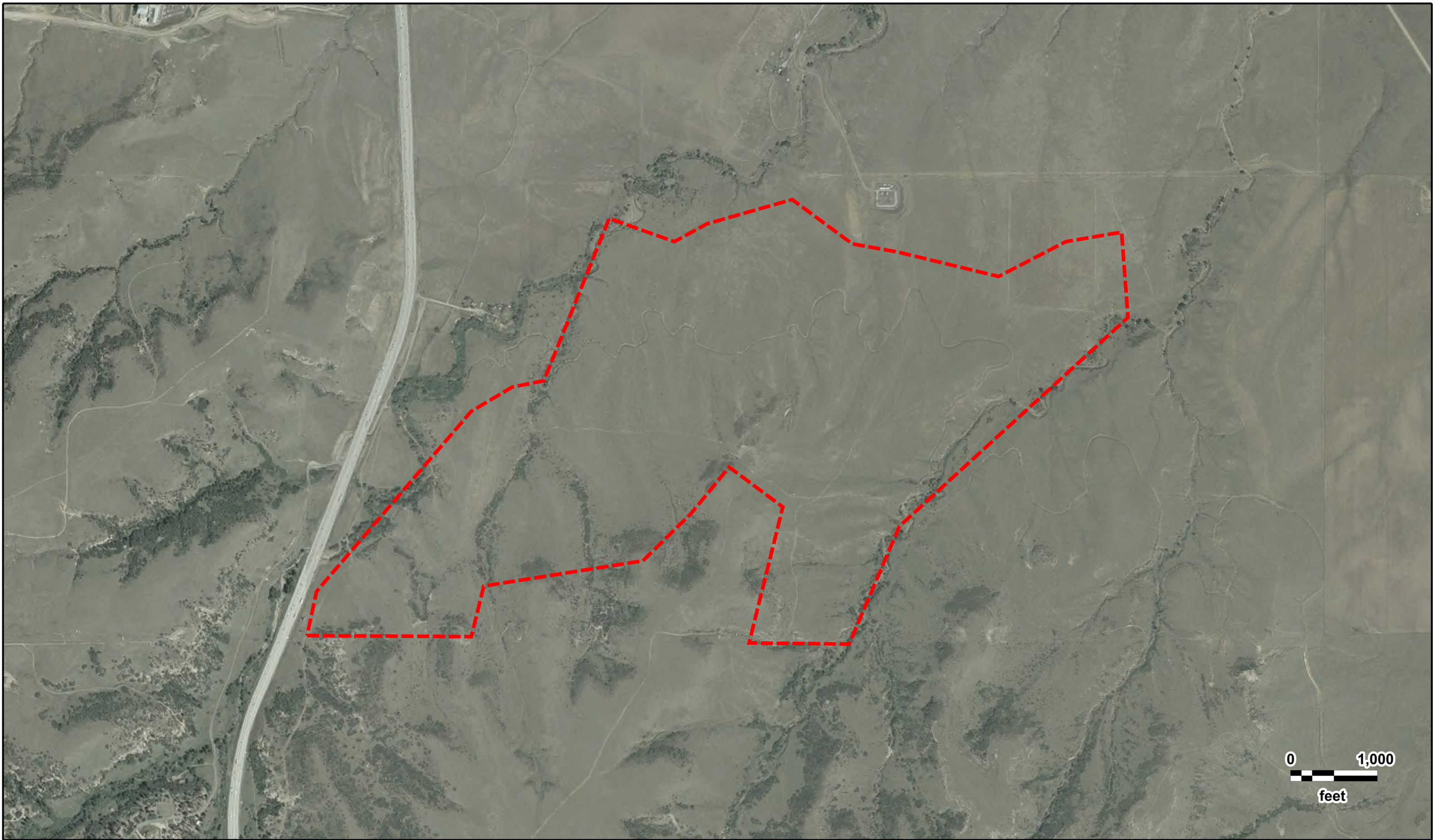
0 1,000  
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Ridgegate Southwest Village  
USDA  
2005

GeoSearch





Ridgegate Southwest Village  
USDA  
2004



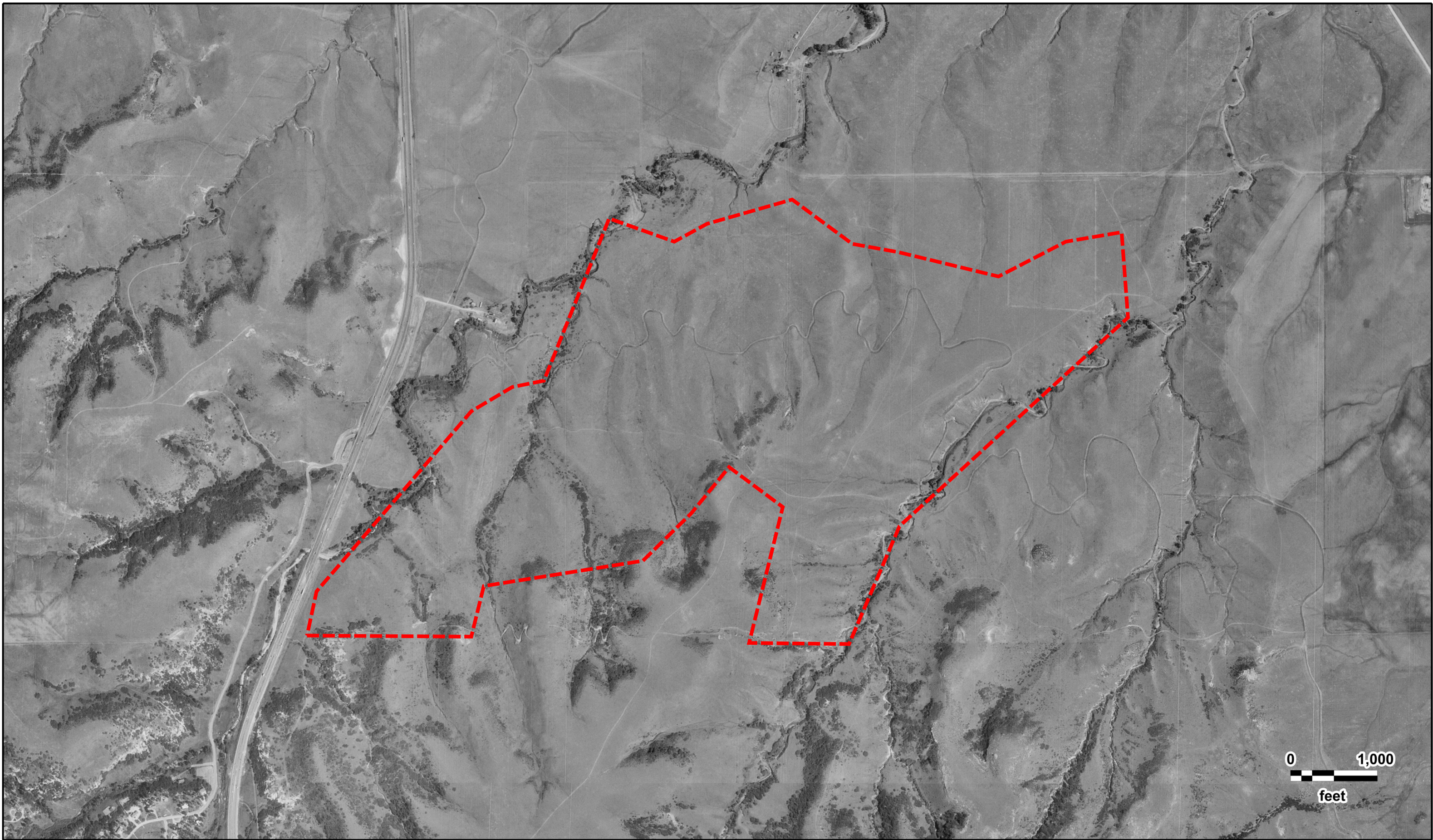




Ridgegate Southwest Village  
USGS  
10/09/1999

GeoSearch





Ridgegate Southwest Village  
USGS  
06/27/1993

GeoSearch





Ridgegate Southwest Village  
USGS  
07/10/1988

GeoSearch

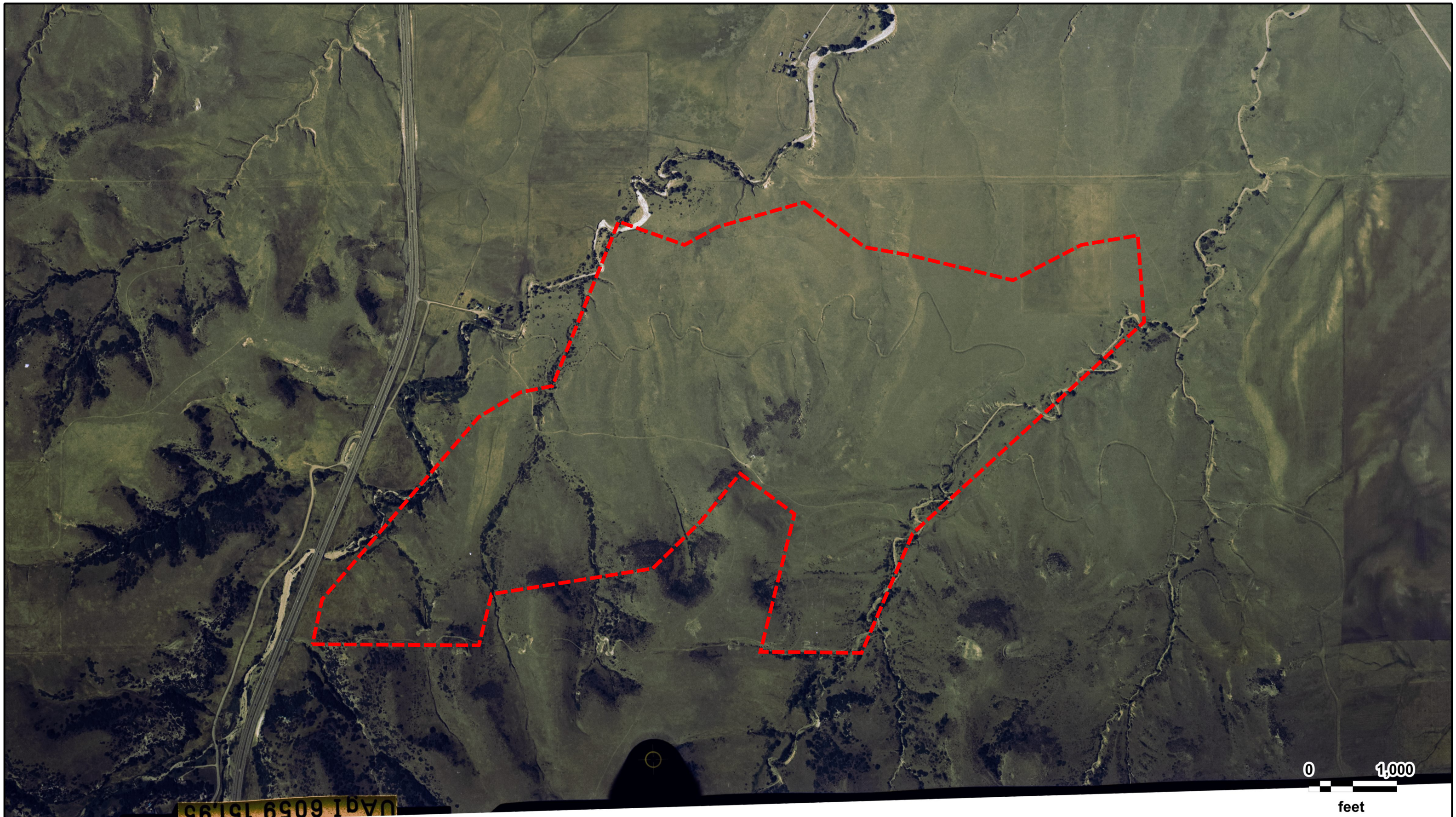




Ridgegate Southwest Village  
USGS  
10/13/1984

GeoSearch

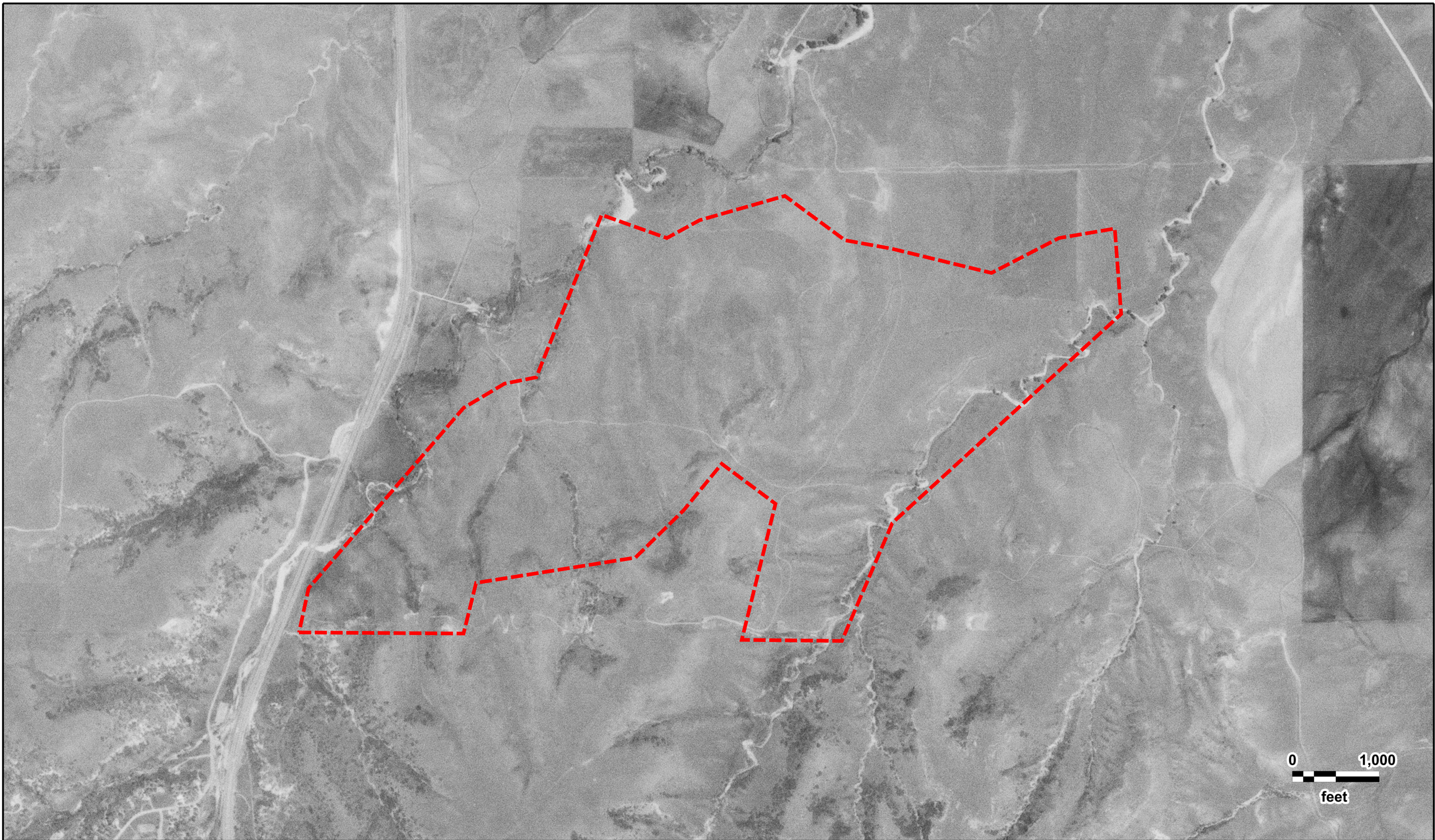




Ridgegate Southwest Village  
USGS  
07/05/1978

GeoSearch

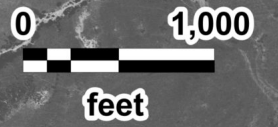
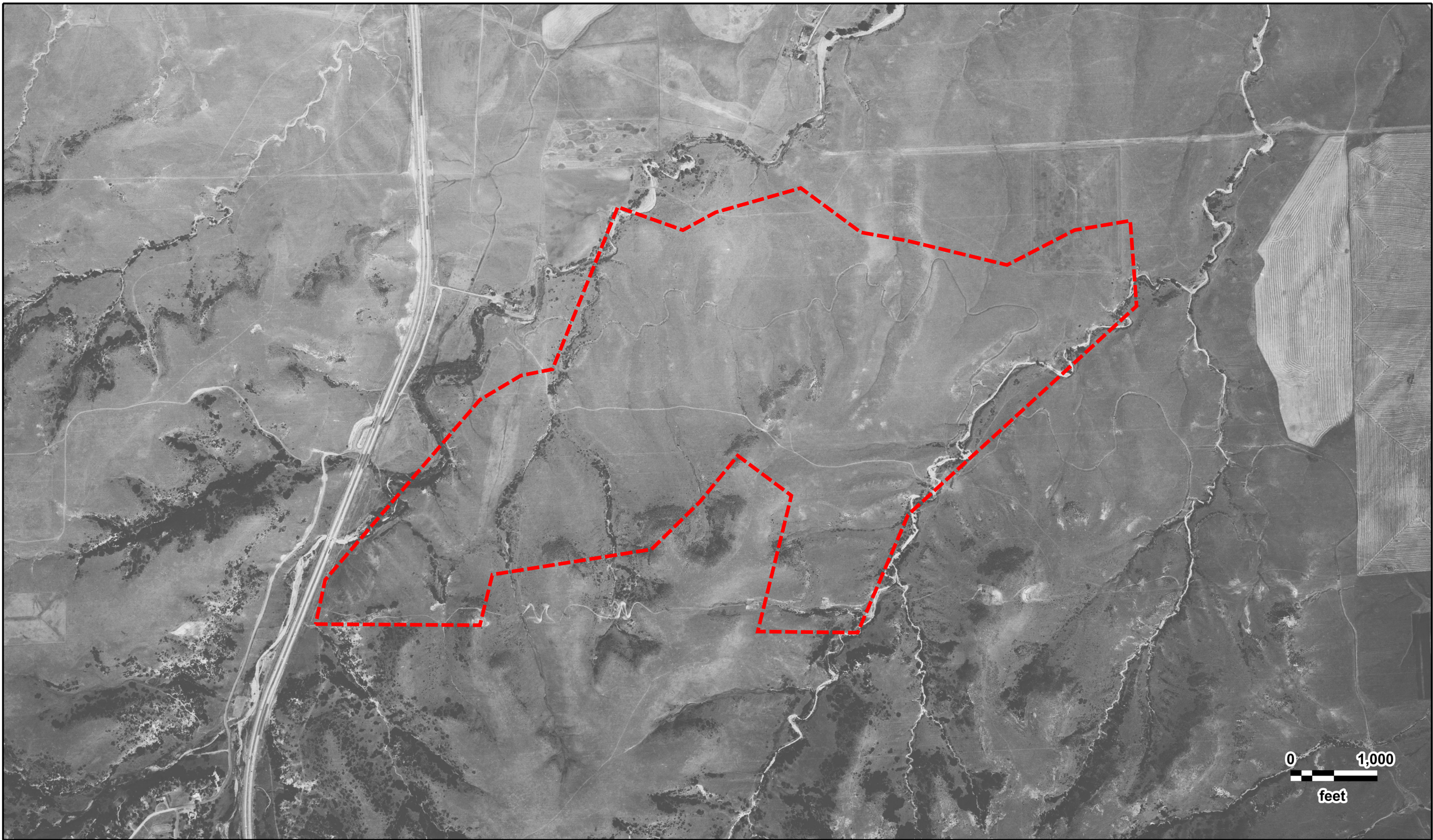




Ridgegate Southwest Village  
USGS  
06/11/1975

GeoSearch

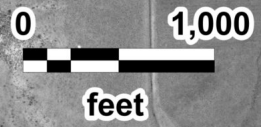
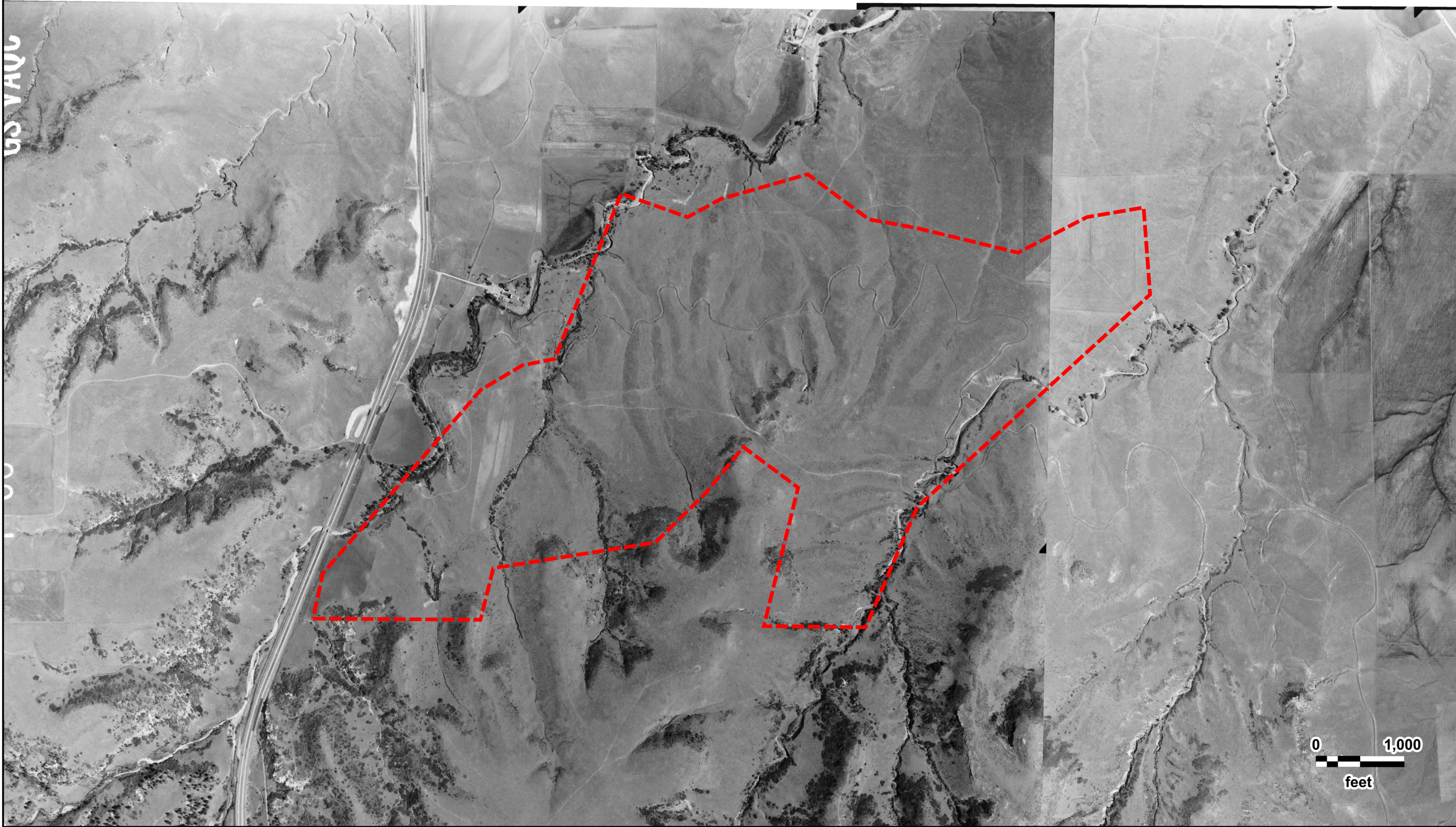




Ridgegate Southwest Village  
USGS  
08/07/1971

GeoSearch

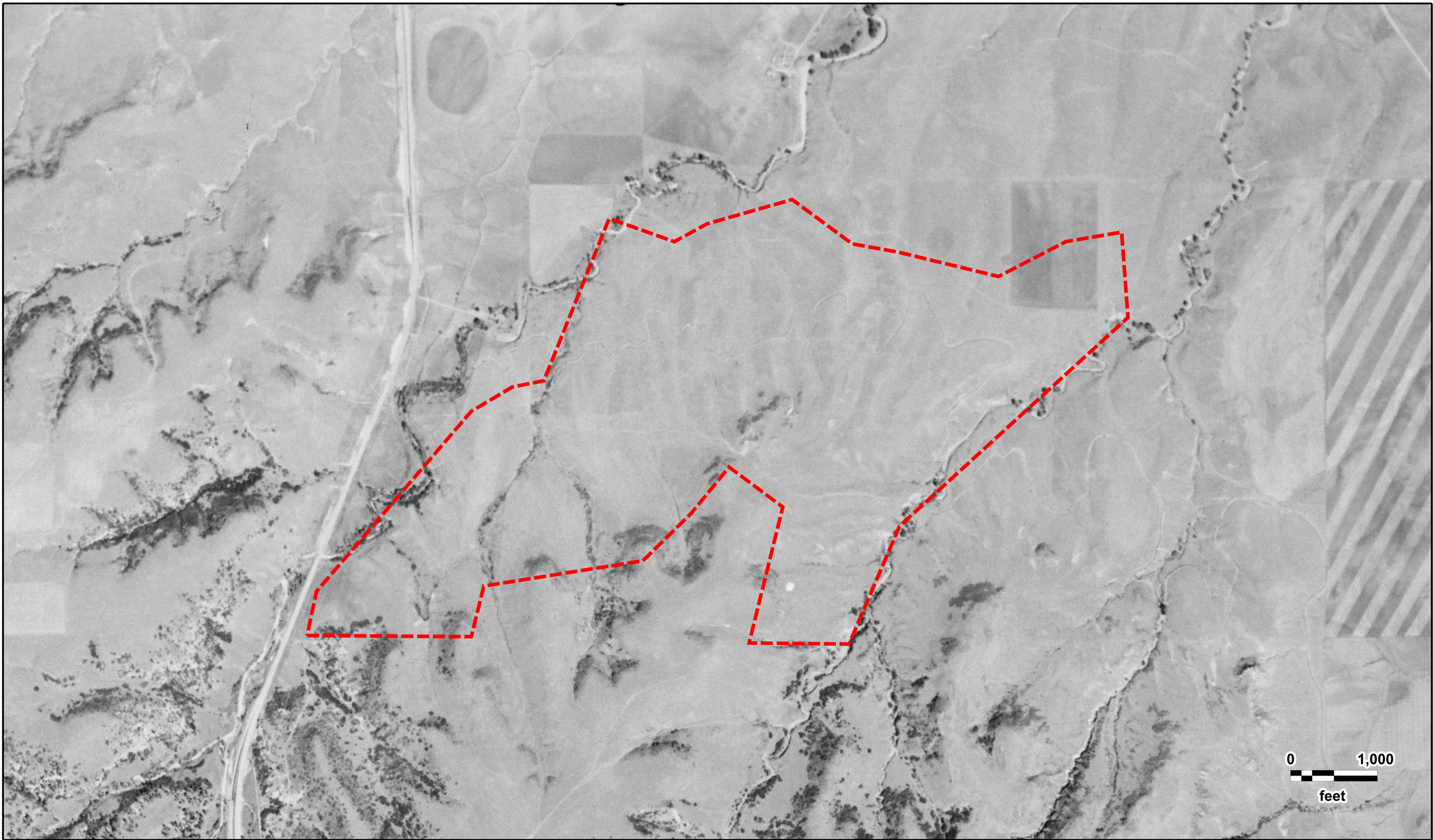




Ridgegate Southwest Village  
USGS  
05/13/1963







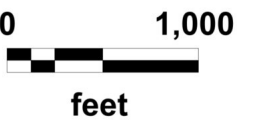
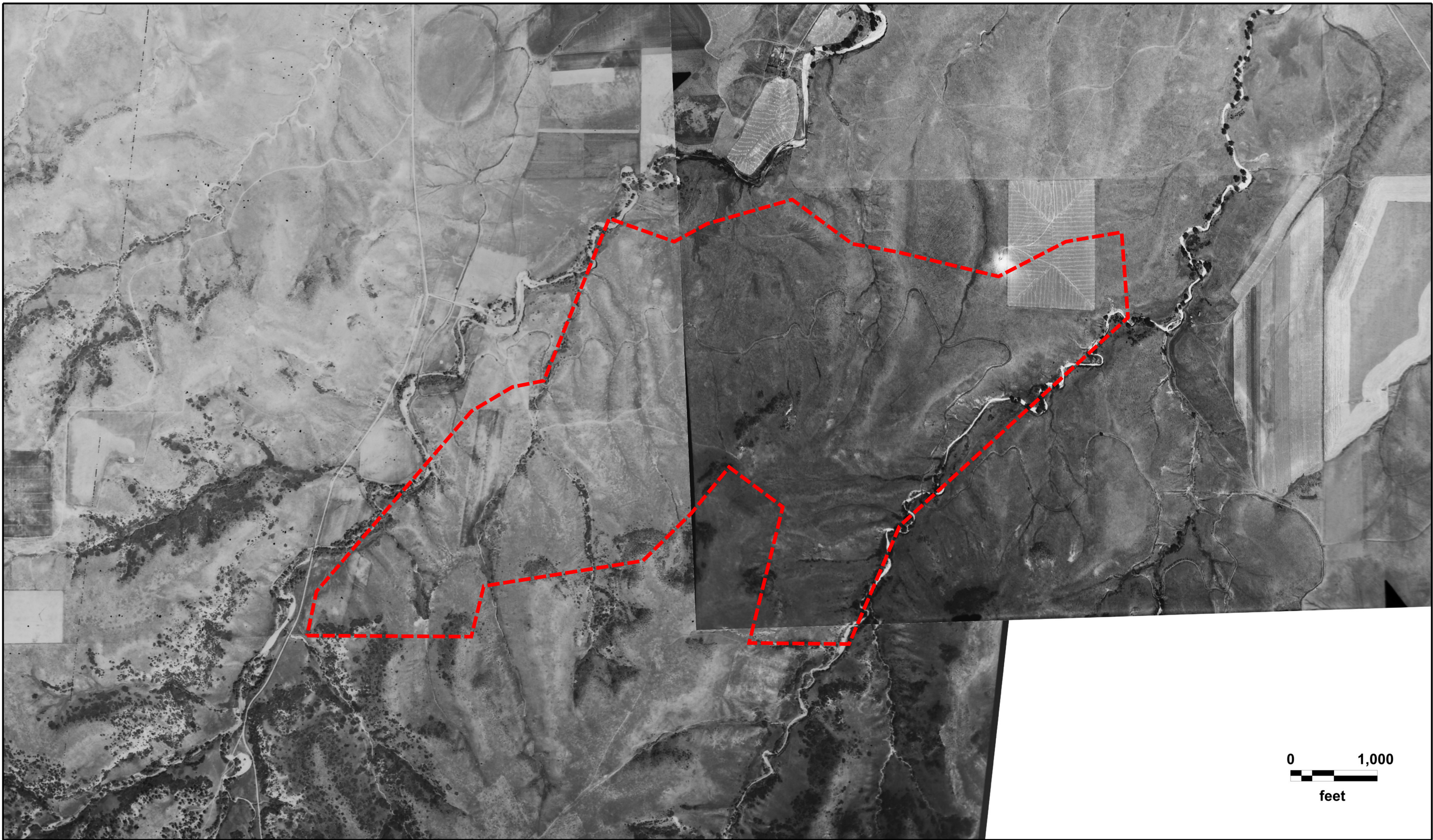
0 1,000  
feet



Ridgegate Southwest Village  
AMS  
09/26/1953

GeoSearch





Ridgegate Southwest Village  
ASCS  
08/09/1937







# **APPENDIX C**

## **GEOSEARCH REPORT**





On time. On target. In touch.™

---

## **Radius Report**

---

[GeoLens by GeoSearch](#)

*Target Property:*

**Ridgegate Southwest Village  
Lone Tree, Douglas County, Colorado 80134**

*Prepared For:*

**CTL Thompson- Denver**

**Order #: 121925**

**Job #: 279268**

**Project #: DN49,935.000V**

**Date: 02/19/2019**

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## Disclaimer

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*This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.*

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## Target Property Summary

### **Target Property Information**

*Ridgegate Southwest Village  
Lone Tree, Colorado 80134*

#### **Coordinates**

*Area centroid (-104.85411, 39.5142367)  
6,135 feet above sea level*

#### **USGS Quadrangle**

*Parker, CO*

### **Geographic Coverage Information**

**County/Parish:** Douglas (CO)

#### **ZipCode(s):**

Castle Rock CO: 80108

Lone Tree CO: 80124

Parker CO: 80134

## Database Summary

### **FEDERAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	<a href="#">LUCIS</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSCO</a>	0	2	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	<a href="#">RCRAGR08</a>	0	0	0.2500
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	<a href="#">RCRANGR08</a>	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	<a href="#">SEMS</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	<a href="#">SEMSARCH</a>	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	1.0000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	<a href="#">RCRASUBC</a>	0	0	1.0000
<b>SUB-TOTAL</b>		0	2	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
GERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
EPA DOCKET DATA	<a href="#">DOCKETS</a>	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	<a href="#">ECHOR08</a>	0	0	TP/AP
FACILITY REGISTRY SYSTEM	<a href="#">FRSCO</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	<a href="#">ICIS</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">ICISNPDES</a>	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	<a href="#">MLTS</a>	0	0	TP/AP

## Database Summary

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">NPDESR08</a>	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	<a href="#">PADS</a>	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	<a href="#">PCSR08</a>	0	0	TP/AP
SEMS LIEN ON PROPERTY	<a href="#">SEMSLIENS</a>	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	<a href="#">SSTS</a>	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	<a href="#">TSCA</a>	0	0	TP/AP
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	<a href="#">AIRSAFS</a>	0	0	0.1250
CLANDESTINE DRUG LABORATORY LOCATIONS	<a href="#">CDL</a>	0	0	0.1250
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	<a href="#">HMIRSR08</a>	0	0	0.1250
TOXICS RELEASE INVENTORY	<a href="#">TRI</a>	0	0	0.1250
ALTERNATIVE FUELING STATIONS	<a href="#">ALTFUELS</a>	0	0	0.2500
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	0.2500
FEMA OWNED STORAGE TANKS	<a href="#">FEMAUST</a>	0	0	0.2500
HISTORICAL GAS STATIONS	<a href="#">HISTPST</a>	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	<a href="#">ICISCLEANERS</a>	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	<a href="#">MSHA</a>	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	<a href="#">MRDS</a>	1	0	0.2500
OPEN DUMP INVENTORY	<a href="#">ODI</a>	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	<a href="#">SMCRA</a>	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	<a href="#">USUMTRCA</a>	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	<a href="#">NMS</a>	0	0	1.0000
FORMERLY USED DEFENSE SITES	<a href="#">FUDS</a>	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	<a href="#">FUSRAP</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>1</b>	<b>0</b>	

## Database Summary

### STATE (CO) LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL REAL COVENANTS LIST	<a href="#">COVENANTS</a>	0	0	TP/AP
ABOVEGROUND STORAGE TANK FACILITIES	<a href="#">AST</a>	1	0	0.2500
HAZARDOUS WASTE SITES- GENERATOR	<a href="#">HWSG</a>	0	0	0.2500
UNDERGROUND STORAGE TANK FACILITIES	<a href="#">UST</a>	0	0	0.2500
HISTORICAL SOLID WASTE LANDFILLS	<a href="#">HISTSWLF</a>	0	0	0.5000
LEAKING STORAGE TANK FACILITIES	<a href="#">LST</a>	1	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	<a href="#">LUSTTRUST</a>	0	0	0.5000
SOLID WASTE FACILITIES	<a href="#">SWF</a>	0	0	0.5000
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	<a href="#">VCRA</a>	0	0	0.5000
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	<a href="#">HWSCA</a>	0	0	1.0000
SUPERFUND SITES	<a href="#">SF</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>2</b>	<b>0</b>	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ASBESTOS ABATEMENT AND DEMOLITION PROJECTS	<a href="#">ASBESTOS</a>	0	0	TP/AP
COLORADO DISCHARGE PERMIT SYSTEM FACILITIES	<a href="#">CDPS</a>	0	1	TP/AP
URANIUM MILL TAILINGS SITES	<a href="#">UMTS</a>	0	0	TP/AP
AIR POLLUTION CONTROL DIVISION PERMITTED FACILITIES	<a href="#">APCDP</a>	0	0	0.1250
DRY CLEANING FACILITIES	<a href="#">CLEANERS</a>	0	0	0.1250
SPILLS LISTING	<a href="#">SPILLS</a>	0	12	0.1250
HAZARDOUS WASTE SITES- TREATMENT, STORAGE & DISPOSAL	<a href="#">HWSTSD</a>	0	0	0.5000
METHANE GAS STUDY SITES	<a href="#">METHANESITES</a>	0	0	0.5000
<b>SUB-TOTAL</b>		<b>0</b>	<b>13</b>	

## Database Summary

### LOCAL LISTING

#### Additional Environmental Records

<i>Database</i>	<i>Acronym</i>	<i>Locatable</i>	<i>Unlocatable</i>	<i>Search Radius (miles)</i>
DOUGLAS COUNTY TRASH TRANSFER AND LANDFILLS	<a href="#">DCTTLF</a>	0	0	0.5000
SUB-TOTAL		0	0	



## Database Summary

### **TRIBAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">USTR08</a>	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">LUSTR08</a>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<a href="#">ODINDIAN</a>	0	0	0.5000
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
INDIAN RESERVATIONS	<a href="#">INDIANRES</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	
<b>TOTAL</b>		<b>3</b>	<b>15</b>	

## Database Radius Summary

### FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
<b>EC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ECHOR08	0.0200	0	NS	NS	NS	NS	NS	0
FRSCO	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
<b>LUCIS</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRASC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
AIRSAFS	0.1250	0	0	NS	NS	NS	NS	0
CDL	0.1250	0	0	NS	NS	NS	NS	0
<b>ERNSCO</b>	<b>0.1250</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
HMIRSR08	0.1250	0	0	NS	NS	NS	NS	0
TRI	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
BRS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	1	0	NS	NS	NS	1
MSHA	0.2500	0	0	0	NS	NS	NS	0
<b>RCRAGR08</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RCRANGR08</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>NLRRCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ODI	0.5000	0	0	0	0	NS	NS	0
<b>RCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>SEMSARCH</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
<b>DNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
<b>NLRRCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
NMS	1.0000	0	0	0	0	0	NS	0
<b>NPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>PNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRASUBC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
RODS	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

## Database Radius Summary

### STATE (CO) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ASBESTOS	0.0200	0	NS	NS	NS	NS	NS	0
CDPS	0.0200	0	NS	NS	NS	NS	NS	0
<b>COVENANTS</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
UMTS	0.0200	0	NS	NS	NS	NS	NS	0
APCDP	0.1250	0	0	NS	NS	NS	NS	0
CLEANERS	0.1250	0	0	NS	NS	NS	NS	0
SPILLS	0.1250	0	0	NS	NS	NS	NS	0
<b>AST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
<b>HWSG</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>UST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>HISTSWLF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
HWSTSD	0.5000	0	0	0	0	NS	NS	0
<b>LST</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
<b>LUSTTRUST</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
METHANESITES	0.5000	0	0	0	0	NS	NS	0
<b>SWF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>VCRA</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>HWSCA</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SF</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>



## Database Radius Summary

### **LOCAL LISTING**

Standard environmental records are displayed in **bold**.

<b>Acronym</b>	<b>Search Radius (miles)</b>	<b>TP/AP (0 - 0.02)</b>	<b>1/8 Mile (&gt; TP/AP)</b>	<b>1/4 Mile (&gt; 1/8)</b>	<b>1/2 Mile (&gt; 1/4)</b>	<b>1 Mile (&gt; 1/2)</b>	<b>&gt; 1 Mile</b>	<b>Total</b>
DCTTLF	0.5000	0	0	0	0	NS	NS	0
<b>SUB-TOTAL</b>		0	0	0	0	0	0	0

## Database Radius Summary

### **TRIBAL LISTING**

Standard environmental records are displayed in **bold**.

<b>Acronym</b>	<b>Search Radius (miles)</b>	<b>TP/AP (0 - 0.02)</b>	<b>1/8 Mile (&gt; TP/AP)</b>	<b>1/4 Mile (&gt; 1/8)</b>	<b>1/2 Mile (&gt; 1/4)</b>	<b>1 Mile (&gt; 1/2)</b>	<b>&gt; 1 Mile</b>	<b>Total</b>
<b>USTR08</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LUSTR08</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>ODINDIAN</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>INDIANRES</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>

<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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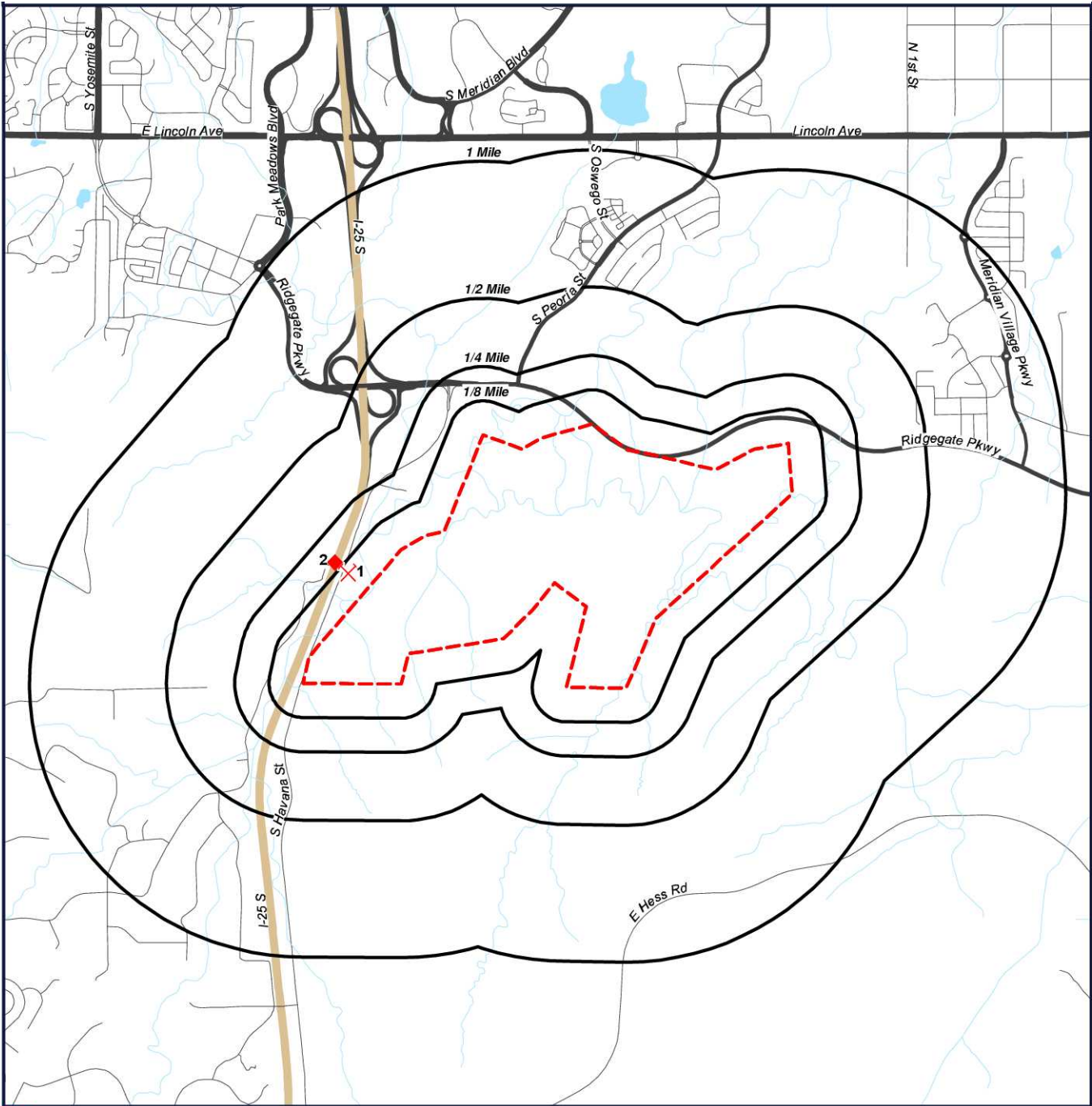
<b>TOTAL</b>		<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
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**NOTES:**

**NS = NOT SEARCHED**

**TP/AP = TARGET PROPERTY/ADJACENT PROPERTY**

# Radius Map 1



- Target Property (TP)
- MRDS
- LST

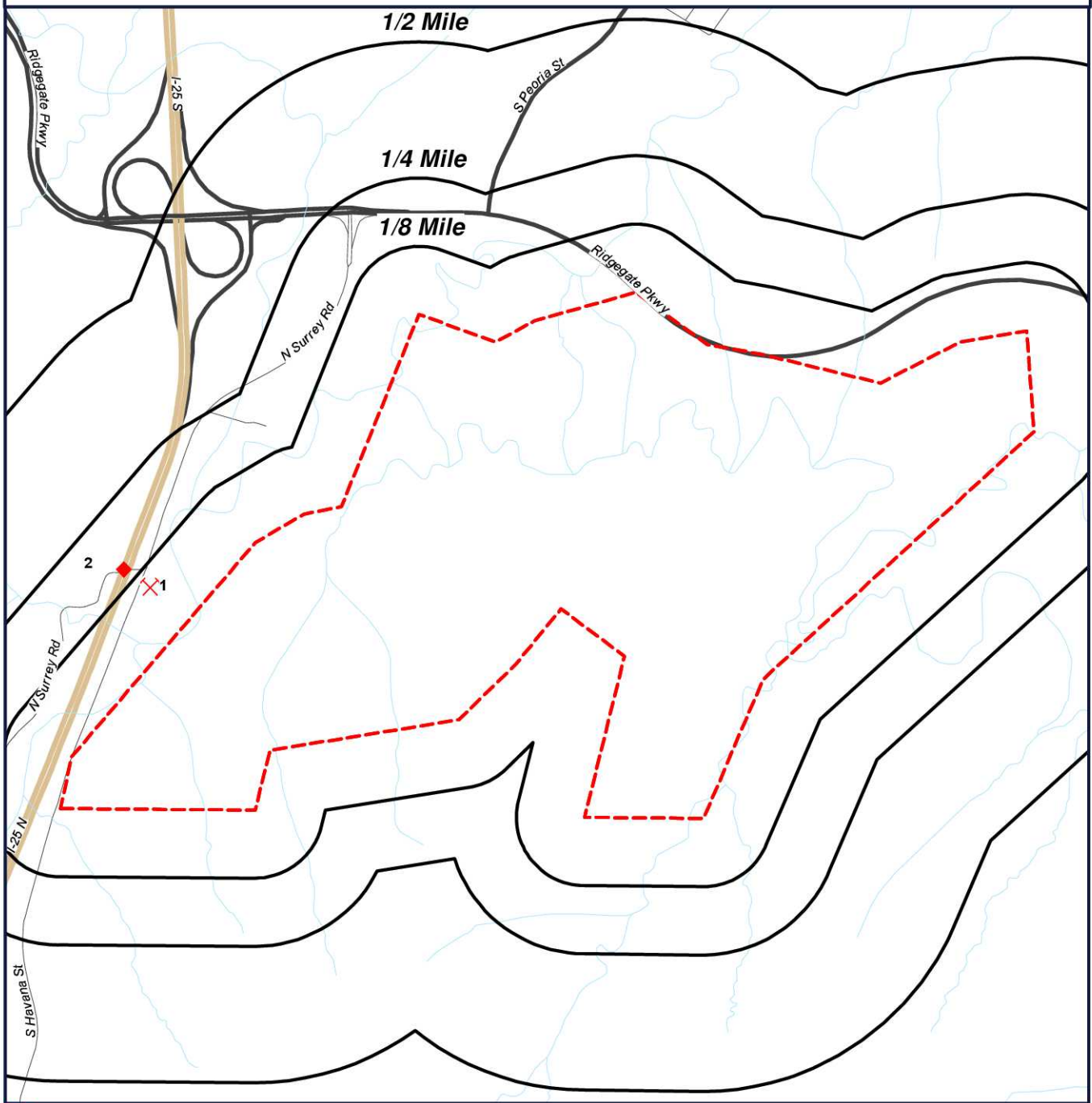
**Ridgegate Southwest Village  
Lone Tree, Colorado  
80134**



0' 1500' 3000' 4500'  
SCALE: 1" = 3000'

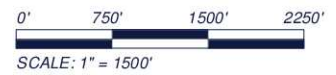
[Click here to access Satellite view](#)

# Radius Map 2



- Target Property (TP)
- MRDS
- LST

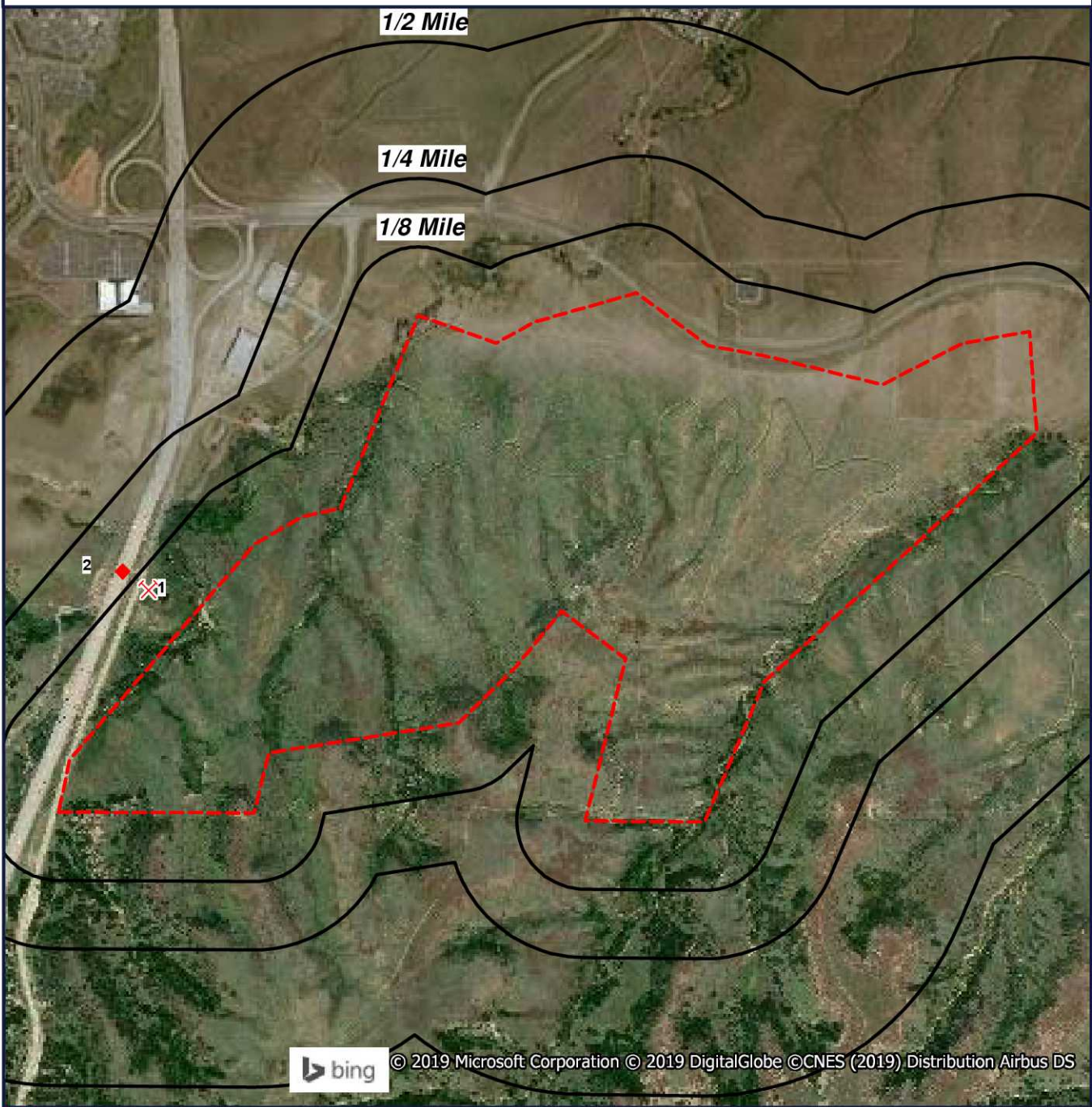
**Ridgegate Southwest Village**  
**Lone Tree, Colorado**  
**80134**



[Click here to access Satellite view](#)



# Ortho Map



-  Target Property (TP)
-  MRDS
-  LST

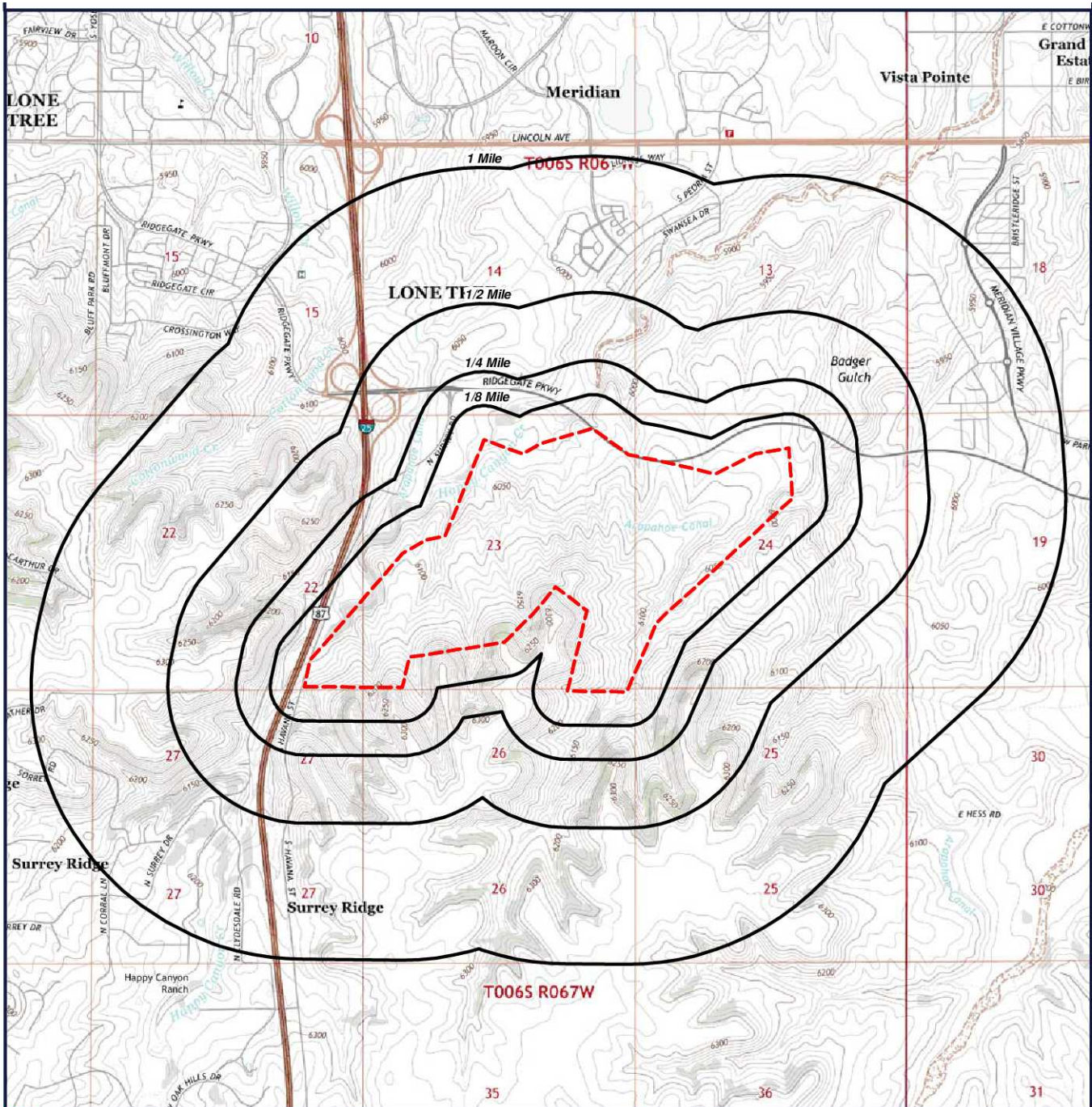
**Quadrangle(s): Parker  
Ridgegate Southwest Village  
Lone Tree, Colorado  
80134**



[Click here to access Satellite view](#)



# Topographic Map



 Target Property (TP)

**Quadrangle(s): Parker**  
**Source: USGS, 08/16/2013**  
**Ridgegate Southwest Village**  
**Lone Tree, Colorado**  
**80134**



0' 1500' 3000' 4500'  
SCALE: 1" = 3000'

[Click here to access Satellite view](#)

## Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">1</a>	MRDS	10087566	Lower (6,071 ft.)	0.095 mi. WNW (502 ft.)	HAPPY CANYON CREEK GOLD OCCURRENCE	DOUGLAS COUNTY, PARKER, CO 80134	<a href="#">18</a>
<a href="#">2</a>	<b>AST</b>	<b>14070AST</b>	<b>Lower (6,071 ft.)</b>	<b>0.148 mi. WNW (781 ft.)</b>	<b>MILE HIGH EQUIPMENT CO</b>	<b>I-25 &amp; SURREY RD, CASTLE ROCK, CO 80104</b>	<a href="#">19</a>
<a href="#">2</a>	<b>LST</b>	<b>14070LST</b>	<b>Lower (6,071 ft.)</b>	<b>0.15 mi. WNW (792 ft.)</b>	<b>MILE HIGH EQUIPMENT CO</b>	<b>I-25 &amp; SURREY RD, CASTLE ROCK, CO 80104</b>	<a href="#">20</a>

# Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

**Target Property Elevation: 6135 ft.**

NOTE: Standard environmental records are displayed in **bold**.

## EQUAL/HIGHER ELEVATION

No Records Found

## LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">1</a>	MRDS	6,071 ft.	HAPPY CANYON CREEK GOLD OCCURRENCE	DOUGLAS COUNTY, PARKER, CO 80134	<a href="#">18</a>
<a href="#">2</a>	<b>AST</b>	<b>6,071 ft.</b>	<b>MILE HIGH EQUIPMENT CO</b>	<b>I-25 &amp; SURREY RD, CASTLE ROCK, CO 80104</b>	<a href="#">19</a>
<a href="#">2</a>	<b>LST</b>	<b>6,071 ft.</b>	<b>MILE HIGH EQUIPMENT CO</b>	<b>I-25 &amp; SURREY RD, CASTLE ROCK, CO 80104</b>	<a href="#">20</a>

# Mineral Resource Data System (MRDS)

**MAP ID# 1**

Distance from Property: 0.095 mi. (502 ft.) WNW  
Elevation: 6,071 ft. (Lower than TP)

## **FACILITY INFORMATION**

GEOSEARCH ID: 10087566

DEP ID: 10087566

MINE NAME: HAPPY CANYON CREEK GOLD OCCURRENCE

ADDRESS: DOUGLAS COUNTY  
PARKER, CO 80134

DEVELOPMENT STATUS: OCCURRENCE

## **COMMODITY DETAILS**

COMMODITY: GOLD

COMMODITY TYPE: METALLIC

COMMODITY GROUP: GOLD

IMPORTANCE: TERTIARY

-----  
COMMODITY: SILVER

COMMODITY TYPE: METALLIC

COMMODITY GROUP: SILVER

IMPORTANCE: TERTIARY

## **MATERIAL DETAILS**

MATERIAL: GOLD

ORE OR GANGUE: ORE

-----  
MATERIAL: SILVER

ORE OR GANGUE: ORE

## **NAME DETAILS**

SITE NAME: HAPPY CANYON CREEK GOLD OCCURRENCE

STATUS: CURRENT

---

[Back to Report Summary](#)

## Aboveground Storage Tank Facilities (AST)

[MAP ID# 2](#)

Distance from Property: 0.148 mi. (781 ft.) WNW  
Elevation: 6,071 ft. (Lower than TP)

### FACILITY INFORMATION

FACILITY ID: 14070  
NAME: MILE HIGH EQUIPMENT CO  
ADDRESS: I-25 & SURREY RD  
CASTLE ROCK, CO 80104

OPUS LINK: [CLICK HERE](#)

### OWNER INFORMATION

OWNER ID: 17087  
NAME: MILE HIGH EQUIPMENT CO  
ADDRESS: 1335 40TH ST  
DENVER, CO 80205

### TANK INFORMATION

TANK ID:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:	INSTALLATION DATE:
NR	NOT REPORTED	NOT REPORTED	NOT REPORTED	NOT REPORTED	NOT REPORTED

[Back to Report Summary](#)



## Leaking Storage Tank Facilities (LST)

**MAP ID# 2**

Distance from Property: 0.15 mi. (792 ft.) WNW  
Elevation: 6,071 ft. (Lower than TP)

### **FACILITY INFORMATION**

UNIQUE ID: 14070LST

FACILITY ID: 14070

NAME: MILE HIGH EQUIPMENT CO

ADDRESS: I-25 & SURREY RD  
CASTLE ROCK, CO 80104

SITE NAME: MILE HIGH EQUIPMENT CO

LOCATION: I-25 & SURREY RD<BR>CASTLE ROCK 80104

### **LEAKING INFORMATION**

EVENT ID:	STATUS:	RELEASE DATE:	CLOSURE DATE:	LOG DATE:	ALTERNATE NAME:
685	CLOSED	NOT REPORTED	NOT REPORTED	7/10/1997	MILE HIGH EQUIPMENT CO
OPUS LINK:	<a href="#">CLICK HERE</a>				

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## Unlocated Sites Summary

*This list contains sites that could not be mapped due to limited or incomplete address information.*

<b>Database Name</b>	<b>Site ID#</b>	<b>Site Name</b>	<b>Address</b>	<b>City/State/Zip/County</b>
CDPS	COR03I511	EAST/WEST REGIONAL TRAIL	RIDGEGATE PKWY	LONE TREE
ERNSCO	832006	SITE SPECIFIC	SOUTHBOUND INTERSTATE 25 MILE MARKER 191	LONE TREE
ERNSCO	1137592	SITE SPECIFIC	INTERSTATE 25 SOUTH BOUND	CASTLE ROCK
SPILLS	2007-0384		SOUTHBOUND I-25	LONE TREE
SPILLS	CO97-057		I-25 AND SURRY RIDGE ROAD (EXIT 191)	
SPILLS	2006-343		SB I-25	
SPILLS	CO90-203		I-25 SURREY RIDGE EXIT	
SPILLS	2003-620		I-25 NB	
SPILLS	2003-181		I-25 SB	CASTLE ROCK
SPILLS	2003-287		I-25 SB	CASTLE ROCK
SPILLS	2002-1327		I-25 NB	CASTLE ROCK
SPILLS	2007-0701		I-25 NB	
SPILLS	2004-489		I-25 SB	
SPILLS	2005-339		I-25 SB	
SPILLS	2007-0652		I-25 NB	CASTLE ROCK



## ***Environmental Records Definitions - FEDERAL***

### **DOCKETS**

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

### **EC**

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

### **ECHOR08**

Enforcement and Compliance History Information

VERSION DATE: 09/01/18

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

### **FRSCO**

Facility Registry System

VERSION DATE: 10/09/18

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

### **ICIS**

Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/01/18

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the

## ***Environmental Records Definitions - FEDERAL***

Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

**ICISNPDES** Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

**LUCIS** Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**MLTS** Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

**NPDES08** National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**PADS** PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the U.S. Environmental Protection Agency of such activities.



## ***Environmental Records Definitions - FEDERAL***

**PCSR08** Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

**RCRASC** RCRA Sites with Controls

VERSION DATE: 11/21/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

**SEMSLIENS** SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

**SFLIENS** CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

## ***Environmental Records Definitions - FEDERAL***

**SSTS** Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

**TSCA** Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

**AIRSAFS** Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

**CDL** Clandestine Drug Laboratory Locations

VERSION DATE: 10/05/17

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.



## ***Environmental Records Definitions - FEDERAL***

**ERNSCO** Emergency Response Notification System

VERSION DATE: 10/28/18

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

**HMIRSR08** Hazardous Materials Incident Reporting System

VERSION DATE: 09/30/18

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**TRI** Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

**ALTFUELS** Alternative Fueling Stations

VERSION DATE: 09/01/18

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

**BRS** Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

## ***Environmental Records Definitions - FEDERAL***

**FEMAUST** FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

**HISTPST** Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**ICISCLEANERS** Integrated Compliance Information System Drycleaners

VERSION DATE: 09/01/18

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**MRDS** Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

**MSHA** Mine Safety and Health Administration Master Index File

VERSION DATE: 08/31/18

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

**RCRAGR08** Resource Conservation & Recovery Act - Generator

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA)



## ***Environmental Records Definitions - FEDERAL***

the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

### **RCRANGR08**

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

### **BF**

Brownfields Management System

VERSION DATE: 12/21/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

### **NLRRCRAT**

No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 12/17/18

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

### **ODI**

Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

## Environmental Records Definitions - FEDERAL

**RCRAT** Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

**SEMS** Superfund Enterprise Management System

VERSION DATE: 12/12/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

**SEMSARCH** Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 12/13/18

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

**SMCRA** Surface Mining Control and Reclamation Act Sites

VERSION DATE: 09/14/18

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**USUMTRCA** Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste,



## ***Environmental Records Definitions - FEDERAL***

environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**DNPL** Delisted National Priorities List

VERSION DATE: 11/14/18

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**DOD** Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

**FUDS** Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

**FUSRAP** Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

## ***Environmental Records Definitions - FEDERAL***

**NLRRCRAC** No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 12/17/18

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

**NMS** Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**NPL** National Priorities List

VERSION DATE: 11/14/18

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

**PNPL** Proposed National Priorities List

VERSION DATE: 11/14/18

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

**RCRAC** Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems



## ***Environmental Records Definitions - FEDERAL***

that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

**RCRASUBC** Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 12/17/18

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

**RODS** Record of Decision System

VERSION DATE: 08/13/18

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

## ***Environmental Records Definitions - STATE (CO)***

### **ASBESTOS**

Asbestos Abatement and Demolition Projects

VERSION DATE: 12/28/17

The Colorado Department of Public Health and Environment's Air Pollution Control Division assists schools and businesses to comply with air pollution laws regulating asbestos and asbestos containing materials. The regulation that governs asbestos in Colorado is the Colorado Air Quality Control Commission's Regulation No. 8, Part B, "Emission Standards for Asbestos." Notification is required for all demolitions of all facilities and all asbestos abatement projects that exceed the trigger levels, whatever is the lesser quantity. The notification requirements apply to both friable and non-friable asbestos materials. This database contains those related projects since January 2008.

### **CDPS**

Colorado Discharge Permit System Facilities

VERSION DATE: 10/17/18

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the Colorado Discharge Permit System. This system controls stormwater discharges from construction activities by requiring a Stormwater Construction Permit to reduce pollutants from entering streams, river, lakes and wetlands as a result of runoff from residential, commercial and industrial areas. This database also includes facilities with Industrial Stormwater Permits.

### **COVENANTS**

Environmental Real Covenants List

VERSION DATE: 01/31/19

Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. These covenants, which are recorded with the deed and run with the land, provide a mechanism to ensure that institutional controls that are part of environmental remediation projects are properly implemented and that engineered structures are protected and maintained, so that implemented remedies continue to be protective of human health and the environment for as long as any residual contamination remains a risk.

### **UMTS**

Uranium Mill Tailings Sites

VERSION DATE: 08/09/02

There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. These nine sites, known commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going. This database was provided by the Colorado Department of Public Health and Environment.



## ***Environmental Records Definitions - STATE (CO)***

**APCDP** Air Pollution Control Division Permitted Facilities

VERSION DATE: 11/01/18

The Stationary Sources Program, located within the Air Pollution Control Division of the Colorado Department of Public Health and Environment, evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions, and maintains a computerized inventory of air pollution emissions throughout the state.

**CLEANERS** Dry Cleaning Facilities

VERSION DATE: 01/31/19

This database contains dry cleaners which have obtained an air permit through the Air Pollution Control Division at the Colorado Department of Public Health and Environment.

**SPILLS** Spills Listing

VERSION DATE: 11/30/18

The Colorado Department of Public Health and Environment's Division of Emergency Preparedness and Response maintains this listing of chemical spills and/or releases.

**AST** Aboveground Storage Tank Facilities

VERSION DATE: 12/20/18

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of aboveground storage tank (AST) facilities. This AST database also includes other types of storage tank facilities such as liquefied petroleum gas (LPG), vehicle tank meters (VTM), and compressed natural gas facilities.

**HWSG** Hazardous Waste Sites- Generator

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. This facility listing includes RCRA sites listed as generators of hazardous waste (Small Quantity Generators and Large Quantity Generators) and was provided by the Colorado Department of Public Health and Environment.

Small Quantity Generators (SQG) generate, in any calendar month, more than 100 kg (220 lbs.) but less than 1,000 kg (2,200 lbs.) of RCRA hazardous waste; and generate, in any calendar month, or accumulate at any time, no more than 1 kg (2.2 lbs.) of acute hazardous waste and no more than 100 kg (220 lbs.) of material from the cleanup of a spill of acute hazardous waste; and accumulate on-site no more than 6000 kg (13,200 lbs) of hazardous waste at any one time; or, the site is a Small Quantity Generator if the site met all other criteria for a Conditionally Exempt Small Quantity Generator, but accumulated, at any time, more than 1,000 kg (2,200 lbs.) of RCRA hazardous waste.

## ***Environmental Records Definitions - STATE (CO)***

Large Quantity Generators (LQG) generate, in any calendar month, 1,000 kg (2,200 lbs.) or more of RCRA hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 1 kg (2.2 lbs.) of RCRA acute hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 100 kg (220 lbs.) of spill cleanup material contaminated with RCRA acute hazardous waste.

**UST**                      Underground Storage Tank Facilities

VERSION DATE: 12/20/18

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of underground storage tank facilities.

**HISTSWLF**                      Historical Solid Waste Landfills

VERSION DATE: NR

This historical solid waste landfills database contains data from the Hazardous Materials Waste Management Division (HMWMD) of the Colorado Department of Public Health and other various state and local agencies. In the early 1980s, the HMWMD conducted a survey of staff members and local agencies to compile this listing of sites that were known or thought to have waste issues. This Solid Waste Historical Data is not considered complete or verifiable and has not been maintained since the late 1980s. The HMWMD is not responsible and shall not be liable to the used for damages of any kind arising out of the use of this data or information.

**HWSTSD**                      Hazardous Waste Sites- Treatment, Storage & Disposal

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. TSD facilities treat, store, dispose, or recycle hazardous waste on site in units and therefore are subject to RCRA permitting requirements. Historic TSDs are facilities that have completed closure and/or post-closure of the RCRA Subtitle C Regulated Unit(s) or the Treatment/Storage/Disposal Unit is no longer regulated. This database was provided by the Colorado Department of Public Health and Environment.

**LST**                              Leaking Storage Tank Facilities

VERSION DATE: 12/20/18

The Oil and Public Safety Division of the Colorado Department of Labor and Employment maintains this list of aboveground and underground storage tank facilities with confirmed releases.

**LUSTTRUST**                      Leaking Underground Storage Tanks Trust Fund Sites

VERSION DATE: 01/01/00

Suspected tank leaks have been discovered at the sites included in this database, but the facility responsible for



## ***Environmental Records Definitions - STATE (CO)***

the leak has not been identified. The state's investigation and search for responsible parties is paid for out of the state's Leaking Underground Storage Tank (LUST) Trust Fund. This database was provided by the Colorado Department of Labor & Employment, Division of Oil and Public Safety, State Fund Section and is no longer updated.

**METHANESITES** Methane Gas Study Sites

VERSION DATE: 01/01/81

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

**SWF** Solid Waste Facilities

VERSION DATE: 01/04/19

The Colorado Department of Public Health and Environment maintains this database of solid waste disposal facilities, transfer stations, recyclers, waste tire registrants, and waste grease registrants.

**VCRA** Voluntary Cleanup and Redevelopment Program Sites

VERSION DATE: 01/11/19

This site listing is provided by the Colorado Department of Public Health and Environment (CDPHE) and includes both voluntary cleanup and brownfield properties. The Voluntary Cleanup and Redevelopment program was created in 1994. The objective of the program is to facilitate the redevelopment and transfer of contaminated properties. Properties that sit untouched because of their real or perceived contamination can be rehabilitated using the CDPHE's Brownfields Program in conjunction with the Voluntary Cleanup Program. Cleanup decisions are based on existing standards and the proposed use of the property. The actual cleanup and verification is the owner's responsibility.

**HWSCA** Hazardous Waste Sites- Corrective Action

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the Hazardous and Solid Waste Amendments (HSWA) were added to RCRA providing for corrective action at facilities subject to RCRA. That same year, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. Corrective action may be implemented as part of a RCRA Hazardous Waste Permit, an Order, or a Corrective Action Plan pursuant to the Colorado Hazardous Waste Regulations. Corrective action is the process by which regulated facilities investigate and remediate, as necessary, all contamination (soil, ground water, surface water, air) associated with their releases into the environment. Historic Corrective Action Sites are facilities that have

## ***Environmental Records Definitions - STATE (CO)***

completed the RCRA Subtitle C corrective Action process. This database was provided by the Colorado Department of Public Health and Environment.

**SF** Superfund Sites

VERSION DATE: 06/22/18

This listing contains active, deleted and proposed "Superfund" hazardous waste sites, as well as those sites identified through the Natural Resource Damages section of Superfund legislation and one Private Non-Superfund Cleanup site. A site qualifies for the National Priorities List (NPL or Superfund list) when the U.S. Environmental Protection Agency (EPA) determines there is a release or threatened release of hazardous substances that may endanger public health, welfare or the environment. In Colorado, the lead agency for Superfund remediation may be either the EPA or the Colorado Department of Public Health and Environment.



## ***Environmental Records Definitions - LOCAL***

**DCTTLF**

Douglas County Trash Transfer and Landfills

VERSION DATE: 09/20/17

This list of landfills and trash transfer sites is provided by the Douglas County Public Works Department.

## ***Environmental Records Definitions - TRIBAL***

**USTR08**                      Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/25/18

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**LUSTR08**                      Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/25/18

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

**ODINDIAN**                      Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

**INDIANRES**                      Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.





# **APPENDIX D**

## **LOCAL GOVERNMENT RESPONSE**

# **SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE**

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February 19, 2019

TO: Lela Updegrave

EMAIL: [lupdegrave@ctlthompson.com](mailto:lupdegrave@ctlthompson.com)

RE: SE of I-25 and RidgeGate Pkwy, Lone Tree, Douglas County, 80134  
2231-242-00-005

Lela:

A search of SMFR records dating back to 1/1/2003 show no response to hazmat-related calls at this parcel, and no permits have been issued for AST/UST.

Sincerely,

Becky Bishop  
Division Assistant, Fire Marshal's Office  
Ph: 720-989-2209





03/04/2019

Lela Updegrave  
CTL Thompson  
1971 W. 12<sup>th</sup> Ave.  
Denver, CO 80218]

RE: DN49935 - SE of I-25 and Ridgeway Pkwy, Parcel No: 2231-242-00-005

Dear Lela:

In response to your request, I have conducted an environmental assessment search of Tri-County Health Department (TCHD) records for information on the property located at DN49935 - SE of I-25 and Ridgeway Pkwy, Parcel No: 2231-242-00-005. These records include databases of historic solid waste disposal sites, Individual Sewage Disposal Systems, clandestine methamphetamine labs and complaints regarding possible hazardous material spills or hazardous waste releases.

#### Onsite Wastewater Treatment System

There are records for several historical septic permits in the general area of the property. It is unknown as to the status of these permits, but most likely they are no longer in use as public sewer is now available in the area. Septic tanks and/or leach fields may still exist related to these permits. TCHD has septic records for the following addresses that can be provided upon request:

[10822 S. Havana St. Lonetree – Issued 11/22/11]

[10791 S. Havana St. Lonetree – Issued 01/07/19]

You may also wish to check with other environmental protection/public health agencies that have different or additional databases than those maintained by TCHD. Following is contact information for the Colorado Department of Public Health and Environment (CDPHE):

Colorado Department of Public Health & Environment  
HMWMD Records Center  
4300 Cherry Creek Drive South  
Denver, Colorado 80246-1530  
(303) 692-3331  
Toll free: (888) 569-1831  
FAX: (303) 759-5355  
E-mail requests: [comments.hmwmd@state.co.us](mailto:comments.hmwmd@state.co.us)



Sincerely,

*Natalie Wright*

*Natalie Wright*  
*Environmental Health Specialist*  
*Tri-County Health Department*  
*410 S. Wilcox St.*  
*Castle Rock, CO 80104*  
*Office (303) 846-2025*





# **APPENDIX E**

## **RESUMES**

# Resume

**LELA T. UPDEGRAVE**  
Environmental Technician



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## Office Location

Denver, Colorado

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## Years of Experience

1 Year

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## Education

B.S. Wildlife Biology  
Humboldt State University  
2014

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## Certifications & Professional Training

Track and Sign Level III,  
CyberTracker Conservation,  
*Humboldt County CA (2013)*

First Aid and CPR, American Heart  
Association, *Fairplay, CO (2017)*

Ms. Updegrave joined CTL | Thompson in 2018 as a Biologist and Environmental Technician for commercial and municipal projects for the Environmental Department. Her past background is mainly in the biological and ecological sciences with 6 seasons of relevant field work. Her current responsibilities include Phase I Environmental Site Assessments, research of historical documentation, and biological evaluations.

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## Project Experience

### **Brighton East Farms, Brighton, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for biological study.

### **Brighton Homestead Farms, Brighton, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

### **Cutler Farms, Commerce City, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

### **Sky Ranch, Aurora, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA.

### **Stonegate, Parker, Colorado**

Conducted several burrowing owl presence/absence surveys in accordance with Colorado Parks and Wildlife Recommended Burrowing Owl Survey Protocol.

### **Sorrel Ranch, Arapahoe County, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

### **Copperleaf J, Aurora, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

### **Southgate II, Brighton, Colorado**

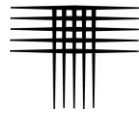
Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

### **Meadows J, Castle Rock, Colorado**

Assisted lead engineer with site visit, records review, interviews, and report for Phase I ESA and biological study.

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## Matthew L. Wardlow, P.E.

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### Environmental Department Manager

#### Office Location

Denver, Colorado

#### Years of Experience

20 Years

#### Professional

##### Registration

Registered Professional Engineer: Colorado

#### Education

B.S. Engineering and Policy, Washington University, St. Louis, MO, 1993

#### Training & Certifications

40 Hour OSHA Training

Confined Space Training

Mold Remediation Technician

Training Principals of Forced Air Remediation

Asbestos Inspector  
Air Monitoring Specialist  
Designer

#### Professional Affiliations

American Society of Civil Engineers

American Society of Foundation Engineers

Colorado Environmental Management Society

Urban Land Institute

Mr. Wardlow has a variety of technical expertise in Phase I and II Environmental Site Assessments, CDPHE Voluntary Cleanup (VCP) applications, asbestos consultation, underground storage tank removals, site characterizations, and assessments under the National Environmental Policy Act. Mr. Wardlow reviews all environmental deliverables, making sure that the latest practices are followed. He has developed a reputation as a consistent and reliable consultant for his clients, which include the City & County of Denver, Auraria Campus and its colleges, and Boulder County. He encompasses a variety of project experience including brownfields, historical mine sites, medical facilities, and wastewater treatment plants.

#### Project Experience

##### Regency Athletic Complex at MSU Denver, Denver Colorado

##### **2016 ACEC CO GRAND CONCEPTOR AWARD – Highest Engineering Honor**

This former brownfield, located at the southern end of Auraria Campus, was the site of geotechnical and environmental issues from past industrial use. There was also the potential for settlement due to undocumented fill. Mr. Wardlow devised an idea using Deep Dynamic Compaction (DDC), which is a ground improvement technique that densifies the majority of soils and fills in-place by using a drop weight. CTL then provided on-site geotechnical and environmental inspection services, management of contaminants excavated, and also successfully entered the client into the State of Colorado Voluntary Cleanup Program. Measures were also taken to monitor air quality and vibrations from the impact. The solution was about 25% of the removal and replacement costs, and there has been no noticeable settlement.

##### Other Redevelopment/Voluntary Cleanup Projects:

Prepared Overall 2016 Auraria Campus Materials Management Plan

New Breckenridge Brewery – VCP – Remediation of Pesticides

Community College of Denver Confluence Building

Metro State Hotel and Hospitality Learning Center

Metro State Student Success Building

AHEC 5th Street Parking Garage – VCP – Coal Ash and Asbestos

Gold Hill Mesa - VCP - Subdivision Constructed on Mine Tailings

4<sup>th</sup> and Santa Fe – VCP Remediation of Chrome Plating Site

ConocoPhillips - Purchase/Redevelopment of 400-acre StorageTek

##### Other Major Projects and Clients

Denver Department of Environmental Health - 20+ P1 and P2 ESAs

CDOT - Over 30 Asbestos Surveys, Air Clearances of Buildings

Land Developers - Due Diligence Studies and SWMP Consultation

Urban Land Conservancy - P1 and P2 ESAs, IAQ Concerns

CU Boulder - Asbestos Consultant - Ketchum Hall, Hallett Hall

Homebuilders - Due Diligence, Mold and Moisture Consultation

Boulder County Risk Management - On-Call Industrial Hygienist

Boulder Valley School District - On-Call Asbestos Consultant

Regis University - P1 ESA of 7 Parcels of Campus