

July 2, 2009

Mr. Keith Ickes
Boulder County
2025 14th Street
Boulder, Colorado 80302

Subject: File Review Letter for 6400 Arapahoe Road, Boulder, Colorado

Dear Mr. Ickes:

Pinyon Environmental Engineering Resources, Inc. (Pinyon), completed a Phase I Environmental Site Assessment (ESA) for the property located at 6400 Arapahoe Road in Boulder, Colorado, on June 18, 2009. Two underground storage tanks (USTs) were documented in the Colorado Department of Labor and Employment Division of Oil and Public Safety (OPS) database; however, it was unknown if the USTs remained at the Site. Pinyon recommended that a file review of OPS records and other agency information be conducted in order to obtain further information regarding the two USTs. On June 22, 2009, Boulder County contracted Pinyon to complete the file review.

As part of the file review, Pinyon reviewed information from the following sources:

- OPS
- Rocky Mountain Fire Authority
- Boulder County Health Department
- Boulder County Land Use
- Boulder County Building Division
- City of Boulder Planning and Zoning Department
- Boulder County Assessor

Based on correspondence with J. Garcia of OPS on June 25, 2009, OPS indicated that there was a data entry error in the OPS system. They believe that the 1,000-gallon UST tank tag number 4732-1 was mis-labeled in their database and is actually a 4,000-gallon UST. The 4,000-gallon UST was

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removed from the Site in 1990. Soil around the tank was removed and OPS issued a no further action (NFA) letter in July of 1994. OPS had no further record regarding a second tank, the 750-gallon tank, which is recorded as closed in 1989. In addition, OPS indicated that the installation date of the tanks (1947), listed in the OPS database, is a default date given to all historical tanks with unknown installation dates. A letter from OPS documenting the above information is attached.

Rocky Mountain Fire Authority did not have any record of the 750-gallon waste/used oil UST (Appendix A) or the 1,000-gallon/4,000-gallon gasoline UST.

Boulder County Health Department did not have any records regarding tanks or hazardous materials at the Site. In addition, none of the information from the other sources indicated that there were tanks associated with the Site.

Based on the information obtained and reviewed, Pinyon could not confirm the location of the 750-gallon waste/used oil tank, or whether it was removed from the Site or closed in place. Given the other errors with the OPS records, this tank might not have existed, or it might have been an aboveground storage tank. No vent pipes or other indications were observed at the Site, which would indicate a remaining UST. There is no other reasonably available information sources that are likely to contain information regarding USTs at the Site. Therefore, Pinyon classifies this as a data gap. Ground-water monitoring was conducted at the Site in the early to mid-1990s, and subsequently the state issued a closure letter. This indicates that there was not a significant ground-water issue at that time. The used oil tank was last used before that monitoring began, and it is reasonable to assume that any release from that tank would have been detected during the monitoring program. Therefore, Pinyon concludes that the potential for a release from this tank is low, and the data gap is therefore not significant.

Thank you for choosing Pinyon for your environmental consulting needs. Please feel free to contact our office if you have any questions or comments regarding this letter.

Sincerely,

PINYON ENVIRONMENTAL ENGINEERING RESOURCES, INC.



Karen J. Carling
Environmental Scientist

Attachment:
Letter from OPS

BILL RITTER, JR.
Governor

DONALD J. MARES
Executive Director

Mahesh Albuquerque
Division Director



DEPARTMENT OF LABOR AND EMPLOYMENT

Division of Oil and Public Safety

633 17TH ST., Ste #500
Denver, Colorado 80202-3660
(303) 318-8500; Fax (303) 318-8488
E-Mail oil.publicsafety@state.co.us
Website: <http://ops.cdle.state.co.us>

July 1, 2009

Karen J. Carling
Pinyon Environmental Engineering Resources, Inc.
376 Broadway, Suite 210
Saratoga Springs, NY 12866
(518) 583-8012
(518) 691-8693

**Re: Tank Size Correction at DIAMOND LUMBER INC, 6400 Arapahoe Ave.,
Boulder, CO 80302 (OPS Facility ID #4732)**

Dear Karen J. Carling:

The Division of Oil and Public Safety (OPS) was notified on June 24th, 2009 that the tank listed in COSTIS as a 1000 gasoline that was installed on 12/31/1947 maybe the incorrect size. Your records show that this was a 4000 gallon tank system.

After final review of OPS's existing documents we concur that that tank is a 4000 gallon tank and not a 1000 gallon tank system. Therefore, we have updated the tank screen to show that tank 4732-1 is now listed as a 4000 gallon tank.

<u>Edit</u>	<u>Tank Tag</u>	<u>Status</u>	<u>Type</u>	<u>Install Date</u>	<u>Registration Date</u>	<u>Delivery Prohib Date</u>	<u>Product</u>	<u>Capacity</u>	<u>Date Closed</u>	<u>Closure Method</u>
	4732-1	Permanently Closed	UST	12/31/1947			Gasoline	4000	2/6/1990	Removed
	4732-2	Permanently Closed	UST	12/31/1947			6 - Used Oil (Waste Oil)	750	12/1/1989	

If you have any questions please call 303-318-8505

Sincerely,

O'Deana Wilson
Technical Specialist

cc: Mahesh Albuquerque, Division Director