



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 2023-Modular-Production-Factory

HEROS Number: 900000010311856

Project Location: 6500 Arapahoe Rd, Boulder, CO 80303

Additional Location Information: N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

District (BVSD), the City of Boulder and Flatirons Habitat for Humanity (FHH). The purpose of the facility is to produce much needed affordable housing for valley residents and workers while providing workforce training for BVSD students. The new modular homes produced through this partnership will be permanently affordable to extremely low-, low-, moderate- and middle-income households. The genesis of this project was the city's purchase of the Ponderosa Mobile Home Park in 2018. The Park has experienced infrastructure failure, and the existing manufactured homes are old and in need of replacement. The facility would be dedicated to the construction of up to 73 new homes for Ponderosa residents for the first 7-10 years. But the factory design has the capacity to build up to 50 homes each year to help achieve the city's and region's housing goals. The factory will be located on the Educational Resource campus of the Boulder Valley School District (6500 Arapahoe Rd, Boulder, CO). The city will provide funding to construct the factory and the tools required to equip this type of facility. Flatirons Habitat for Humanity will be the certified manufacturer, manage the facility, procure materials, and provide the logistical support of organizing volunteers, homeowners, and professional staff. The school district will provide land for the construction of the factory for a period of at least 10 years with an option to renew and use the operation as a teaching facility for the TEC Construction class.

Funding Information

Grant Number	HUD Program	Program Name
14.218	Community Planning and Development (CPD)	Community Development Block Grants (Section 108 Loan Guarantee)

Estimated Total HUD Funded Amount: \$4,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$10,900,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	To minimize impacts to East Boulder Ditch and potentially the Preble's mouse: 1. While construction will begin during the Preble's mouse active period (May 1 - Oct 31), no construction will occur at night 2. The City of Boulder will follow regional storm water management guidelines and design best management practices to control contamination, erosion, and sedimentation using such measures as silt fences, silt basins, gravel bags, biodegradable and wildlife friendly netting and blankets, and other controls needed to stabilize soils in denuded or grades areas, during and after construction.
Noise Abatement & Control	Per the Environmental Noise Analysis conducted by Colorado Analytics on 2/13/2023, the overhead doors on the project building must remain closed while the assembly line inside are in operation.

Project Mitigation Plan

Per the consultation response from the State Historic Preservation Office, should unidentified archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register eligibility criteria (36 CFR 60.4) in consultation with their office pursuant to 36 CFR 800.13.

Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: Shelly Conley Date: 4/26/2023

Name / Title/ Organization: Shelly Conley, Housing Senior Compliance Manager - City of Boulder

Certifying Officer Signature: Kurt Firnhaber Date: 4/26/2023

Name/ Title: Kurt Firnhaber, Director Housing & Human Services - City of Boulder

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: 2023-Modular-Production-Factory

HEROS Number: 900000010311856

Responsible Entity (RE): BOULDER, DIVISION OF HOUSING BOULDER CO, 80302

RE Preparer: Shelly Conley

State / Local Identifier:

Certifying Officer: Kurt Firnhaber

Grant Recipient (if different than Responsible Entity):

Point of Contact: Shelly Conley at conleys@bouldercolorado.gov

Consultant (if applicable):

Point of Contact:

Project Location: 6500 Arapahoe Rd, Boulder, CO 80303

Additional Location Information: N/A

Direct Comments to: Shelly Conley
conleys@bouldercolorado.gov

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The creation of a Modular Factory in Boulder is proposed through a partnership of the Boulder Valley School District (BVSD), the City of Boulder and Flatirons Habitat for Humanity (FHH). The purpose of the facility is to produce much needed affordable housing for valley residents and workers while providing workforce training for BVSD students. The new modular homes produced through this partnership will be permanently affordable to extremely low-, low-, moderate- and middle-income households. The genesis of this project was the city's purchase of the Ponderosa Mobile Home Park in 2018. The Park has experienced infrastructure failure, and the existing manufactured homes are old and in need of replacement. The facility would be dedicated to the construction of up to 73 new homes for Ponderosa residents for the first 7-10 years. But the factory design has the capacity to build up to 50 homes each year to help achieve the city's and region's housing goals. The factory will be located on the Educational Resource campus of the Boulder Valley School District (6500 Arapahoe Rd, Boulder, CO). The city will provide funding to construct the factory and the tools required to equip this type of facility. Flatirons Habitat for Humanity will be the certified manufacturer, manage the facility, procure materials, and provide the logistical support of organizing volunteers, homeowners, and professional staff. The school district will provide land for the construction of the factory for a period of at least 10 years with an option to renew and use the operation as a teaching facility for the TEC Construction class.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

There is an extraordinary need for affordable housing in Boulder. The city views this as a necessary and critical project to help achieve Boulder's housing goals, which includes providing diverse housing choices, increasing the affordable housing stock, and creating a community of mixed incomes and housing types. The purpose of the project is to construct a modular factory to increase the number of affordable homes that will allow homes to be built at lower cost and more efficiently. Modular construction is gaining momentum in the industry. The partnership between the City of Boulder, BVSD and Flatirons Habitat for Humanity will help prepare students for a changing industry that will have a lasting impact on affordable housing in our community. The Modular Factory size and location in Boulder allows for the partnership to be strategic in designing and building energy efficient and affordable housing on the site that will help address the city's challenge with its affordable housing supply. The HUD funds are needed to construct and equip the factory to allow the construction of modular homes. The City of Boulder will provide the balance of funding required to complete the architectural and site design, permitting, and other regulatory approvals.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Modular Factory proposed project site consists of a small rectangular shaped area approximately 0.717 acres within the large Boulder Valley School District campus. The

site is currently vacant and provides paved parking for District vehicles. The BVSD area is surrounded by some vacant land to the north, east and west of the site with several commercial buildings to the north and single-family residences to the east of the site. Many households in Boulder pay more than the national standard of 30 percent or less of income for housing and are characterized as "cost burdened." Until 2018, Boulder had an affordable housing goal of 10 percent of the housing stock as affordable to low/moderate-income households. That goal was established in 2000 by City Council as a result of substantial study and community discussion on the need for affordable housing (Boulder Division of Housing, 2020). In 2018, the city adopted an increase to the goal that 15 percent of all housing units in Boulder are affordable for low- to middle- income households by 2035 (City of Boulder Division of Housing, 2018). This was in recognition that many people who provide important community services (e.g., teachers, nurses, childcare providers) cannot afford to live where they work. These workers often find affordable housing in outlying communities, which increases the time and cost of commuting and makes civic participation very difficult. A core value of the Boulder community is to create an array of incomes and housing types. The city is pursuing a variety of different strategies to reach the affordable housing goal including (Boulder Division of Housing, 2020): * Affordable housing requirements for new residential development. * Funding for nonprofit and for-profit housing developers who preserve and develop affordable housing. * Working with nonprofit and for-profit partners in the community to address the housing goal and other housing needs in the community. * Deed restrictions on affordable housing to insure continued affordability to future community residents.

Maps, photographs, and other documentation of project location and description:[Modular Factory Layout\(1\).JPG](#)[Site Map\(1\).docx](#)[6500 Arapahoe Rd Boulder CO\(1\).JPG](#)[Site Photographs.pdf](#)**Determination:**

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:[Signature Page.pdf](#)**7015.15 certified by Certifying Officer on:**

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
14.218	Community Planning and Development (CPD)	Community Development Block Grants (Section 108 Loan Guarantee)

Estimated Total HUD Funded, Assisted or Insured Amount: \$4,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$10,900,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood

		insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following: Ozone. Per the Air Quality Analysis conducted by Pinyon Environmental on April 26, 2023, this project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Per the Department of the Army Corps of Engineers (April 13, 2023), a Jurisdictional Determination has been prepared for the subject area. Based on a review of available documentation, we have determined that the delineated project area for the modular production factory is comprised entirely of dry land. Therefore, a Department of the Army permit is not required for this activity. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed project/activity is suitable for its proposed location and use. There

		are no disproportionately high and adverse impacts to low-income or minority populations from the proposed project. The project would provide additional opportunities for low- and moderate-income housing, having a beneficial impact on these populations. Adverse environmental impacts are not disproportionately high for low-income and/or minority populations. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project is compatible with surrounding land uses, which consist of public, commercial, and residential housing. The building design and landscape would be compatible with the existing structures surrounding the proposed project site.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The ground surface is paved and gently slopes down to the northwest toward Valmont Reservoir. Overall, the soil conditions are adequate for development, provided compaction of structural fill material is completed.	
Hazards and Nuisances including Site	2	The Project will not cause detrimental or adverse exposure from substantial environmental hazards that would affect the health of high-risk	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Safety and Site-Generated Noise		populations such as minority, low-income, and worker populations.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The proposed project would not result in changes to employment or income patterns. The proposed site is well located with regard to the local employment base. There are numerous employment opportunities with businesses located along Arapahoe Road. The proposed project also has the potential to provide job opportunities to low income and minority populations.	
Demographic Character Changes / Displacement	1	No changes to the neighborhood demographic character are anticipated. The proposed project would result in additional affordable housing options for the local communities. Likewise, displacement from the proposed project would not occur. The project site currently consists of a parking lot.	
Environmental Justice EA Factor	2	The proposed project/activity is suitable for its proposed location and use. There are no disproportionately high and adverse impacts to low-income or minority communities from the proposed project. The project would provide additional opportunities for low- and moderate-income housing, having a beneficial impact on these communities. Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	No impacts to educational facilities are expected. The proposed project is located within Boulder Valley School Districts campus. The proposed project will benefit directly from being adjacent to the Technical Education Center allowing students to be incorporated into the Factory as a learning opportunity.	
Commercial Facilities	1	The proposed project site is well-located with access to employment and commercial facilities. Potential beneficial impacts to commercial	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Access and Proximity)		facilities may be realized as the project could result in additional customers for existing commercial facilities in the area.	
Health Care / Social Services (Access and Capacity)	2	No impacts to health care are anticipated as the project would be located in a suburban area with existing medical and emergency services. Boulder Community Health has several locations, one of which is in close proximity to the proposed project on Arapahoe Road.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Several recycling, composting and trash service providers operate in Boulder. While the proposed project would generate some construction debris, no impacts to solid waste services are anticipated as the project would be located in an established suburban area with existing services. One benefit of a Modular Factory is the significant reduction in waste generated in the construction process.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	All infrastructure assets are currently available to the proposed project site including water and waste water services provided by the City of Boulder. Construction and occupation of the proposed project are not expected to impact waste water as sufficient facilities are in place that can handle the additional demands of the development.	
Water Supply (Feasibility and Capacity)	2	All infrastructure assets are currently available to the proposed project site including water and waste water services provided by the City of Boulder. While the proposed development would use water, no impact to water supply is anticipated as the project would be located in an established suburban area with existing facilities that can handle the additional demands of the development.	
Public Safety - Police, Fire and Emergency Medical	2	Since the project site is in a developed area of Boulder, public safety provided by the City of Boulder is well established. The site is located within close proximity to police, fire and emergency medical services. No impact to public safety or medical services is anticipated.	
Parks, Open Space and	2	The proposed project site is located within close proximity to parks, open space and recreational	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Recreation (Access and Capacity)		activities. No impacts to parks, open space or recreational facilities are anticipated as the proposed project is located in an established suburban area with existing services.	
Transportation and Accessibility (Access and Capacity)	2	The City of Boulder has a robust public transportation system, most of which is operated by the Regional Transportation District. The proposed project would have no impact on the transportation system.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No unique natural features are located at the project site which is currently a paved parking lot. The project site is underlain by soils that are not considered prime or unique farmland.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	There is no native vegetation located at the project site. The site is currently vacant with paved parking.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The project was evaluated for its potential contributions to greenhouse gas (GHG) emissions as well as the effects climate change may have on the project in the future. GHG emission levels are anticipated to be de minimis and not significantly contribute to climate change effects. This determination is based on the proposed scale of the project. It is the opinion of the City that the benefits of developing low-income housing outweighs any de minimis GHG emission impacts. As the global climate shifts towards warmer temperatures and more intense events, certain regions are more prone to the consequences of climate change. According to the U.S. Climate Resilience Toolkit (https://toolkit.climate.gov/topics/energy/energy-data-gallery), future weather patterns that have the capacity to become more intense in the High Plains of Colorado include seasonal high and low	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		temperatures, wildfires and precipitation. Newly constructed, modern residential homes constructed in the modular factory will provide reliable, and safe living situations for low-income households.	
Energy Efficiency	2	The Factory building and equipment (including forklifts) will be all electric and powered by a rooftop solar system. The affordable homes produced in the Factory will also be all electric, highly insulated and efficient, and powered by rooftop solar.	

Supporting documentation

Additional Studies Performed:

Field Inspection [Optional]: Date and completed

by:

Todd Warth

4/28/2021 12:00:00 AM

[Site Photographs.pdf](#)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

State Historic Preservation Office, Tribes, Colorado Department of Public Health and Energy, US Fish & Wildlife, and US Army Corp of Engineers.

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

Workforce Boulder County, Boulder Valley School District, Colorado Water Conservation Board, Regional Transportation District-o, Colorado Parks & Wildlife, City of Boulder Police Department, City of Boulder Fire Department, City of Boulder Transportation & Mobility Department, City of Boulder Public Works Utilities, City of Boulder Planning & Development Services, EPA Region 8. A letter was also sent to residents within the proposed project area.

Cumulative Impact Analysis [24 CFR 58.32]:

A mixture of public, residential, industrial, and commercial uses have existed in the vicinity of the project area for many years. The proposed project would have short-term cumulative impacts related to noise during construction in the immediate area but would not add any significant cumulative impacts to existing conditions. A noise study was conducted and concluded that neighbors would not hear ongoing Factory operations with all the doors closed.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The City of Boulder has been working collaboratively with Boulder Valley School District and Habitat for Humanity to develop the proposed project. The proposed project is the design that meets the collaborative needs of the community. Detailed alternative site plans have not been created. City staff explored sites throughout the city with a focus on city owned property. The purchase of property for the purpose of a Modular Factory would make the project financially infeasible. In 2019 and 2020, city staff explored the use of city owned property at 4990 Pearl, known as the Yards. City staff submitted a pre-application to explore the viability of the site for the Factory. Three specific options were explored: 1) conversion of an old building used to store surplus city furniture; 2) a soon to be vacated building occupied by open space and mountain parks rangers; and 3) open land used to store public infrastructure improvement projects. All three sites were problematic due to the zoning restrictions imposed by the current Planned Unit Development (PUD) regulations and need to amend the PUD. Additionally, the city facilities department was contemplating a new master plan for the entire site and the Factory would use a significant portion of the parcel that was envisioned as a future eastern city campus. The Boulder Valley School District site emerged as the preferred option due no land costs, availability of services, and proximity to the Technical Education Center (TEC) that would allow student convenient access to learn the construction trade in the Factory.

No Action Alternative [24 CFR 58.40(e)]

Under the no action alternative, the Section 108 loan would not be provided for the proposed project and the property would remain as a vacant parking lot. No affordable housing would be constructed to meet the needs of the community.

Summary of Findings and Conclusions:

The proposed project would have no impacts on floodplains, direct or indirect impacts on the wetlands, may affect but is not likely to adversely affect threatened and endangered species including the Preble's mouse. The proposed project, will have no impacts on wild and scenic rivers, air quality, farmland, environmental justice, noise levels, explosive and flammable operations, toxic chemicals, airports, vegetation and wildlife, comprehensive planning and zoning, soil suitability, visual quality, historical

resources, solid waste, waste and storm water, water resources, open space, recreation, cultural features, transportation, or energy consumption. The City of Boulder has been working collaboratively with Boulder Valley School District and Habitat for Humanity to develop the proposed project. The proposed project is the design that meets the collaborative needs of the community. The proposed project conforms to the City of Boulder's zoning code. State of Colorado regulations with regard to land use, density and development requirements and is compatible with surrounding land use. During the Section 106 consultation process, State Historic Preservation Officer (SHPO) and the City of Boulder determined that the proposed project will result in no historic properties affected [36 CFR 800.4(d)(91)]. Short-term cumulative impacts to air quality, noise, and visual resources could occur during construction. If this were to occur, the cumulative impacts would be temporary, intermittent, and typical of construction activities.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	To minimize impacts to East Boulder Ditch and potentially the Preble's mouse: 1. While construction will begin during the Preble's mouse active period (May 1 - Oct 31), no construction will occur at night 2. The City of Boulder will follow regional storm water management guidelines and design best management practices to control contamination, erosion, and sedimentation using such measures as silt fences, silt basins, gravel bags, biodegradable and wildlife friendly netting and blankets, and other controls needed to stabilize soils in	N/A		

	denuded or grades areas, during and after construction.			
Noise Abatement & Control	Per the Environmental Noise Analysis conducted by Colorado Analytics on 2/13/2023, the overhead doors on the project building must remain closed while the assembly line inside are in operation.	N/A		

Project Mitigation Plan

Per the consultation response from the State Historic Preservation Office, should unidentified archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register eligibility criteria (36 CFR 60.4) in consultation with their office pursuant to 36 CFR 800.13.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[City of Boulder Airport Influence Zones Map.JPG](#)

[Airport Clear Zones Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Coastal Barrier Resources System Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[FEMA Map 08013C0414K_12 7 2017.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

☒ Yes

☐ No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

☒ Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone 25.00 ppb (parts per million)

Provide your source used to determine levels here:

Per the Air Quality Analysis completed by Pinyon Environmental on April 26, 2023 the attainment status of Boulder County, Colorado for the national ambient air quality standards (NAAQS) is in Table 1 in the attached Air Quality Analysis memo. Boulder County, Colorado is located in a nonattainment area for O3. Furthermore, Boulder County, Colorado is in severe nonattainment for the 2008 O3 standard and moderate nonattainment for the 2015 O3 standard.

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone 25.00 ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Ozone. Per the Air Quality Analysis conducted by Pinyon Environmental on April 26, 2023, this project does not exceed *de minimis* emissions levels or the

screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation

[Data Request Boulder HUD.xlsx](#)

[Boulder HUD Air Quality 2023-04-26.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary

Compliance Determination

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Coastal Zone Boundary Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- ☒ American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
ASTM Phase II ESA
Remediation or clean-up plan
ASTM Vapor Encroachment Screening
None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- ☒ No

Explain:

Per the Phase I ESA conducted by Freedom Environmental Consultants on 5/12/2021, the assessment revealed no evidence of recognized environmental conditions (RECs) for the proposed project site.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Phase I ESA_6500 E Arapahoe Rd-Boulder.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

To minimize impacts to East Boulder Ditch and potentially the Preble's mouse: 1. While construction will begin during the Preble's mouse active period (May 1 - Oct 31), no construction will occur at night 2. The City of Boulder will follow regional storm water management guidelines and design best management practices to control contamination, erosion, and sedimentation using such measures as silt fences, silt basins, gravel bags, biodegradable and wildlife friendly netting and blankets, and other controls needed to stabilize soils in denuded or grades areas, during and after construction.

No mitigation is necessary.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[CONCUR~1.PDF](#)

[NEPAssist Critical Habitat Map.JPG](#)

[Endangered Species Map.JPG](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No

☐ Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

☐ No

☒ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

☒ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[NEPAssist EPA Hazardous Waste Facility Map.JPG
COLORA~1.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The proposed project is located on vacant land used as a parking lot.
The site has no history of agricultural use.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

✓ None of the above

2. Upload a FEMA/FIRM map showing the site here:

[FEMA Map 08013C0414K 12 7 2017.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold**Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation**Select all consulting parties below (check all that apply):**

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Apache Tribe of Oklahoma
✓ Arapaho Tribe of the Wind
Reservation Wyoming

Response Period Elapsed
Response Period Elapsed

✓ Cheyenne & Arapahoe Tribes of Oklahoma	Response Period Elapsed
✓ Comanche Nation of Oklahoma	Response Period Elapsed
✓ Fort Belknap Indian Community of Montana	Response Period Elapsed
✓ Northern Cheyenne Tribe of Northern Cheyenne	Response Period Elapsed
✓ Southern Ute Indian Tribe	Completed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Colorado SHPO was consulted. Used HUD's Tribal Directory Assessment Tool to determine which tribes have expressed an interest in Boulder County, then confirmed with the City. Sent consultation request letters to each of the tribes.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes
No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

The APE was defined as the legal description of the development parcel at 6500 Arapahoe Road (see APE map).

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[Tribal Consultation Letters.pdf](#)

[RE_EX~1.PDF](#)

[RE_COB HHS - Southern Ut.pdf](#)

[Southern Ute Tribe Response.pdf](#)

[SHPO Response79975_Modular Production Factory.pdf](#)

[City of Boulder Historic Preservation Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

✓ None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise Map Arapahoe Ave.JPG](#)

[Mod Factory-noise-study.pdf](#)

[Noise - Modular Factory.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Sole Source Aquifers Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

Per the Department of the Army Corps of Engineers (April 13, 2023), a Jurisdictional Determination has been prepared for the subject area. Based on a review of available documentation, we have determined that the delineated project area for the modular production factory is comprised entirely of dry land. Therefore, a Department of the Army permit is not required for this activity. The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[NWO-20~3.PDF](#)

[NWO-20~2.PDF](#)

[NWO-20~1.PDF](#)

[Wetlands - Modular Factory.pdf](#)

[Functional Assessment package.pdf](#)

[National Wetland Inventory Map Site Boundary.png](#)

[City of Boulder Wetlands Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild and Scenic Rivers Map.JPG](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

The proposed project/activity is suitable for its proposed location and use. There are no disproportionately high and adverse impacts to low-income or minority populations from the proposed project. The project would provide additional opportunities for low- and moderate-income housing, having a beneficial impact on these populations. Adverse environmental impacts are not disproportionately high for low-income and/or minority populations. No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

[Environmental Justice Map_Minority Population.JPG](#)
[Environmental Justice Map_Low Income Population.JPG](#)

Are formal compliance steps or mitigation required?

2023-Modular-Production-
Factory

Boulder, CO

900000010311856

Yes

✓ No

APPENDIX A

Overview & Project Location

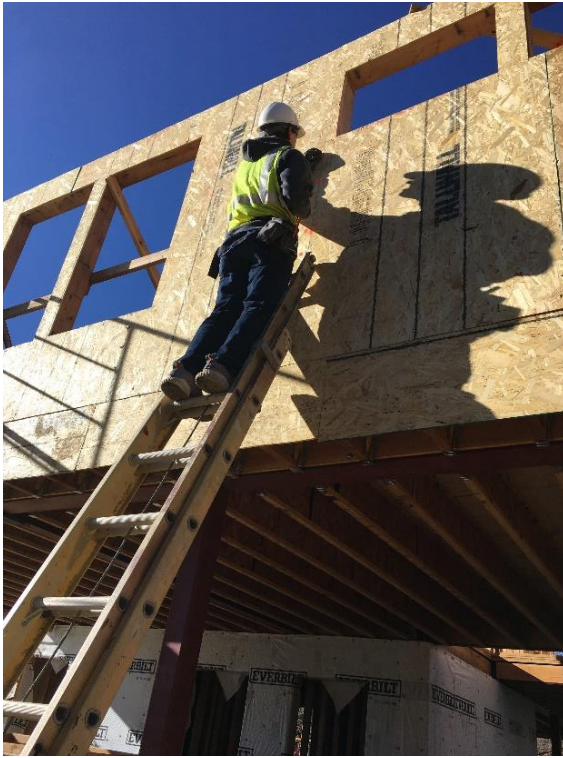
Affordable Housing Modular Factory

The creation of an Affordable Housing Manufacturing Factory is proposed through a partnership of the Boulder Valley School District (BVSD), the City of Boulder and Flatirons Habitat for Humanity (FHH). The purpose of the facility is to produce much needed affordable housing for valley residents and workers while providing workforce training for BVSD students.

The genesis of this project was the city's purchase of the Ponderosa Mobile Home Park in 2018. The Park has experienced infrastructure failure and the existing manufactured homes are old and in need of replacement. The new modular homes produced through this partnership would be healthy, allow residents to build wealth, are energy efficient (i.e., net zero), and will be permanently affordable to extremely low-, low-, moderate- and middle-income households. The facility would be dedicated to the construction of up to 73 new homes for Ponderosa residents for the next 7-10 years. Once the Ponderosa project is completed (and possibly sooner) the production facility will be utilized to produce other affordable homes within Boulder.

The factory will be located on the Educational Resource campus of the Boulder Valley School District (6500 Arapahoe Rd, Boulder, CO 80303). The city will provide funding to construct the factory and the tools required to equip this type of facility. Flatirons Habitat for Humanity will be the certified manufacturer, manage the facility, procure materials, and provide the logistical support of organizing volunteers, homeowners and professional staff. The school district will provide land for the construction of the factory for a period of at least 10 years with an option to renew and use the operation as a teaching facility for the TEC Construction class.





As of March 2021, the TEC Two Year Construction Program is in its third year of offering. The courses are based on the Process of Construction, rather than just the Trades in Construction. Through this partnership, TEC students will be exposed to a broad view of the construction industry; it's expected that much of this exposure will occur at the modular production facility.

The TEC program has a partnership with FHFH and students gain experience in numerous ways: 1) attending site builds with FHFH (5 Saturdays per semester for approximately 80 hour per year); 2) building projects in the classroom for use by the public; 3) interning and apprenticing; 4) learning from weekly speakers discussing their experience in the construction industry; 5) obtaining OSHA 10 and 30 and CPR/First Aid certificates; and 6) gaining knowledge of different applications (i.e., General Contracting, SmartSheet, Commercial Drone Pilots License, SketchUp, AutoCad, Revit, and other future technologies). The students also receive concurrent credit under Front Range Community College classes taught by a

licensed instructor.

Out of the 11 students who finished the first year, 2 were hired by national construction companies, 2 were accepted into CSU's Construction Management program and the remainder were hired for a 7-week summer construction initiative.

3D Duplex Front Yard Perspective



Modular construction is gaining momentum in the industry. This partnership and focus will help prepare students for a changing industry that will have a lasting impact on affordable housing in our community. This Factory will become a model for the region of how to incorporate high school students into a setting that allows them to learn with experts in the field by building modular units and delivering the homes to prepared sites.



Noise – Modular Factory

The proposed site is predominantly occupied by Boulder Valley School District campus which is located in an area of commercial, industrial, residential and undeveloped properties. The proposed project site within the BVSD campus and consists of a degraded asphalt parking area. The proposed project is not anticipated to generate any significant noise impacts beyond what is already occurring on the BVSD campus and nearby uses. However, the City contracted with an Acoustical Engineer to evaluate potential noise impacts of the Factory on neighbors and the marsh. The full report is below.

The project partners are going to great lengths to address noise concerns.

- The Factory building will be net zero with a large solar installation allowing both heating and cooling of the inside ensuring that the Factory doors will remain closed year round to contain the noise of the operations.
- Only forklifts that do not have back up alarms will be purchased (this is a neighbor complaint regarding the current industrial uses on and near the site).
- Circulation was designed to ensure deliveries could circumnavigate the building to avoid the use of back up alarms.
- The external HVAC system was placed on the north side of the building to reduce potential noise impacts to the neighbors and marsh.
- The Project Partners contracted with an acoustical engineer to evaluate potential noise impacts of the Factory on neighbors and the marsh.
- Operating Hours: 5 days a week – Tuesday through Saturday to accommodate volunteer schedules, between the hours of 8am – 4pm. Quiet hours will be observed in consideration of neighbors in accordance with city/county regulations.

Access – Modular Factory

The project partners are continuing to work on how best to provide access to and from the Factory. It is important to note that current trips at the BVSD campus are significantly less than a few years ago when the school bus fleet was stored in and around the proposed Factory location. There were over 100 buses entering and exiting 63rd each school day. There are also significant trips generated currently by the high school, BVSD district offices, maintenance vehicles, and the central kitchen that supplies meals for every child in Boulder County. The additional trips generated by Factory operations are extremely small in comparison to existing and past trips on the campus.

There are two roads that can be used to access the proposed project site. These access roads are highlighted in blue in the screenshot below. The 63rd St access road runs in close proximity to a wetland. At the time of completing the environmental assessment, traffic was expected to occur on 65th St which is the closest access road to the proposed project site. During the annexation process, the School District raised concerns with deliveries to and from the Factory interfering with vehicular, pedestrian, and bicycle safety and access, particularly on weekdays during peak school hours.



In December 2022, the District and the City entered into an Intergovernmental Agreement outlining specific roles and responsibilities related to the Factory. The language specific to access is below and was memorialized in the Agreement:

Deliveries: The Parties will ensure that deliveries to and from the Factory, including materials and supply deliveries and deliveries of completed modular housing units off site, will only occur on 65th Street during times when traffic impacts on BVSD operations and related safety risks for students, employees, parents, and other members of the public using that access are low. **Deliveries to and from the Factory via 63rd Street will be minimized to the greatest extent possible.** The Parties will work together in good faith to establish a delivery schedule to and from the Factory via 65th Street that minimizes traffic impacts on other BVSD operations.

Other Concerns – Modular Factory

The Intergovernmental Agreement also outlines the provisions to reduce the impact of Factory operations on the neighbors and the marsh:

- **Factory Operating Hours:** The Factory will operate no more than five days a week. The operating days will be Tuesday through Saturday, to accommodate volunteer schedules; and operating hours will be 8 am to 4 pm. The Factory will be closed for most federal holidays.
- **Factory Construction Hours:** Work will be done to construct the Factory up to five days a week (Monday through Friday) between the hours of 7 am and 6 pm.
- **Quiet Hours:** Quiet hours and noise levels will be observed at the Factory in consideration of neighbors and nearby open space in accordance with city/county regulations.
- **Back Up Alarms:** Forklifts operated in and around the Factory will not be equipped with back up alarms unless required by state or federal rules. Truck deliveries and the pickup of modules will be routed around the Factory to avoid the use of back up alarms.
- **Trash and Recycling:** Trash and recycling pickup will only occur during the Factory's operating hours.
- **Factory Staff and Volunteer Parking:** All City and Habitat staff and volunteers will park in the paved parking area immediately north of the factory structure.
- **Factory Doors and Windows:** Doors and windows will remain closed year-round (when not actively receiving a delivery or a modular unit is exiting) to reduce noise.

Other considerations that will result from the annexation:

- BVSD agreed comply with the city's dark skies regulations within 180 days for the entire site which will benefit the marsh and neighbors.
- Stormwater from the Factory and surrounding area will be detained and treated whereas the current asphalt parking lot runs off into the local drainage ditch untreated and undetained.
- BVSD is engaging with neighbors to address long standing grievances regarding district operations that impact neighbors (e.g., trash pick up in early morning hours, unsightly storage of old equipment, trash, use of back up alarms for vehicles, etc.).



February 13, 2023

Joshua Leasure, P.E.

4144 Sumter Square
Fort Collins, CO 80525
(970) 673-4383
joshua@coan.co

Jay Sugnet

Housing Senior Manager
City of Boulder
Housing & Human Services
(303) 441-4057
Sugnetj@bouldercolorado.gov

Environmental Noise Analysis

Modular Building Assembly Plant Noise

Dear Mr. Sugnet,

We have conducted an environmental noise analysis for the planned modular building assembly plant building.

In summary, we do not expect noise generated inside of this building to be in violation of the Boulder Municipal Code or to be audible at the nearest residential property line.

Criteria

In section 5-9-4, the Boulder Municipal Code sets a limit of 55 dBA between 7 am and 11 pm on residential properties where sound is received.

No guidance is given on the meaning of “decibels” in the code beyond the use of A-weighting. This leaves a great variety of possible interpretations, especially when considering the time domain. We suggest that the City of Boulder review this section of the code, as this lack of specificity could, in many cases, make it possible to show that a sound is simultaneously in and out of compliance with data from the same measurement.

For this analysis we assumed that the equivalent continuous sound level (Leq) over a period of 1

hour would be appropriate, as this is commonly used in other ordinances.

The Boulder County ordinance makes an exclusion for properties “used for manufacturing, industrial, or commercial business purposes.” The numeric limits in the County’s ordinance are the same as the City’s, so the exclusion makes no difference for this project.

We also considered the potential for audibility of sound from the facility at the exterior of the nearest residences. This was done by comparing the predicted sound from the facility to existing ambient noise levels and looking for frequencies that would exceed ambient by enough to “stick out” to a listener.

For both criteria, we based our calculations on the sound being received at the nearest residence, which is almost directly east of the project site.

Measurements

Our analysis was based on data from two sound monitoring measurements performed between January 10th and January 12th.

First, a monitor was left inside of an existing modular building assembly site for 3 days. The site is in Denver and houses multiple assembly lines that are very similar to what will be at the project site. The monitor was placed on an interior wall, close to an assembly line that was active during the entire measurement. During this time, multiple operations took place close to the monitor.

Due to the monitor’s close proximity to both a wall and to the assembly line, the data gathered should be representative of the highest sound pressures we can expect against the exterior walls of the new building and should give us a worst-case view of the sound levels inside the new building.

Second, a monitor was left for 3 days at the far southwest corner of the project site. The data from this measurement gives us a good representation of ambient noise levels in the area for any time of day.

Analysis

To predict the sound power of the exterior panels of the new building resulting from activities inside the building, we followed the ISO 12354-4:2017 standard, titled “Building acoustics – Estimation of acoustic performance of buildings from the performance of elements – Part 4: Transmission of indoor sound to the outside.” Our calculations are attached.

For interior noise levels, we used octave bands from one of the highest intervals measured at the existing assembly facility during working hours.

For ambient noise levels, we used octave bands from one of the lowest intervals measured at the project site exterior during working hours.

For our calculations, interior sound levels throughout the new building were considered to be uniform and equal to the sound levels we measured very close to the existing assembly line. This is a very conservative approach as it is unlikely that the entire building will experience noise levels as high as those close to the assembly line.

Each building element was considered separately, including each of the various sizes of industrial roll-up door. We calculated the expected building wall transmission loss values using Insul software. For the roll-up doors, we used Insul to predict an octave-band spectrum for the materials used and then down-graded the resulting TL values to an overall STC provided by the manufacturer of the basis-of-design roll-up door in the project’s specifications.

After the sound power of exterior building elements was calculated, sound levels were predicted at the nearest residential property line, to the east. This projection considered distance, air absorption, and “excess attenuation,” which is a term that collects various minor effects of sound passing through atmosphere over long distances. These calculations are attached.

Results

Based on all of the above, we predicted noise levels shown in the below tables. We considered separately the noise emitted by both the East and Side building sides. We ignored directionality, which is another conservative assumption.

<i>Leq – Code Compliance</i>	63	125	250	500	1k	2k	4k	dBA
East Building Side to Residence	38	31	25	21	14	6	0	23
South Building Side to Res.	36	29	22	17	11	4	0	20
Total Leq at Residence	40	33	27	22	16	8	3	24

Our predictions are that building noise levels will have an Leq of about 24 dBA, as measured at the nearest residential property line, and only during the loudest periods of operation. This is well below the 55 dBA limit set by the Municipal Code.

To determine audibility, we replaced the Leq values used in the analysis with L10 sound pressure levels for the interior of the building and compared the results to L90 sound pressure levels at the residential property line.

L10 and L90 are statistical levels, often referred to as “Ln”, that represent the sound pressure level exceed n% of the time. L90 is the level exceeded 90% of the time and is often used to represent the true ambient sound level of a location. L10 is the level exceeded 10% of the time and can be used to represent the highest noise levels produced by a noise source that is persistent but not continuous.

The measurement periods we used for this analysis are from noon to 6 p.m. on January 11th at both locations. The assembly line was active for this entire period.

<i>Ln – Audibility</i>	63	125	250	500	1k	2k	4k	dBA
East Bldg. Side to Res. L10	33	30	23	18	11	5	0	20
South Bldg. Side to Res. L10	30	27	20	14	8	3	0	17
Total L10 at Residence	35	32	25	19	13	7	3	22
L90 at Residence	48	46	41	36	37	32	25	42
Facility L10 vs Ambient L90	-13	-14	-16	-17	-24	-25	-21	

Our prediction shows L10 noise levels from the facility at least 13 dB below L90 ambient levels at the nearest residential property line in all frequencies. We do not expect noise from inside the assembly building to be audible at the nearest residential property line.

Conclusion and Recommendations

We expect the limits set by the Municipal Code to be met by a large margin when considering noise received at the nearest residential property line.

At the same location, we expect noise generated inside of the project building to be below audibility.

Our calculations assumed the doors to the building were closed – opening the doors could have a different result. Our recommendation is to require that the overhead doors on the project building remain closed while the assembly lines inside are in operation.

We appreciate the opportunity to assist you with this project. Our calculations and relevant information are attached.

Sincerely,



Joshua Leasure, P.E.
Principal

Attachments

Wetlands – Modular Factory

Per the National Wetlands Inventory map, the proposed project site is not located on wetland but is 1,286 feet from the Sombrero Marsh Wetlands and 614 feet from the Thorne Nature Experience. Construction activities will only occur on a vacant parking lot.



Per the City's Senior Planner, all natural resources on the BVSD campus were evaluated and mapped. ERO Resource Corp was contracted to conduct a wetlands conditions and functional assessment for the proposed Boulder Valley School District Annexation. This assessment is attached for reference. Although the assessment references the entire BVSD campus as the project area, the project site for the Modular Production Factory is a small portion of the campus.



ERO Resources Corp.
Celebrating 40 Years!

December 8, 2021

TO: Christin Shepherd, City of Boulder Planning and Development Services
Jay Sugnet, City of Boulder Housing and Human Services

FROM: Clint Henke, ERO Resources Corporation (ERO)

RE: Boulder Valley School District Annexation

The purpose of this memorandum is to summarize the wetland conditions and functional assessment results for the proposed Boulder Valley School District Annexation located near 6500 Arapahoe Avenue in the City of Boulder, Colorado (project area). The legal description of the project area is Section 35, Township 1 North, Range 70 West of the 6th Principal Meridian in Boulder County, Colorado (Figure 1). The UTM coordinates for the approximate center of the project area are 482911mE, 4429227mN, Zone 13 North. The longitude/latitude of the project area is -105.200240°W/40.013067°N. The elevation of the project area is approximately 5,270 feet above sea level.

On October 6, 2021, Anna Hennage, a biologist with ERO assessed the project area for wetlands and other waters potentially occurring in the project area. Three wetland features were identified: a group of five small isolated wetlands in the northern portion of the project area (Photos 1 and 2), the East Boulder Ditch in the southwestern portion of the project area (Photos 3 through 5), and the Enterprise Ditch in the eastern portion of the project area (Photo 6). A small portion of Sombrero Marsh overlaps the southwest boundary of the project area (Figure 2).

ERO completed a functional evaluation for each wetland (see attached). None of the functions or values rated high in any category for any of the three wetland features identified in the project area. Additionally, the functional assessment scores for each area totaled 24 or less, indicating that each wetland feature in the project area is classified as a "low-functioning" wetland. Figure 2 shows the 25-foot buffer that would be applied to each wetland. Please feel free to reach out to me with any questions.

Attachments: Figures 1 and 2; Photo Log; Functional Evaluation Forms

Denver
1842 Clarkson St.
Denver, CO 80218
303.830.1188

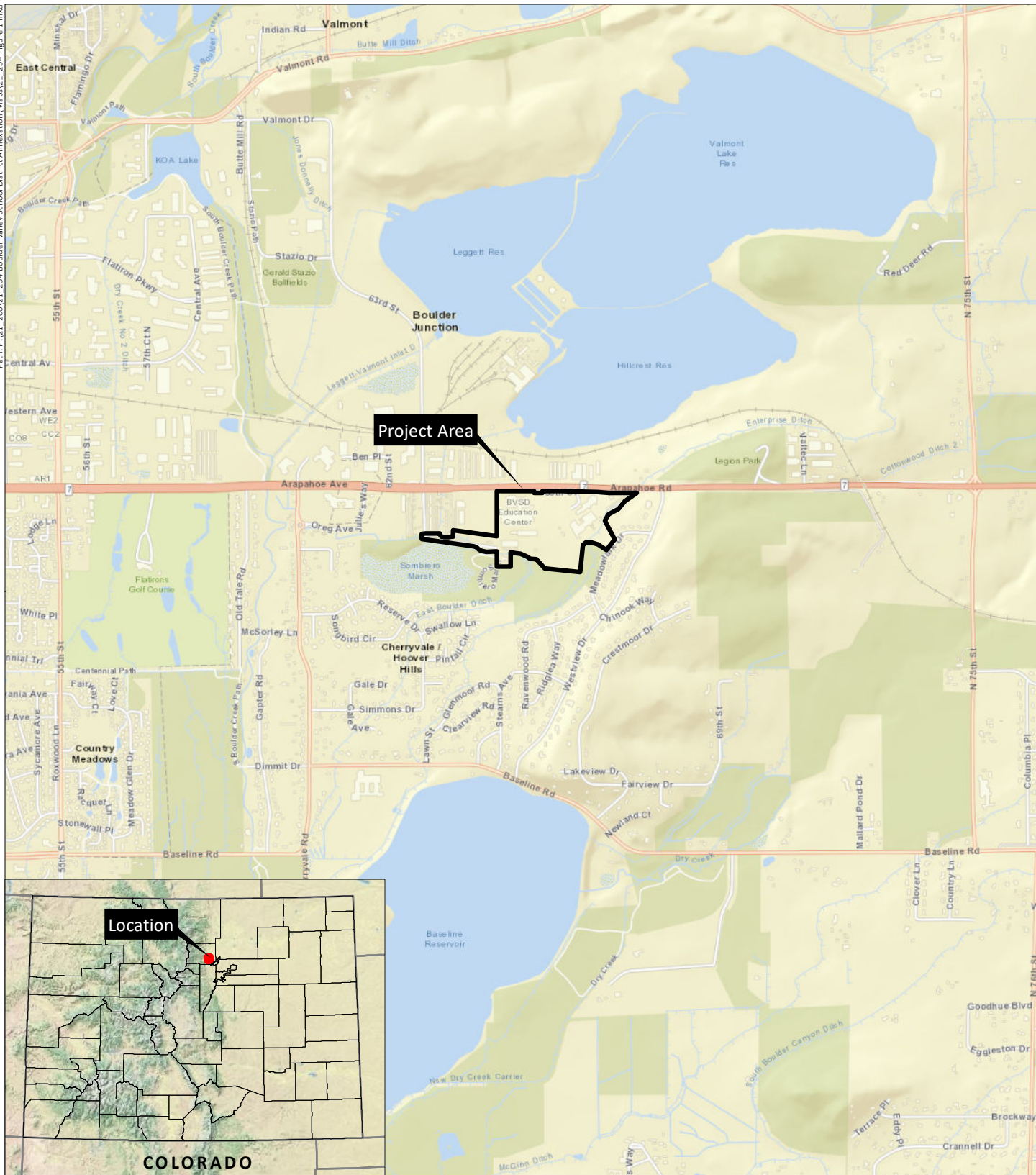
Durango
1015 ½ Main Avenue
Durango, CO 81301
970.422.2136

Hotchkiss
P.O. Box 932
161 South 2nd St.
Hotchkiss, CO 81419
970.872.3020

Idaho
4001 East Main Street
Emmett, ID 83617
208.365.7684

www.eroresources.com

Consultants in
Natural Resources
and the Environment



Boulder Valley School District Annexation

Section 35, T1N, R70W; 6th PM

UTM NAD 83: Zone 13N; 482911mE, 4429227mN

Longitude 105.200240°W, Latitude 40.013067°N

USGS Niwot, CO Quadrangle

Boulder County, Colorado

Figure 1

Vicinity Map

Prepared for: City of Boulder Housing
and Human Services
File: 21_254 Figure 1.mxd (WH)
October 6, 2021

ERO
ERO Resources Corp.

0 1,000 2,000
Feet





Boulder Valley School District Annexation

Image Source: Maxar Technologies© June 15, 2021

- | | |
|------------------------------------|---------------------------------------|
| ➔ Photo Point | High Functioning Wetland |
| Ordinary High Water Mark (0.24 ac) | High Functioning Wetland Inner Buffer |
| Wetland (0.13 ac) | High Functioning Wetland Outer Buffer |
| Low Functioning Buffer (25 ft) | Project Area |



Figure 2
Existing Conditions

Prepared for: City of Boulder Housing
and Human Services
File: 21_254 Figure 2FW.mxd (WH)
December 8, 2021

ERO
ERO Resources Corp.

Photo Log
Boulder Valley School District Annexation
Boulder County, Colorado
October 6, 2021



Photo 1 - Overview of wetlands in the northern part of the project area. View is to the northeast.



Photo 2 - Overview of wetlands in the northern part of the project area. View is to the north.

Photo Log
Boulder Valley School District Annexation
Boulder County, Colorado
October 6, 2021



Photo 3 - Overview of uplands in the southwestern part of the project area. View is to the southeast.



Photo 4 - Overview of East Boulder Ditch in the western part of the project area. View is to the northwest.

Photo Log
Boulder Valley School District Annexation
Boulder County, Colorado
October 6, 2021



Photo 5 - Overview of wetlands in East Boulder Ditch in the southern part of the project area. View is to the northeast.

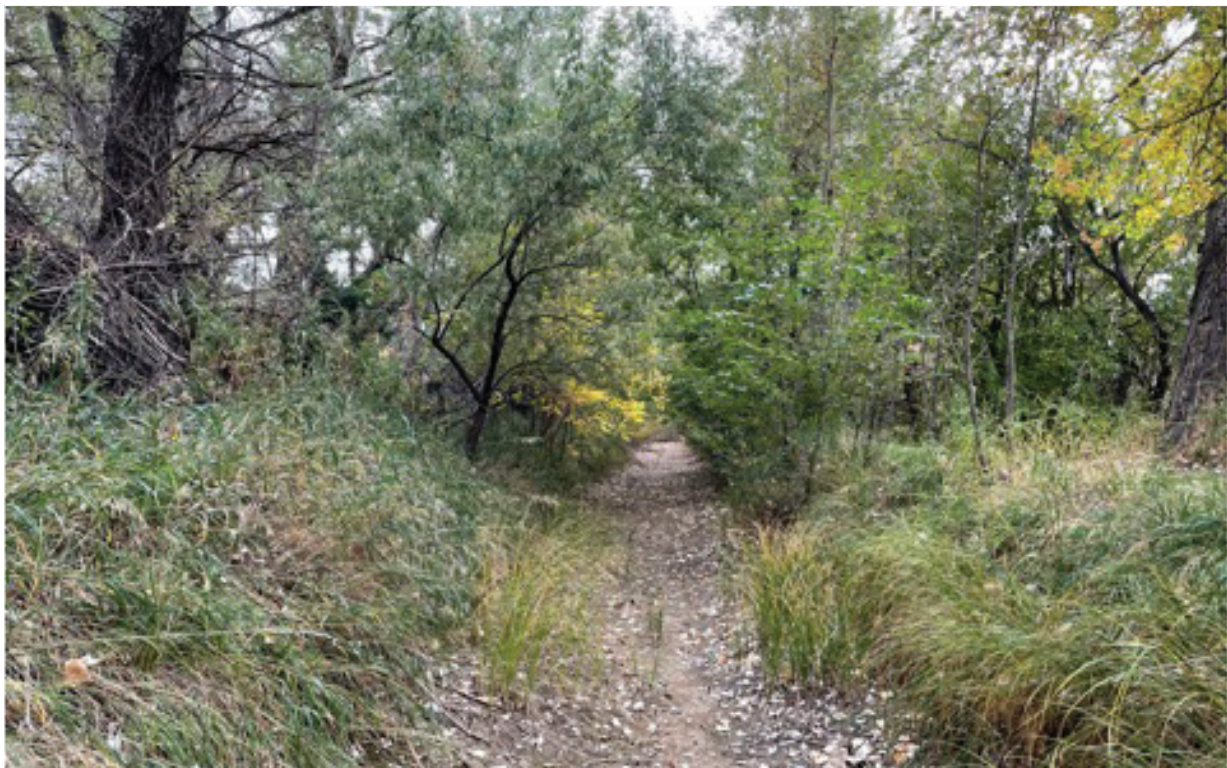


Photo 6 - Overview of Enterprise Ditch in the eastern part of the project area. View is to the southwest.

Wetland Evaluation

STR: S35, T1N, R70W

Investigator: Anna Hennage**Date of Visit:** 10/6/2021**Obs. Method:** Onsite**General Location:** Boulder Valley School District parking complex – 6500 Arapahoe Avenue.**Description:** Consists of five isolated wetlands with no channel bed or bank and no apparent inlet or outlet structures. Wetlands are surrounded by pavement. Some emergent vegetation consisting mainly of cattail (*Typha* sp.) occur in the wetlands. No standing or flowing water was observed in the wetlands during the October 2021 site visit.**Wetland Origin:** Natural**Primary Water Source:** Creek Flow**Hydro-period:** Seasonally flooded**Max Water Depth:** (ft): 1**Major Plant Communities Present:**

plains cottonwood, ash and box elder trees

% of Wetland Area

100 %

% Vegetated: 100**% Bare ground:** 0**% Water:** 0**FUNCTION AND VALUE ASSESSMENT**

Ratings: 5 = very high, 4 = high, 3 = medium, 2 = low, 1 = no Confidence in rating: c = high, b = medium, a = low

Groundwater Recharge	1	b	There is not likely high groundwater recharge due to the surrounding development.
Groundwater Discharge	1	b	Wetlands are completely isolated by pavement. Water source is likely surface water runoff from surrounding pavement.
Flood Storage/Alteration	2	b	Wetlands are isolated pockets capable to storing some runoff.
Shoreline Anchoring	3	c	Wetlands surrounded by mowed grasses and pavement and consist of isolated depressions. Wetland edges appear stable. No significant erosional force.
Sediment Trapping/ Retention	2	c	Depressions likely trap sediments from runoff from parking lots. Not a lot of input likely.
Nutrient Retention (short-term)	2	b	Sediments from parking lots.
Nutrient Retention (long-term)	2	b	Cattails.
Food Chain Support (export)	1	b	No outlets.
Food Chain Support (within basin)	1	b	Emergent wetland vegetation.
Fish Habitat/Aquatic Diversity	1	c	No permanent water.
Wildlife Habitat	1	b	Surrounded by parking areas and development. Could be habitat for invertebrates. Small birds could temporarily forage. Otherwise not large enough to provide large-scale wildlife habitat.
Active Recreation	1	c	No recreational use – surrounded by parking and development.
Passive Recreation/ Heritage Value	1	c	No real heritage – likely formed from stormwater runoff.

Comments: Wetland boundaries along this section of Sunshine Creek are defined by the ordinary high watermark.

Wetland Evaluation

STR: S35, T1N, R70W

Investigator: Anna Hennage**Date of Visit:** 10/6/2021**Obs. Method:** Onsite**General Location:** East Boulder Ditch south of the Boulder Valley School District complex near 6500 Arapahoe Avenue.

Description: The East Boulder Ditch is an irrigation ditch traverses the project area from southeast to northwest. The ditch flows into Hillcrest Lake to the north of the project area. The East Boulder Ditch contains a defined channel bed and bank. During the site visit in October 2021, the ditch was dry. Wetlands occur along portions of the ditch consisting mostly of Emory's sedge, reed canarygrass and broadleaf cattail. Trees include plains cottonwood, green ash and Siberian elm. Shrubs include sandbar willow and American plum.

Wetland Origin: Constructed irrigation ditch**Hydro-period:** Seasonally flooded**Primary Water Source:** Seasonal from

Boulder Creek

Max Water Depth: (ft): N/A**Major Plant Communities Present:**

Herbaceous wetland plants, plains cottonwood, ash and sandbar willow

% of Wetland Area

100 %

% Vegetated: 0**% Bare ground:** 0**% Water:** 100**FUNCTION AND VALUE ASSESSMENT**

Ratings: 5 = very high, 4 = high, 3 = medium, 2 = low, 1 = no Confidence in rating: c = high, b = medium, a = low

Groundwater Recharge	2	b	There is some groundwater recharge, especially when the ditch is turned on and water is flowing through it.
Groundwater Discharge	2	c	The water in the ditch is controlled and flows when it is needed for irrigation. There may be some groundwater discharge into the ditch but may not be high.
Flood Storage/Alteration	3	b	The East Boulder Ditch channel is broad and contains defined banks. Could retain high flows, especially if there is no water in the ditch. .
Shoreline Anchoring	3	b	Trees and shrubs provide good shoreline stabilization along the ditch banks.
Sediment Trapping/Retention	2	c	There is modest and temporary sediment trapping during low flows and dry periods.
Nutrient Retention (short-term)	2	b	Short term nutrient retention is expected in small pools and at the bases of trees and shrubs, with nutrient input coming from flows when the ditch is turned on.
Nutrient Retention (long-term)	3	b	There was some long-term woody vegetation, and emergent wetlands to trap nutrients along the ditch channel.
Food Chain Support (export)	3	b	There are trees and shrubs that contribute to food chain support export.
Food Chain Support (within basin)	1	c	Ditch is artificial and doesn't contain a basin.
Fish Habitat/Aquatic Diversity	1	c	The ditch is turned off for months at a time leaving the channel dry.
Wildlife Habitat	3	b	Riparian trees, shrubs, grasses and wetlands provide food and habitat for birds and wildlife, although the ditch is surrounded by development.
Active Recreation	1	c	Recreational use is low since the area is private property, used by property owners.
Passive Recreation/Heritage Value	1	c	Ditch is private in along this reach.

Comments: Wetland boundaries along this section of East Boulder Ditch are defined by the ordinary high watermark and wetland plants

Wetland Evaluation

STR: S35, T1N, R70W

Investigator: Anna Hennage**Date of Visit:** 10/6/2021**Obs. Method:** Onsite**General Location:** Enterprise Ditch south of the Boulder Valley School District complex near 6500 Arapahoe Avenue.

Description: The Enterprise Ditch is an irrigation ditch traverses the project area from southwest to northeast. The ditch flows up to Cottonwood Ditch No. 2 near 75th and Street and Valmont Road to the north of the project area, where it appears to terminate. The Enterprise Ditch contains a defined channel bed and bank. During the site visit in October 2021, the ditch was dry. Wetland fringes occur along portions of the ditch consisting mostly of Emory's sedge and reed canarygrass. Trees include plains cottonwood, green ash Russian olive and Siberian elm. Shrubs include sandbar willow and American plum.

Wetland Origin: Constructed irrigation ditch
Hydro-period: Seasonally flooded

Primary Water Source: Seasonal from
 South Boulder Creek
Max Water Depth: (ft): N/A

Major Plant Communities Present:
 Herbaceous wetland plants, plains cottonwood
 and sandbar willow

% of Wetland Area
 100 %

% Vegetated: 0
% Bare ground: 0

% Water: 100

FUNCTION AND VALUE ASSESSMENT

Ratings: 5 = very high, 4 = high, 3 = medium, 2 = low, 1 = no Confidence in rating: c = high, b = medium, a = low

Groundwater Recharge	2	b	There is some groundwater recharge, especially when the ditch is turned on and water is flowing through it. Dry periods of year, this is nonfunctioning.
Groundwater Discharge	2	c	The water in the ditch is controlled and flows when it is needed for irrigation. There may be some groundwater discharge into the creek but may not be high.
Flood Storage/Alteration	3	b	The Enterprise Ditch channel is broad and contains defined banks. Could retain high flows, especially if there is no water in the ditch.
Shoreline Anchoring	2	b	Trees and shrubs provide good shoreline stabilization along the ditch banks. Some erosion could occur when water is turned on.
Sediment Trapping/Retention	2	c	There is modest and temporary sediment trapping during low flows and dry periods.
Nutrient Retention (short-term)	2	b	Short term nutrient retention is expected in small pools and at the bases of trees and shrubs, with nutrient input coming from flows when the ditch is turned on.
Nutrient Retention (long-term)	2	b	There was some long-term woody vegetation, and emergent wetlands to trap nutrients along the ditch channel.
Food Chain Support (export)	2	b	There are trees and shrubs that contribute to food chain support export.
Food Chain Support (within basin)	1	c	Ditch is artificial and doesn't contain a basin.
Fish Habitat/Aquatic Diversity	1	c	The ditch is turned off for months at a time leaving the channel dry.
Wildlife Habitat	3	b	Riparian trees, shrubs, grasses and wetlands provide food and habitat for birds and wildlife, although the ditch is surrounded by development.
Active Recreation	1	c	Recreational use is low since the area is private property, used by property owners.
Passive Recreation/Heritage Value	1	c	Ditch is private in along this reach.

Comments: Wetland boundaries along this section of Enterprise Ditch are defined by the ordinary high watermark and wetland plants

SITE PHOTOGRAPHS



Photo #1: View to the northwest of the site area from the approximate south end of the site area.



Photo #2: View to the west of the approximate south end of the site area and a portion of the gravel parking lot adjoining the south end of the site area to the west.



Photo #3: View to the west of the central portion of the site area, and adjoining parking lot areas.



Photo #4: View to the southeast of the site area from the approximate north end of the site area.



Photo #5: View to the east across the north end of the site area and adjoining vacant land areas.



Photo #6: View to the northwest of the western campus buildings in the distance. View from the approximate north end of the site area.



Photo #7: View to the north of vacant land adjoining the site area to the north and the northeast campus buildings parking lot beyond. View from the approximate north end of the site area.



Photo #8: View to the northeast of the northeast campus buildings. View from the approximate north end of the site area.



Photo #9: View of the parking lot adjoining the southern portion of the site area to the east, with adjoining vacant land and residences in the distance. View to the east.

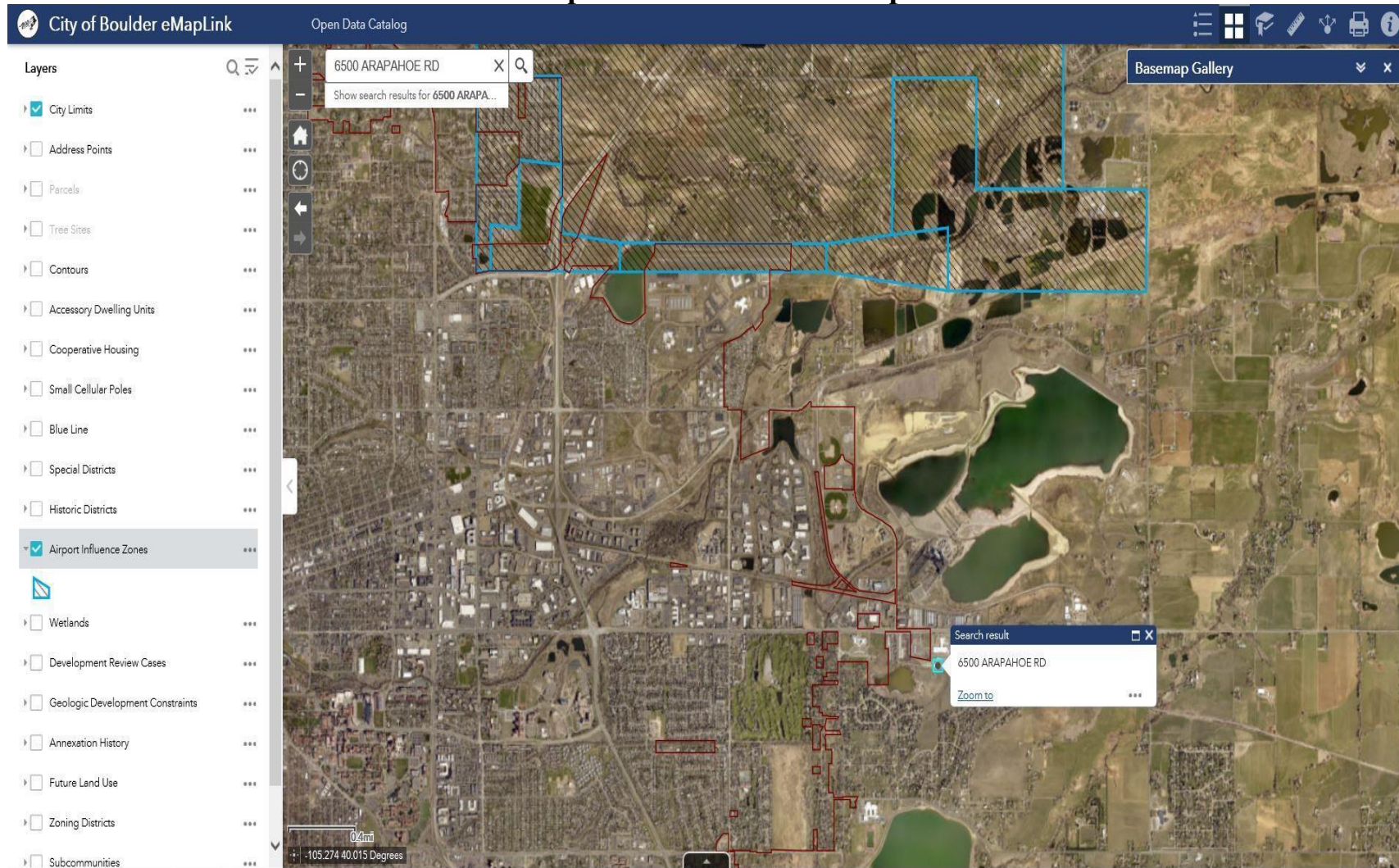


Photo #10: View of the parking lot adjoining the southern portion of the site area to the south, with adjoining vacant land in the distance. View to the south.

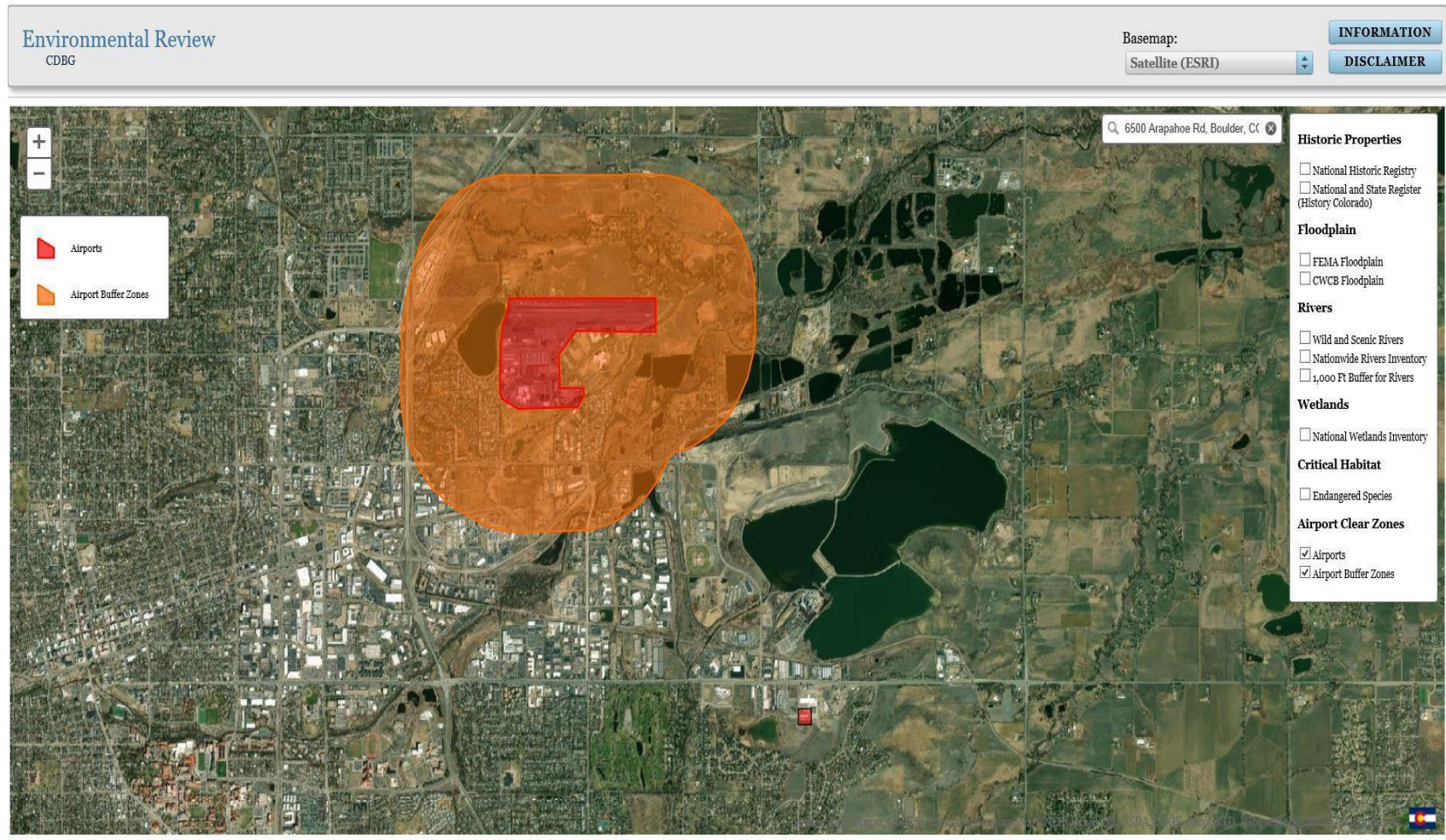
APPENDIX B

Impact Analysis Maps

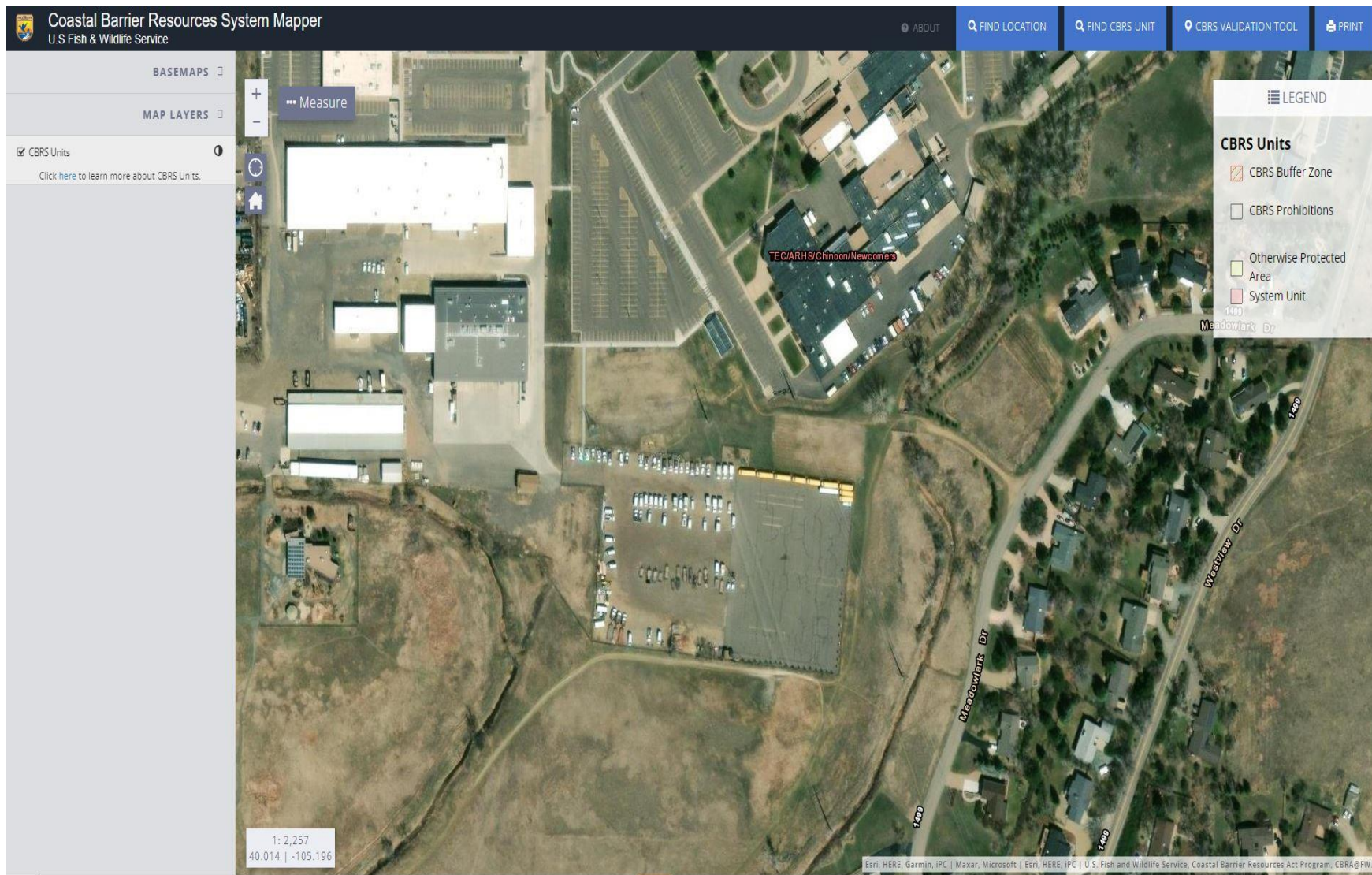
Airport Influence Zones Map



Airport Clear Zones Map



Coastal Barrier Resource System Map

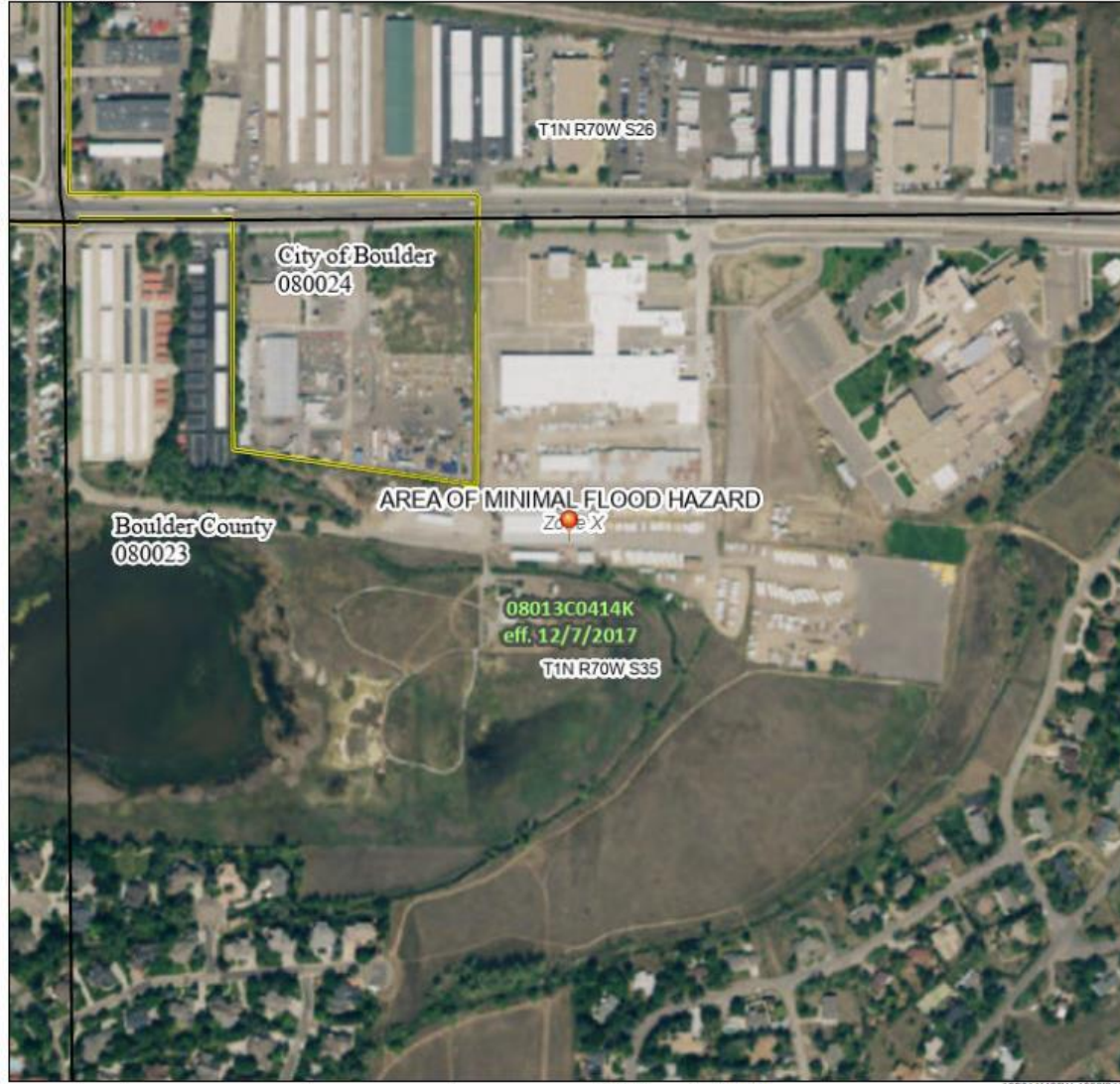


FEMA Map

National Flood Hazard Layer FIRMette



105°12'26"W 40°0'58"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

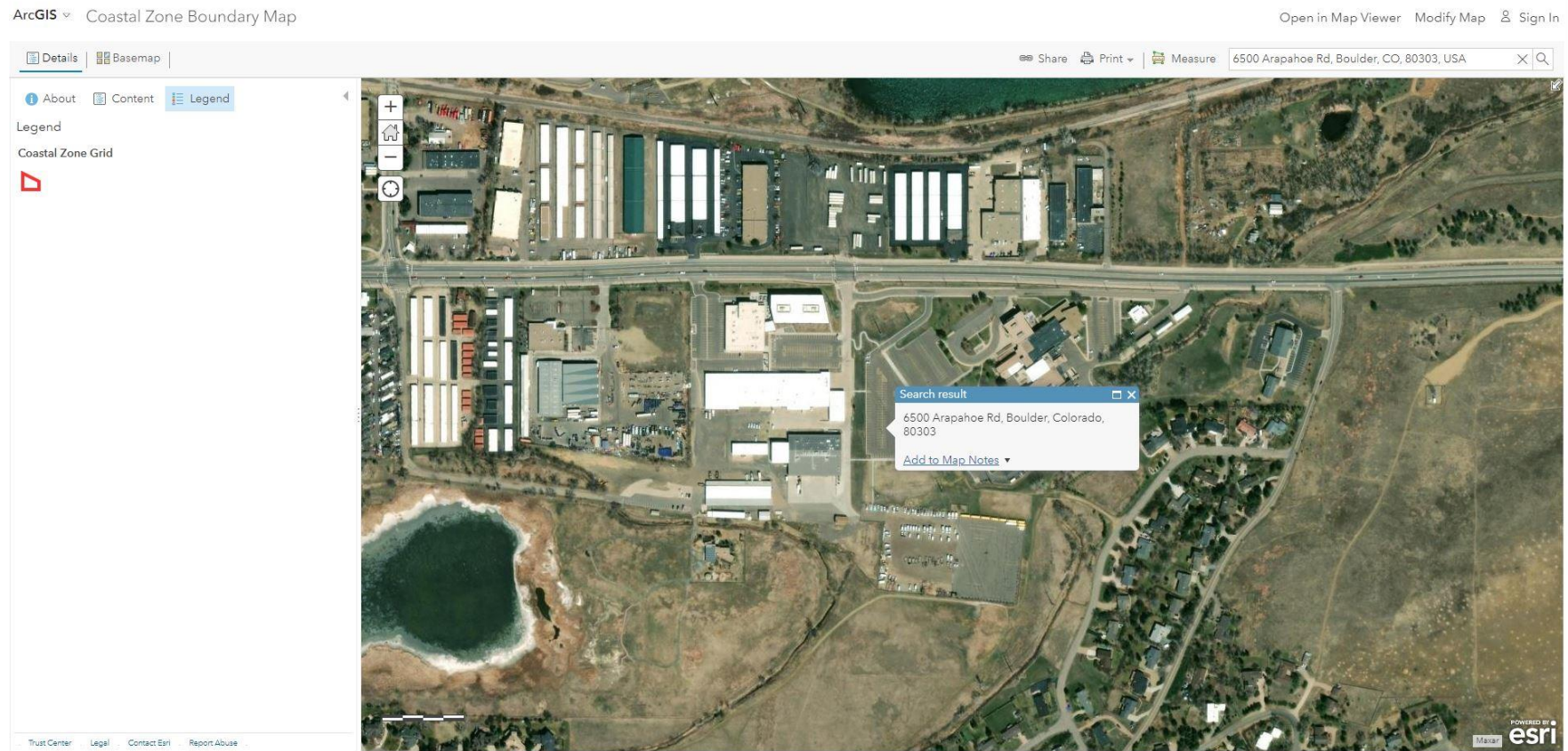


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/29/2021 at 3:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Coastal Zone Boundary Map








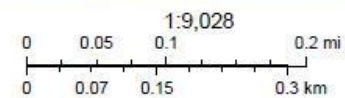
EPA Facilities Map

NEPAssist EPA Facilities Map



May 12, 2021

- | | | |
|---|--|--|
|  Water Dischargers (NPDES) |  Toxic Releases (TRI) |  Hazardous Waste (RCRAInfo) |
|  Water Dischargers (NPDES) |  Hazardous Waste (RCRAInfo) |  Search Result (point) |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Endangered Species Map

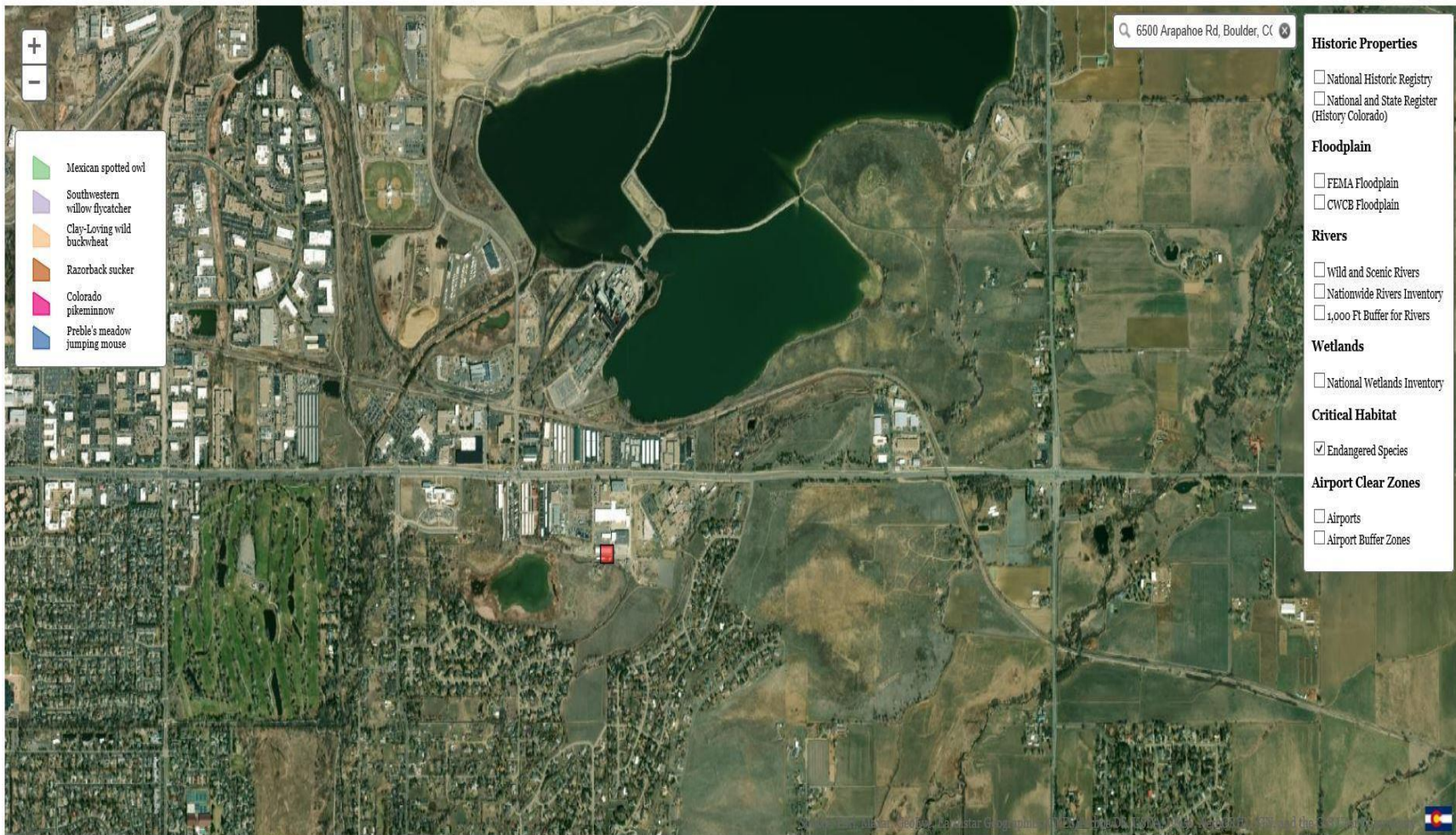
Environmental Review
CDBG

Basemap:

Satellite (ESRI)

INFORMATION

DISCLAIMER



NEPAssist Critical Habitat Map

[Home](#) | [Mobile](#) | [Help](#)

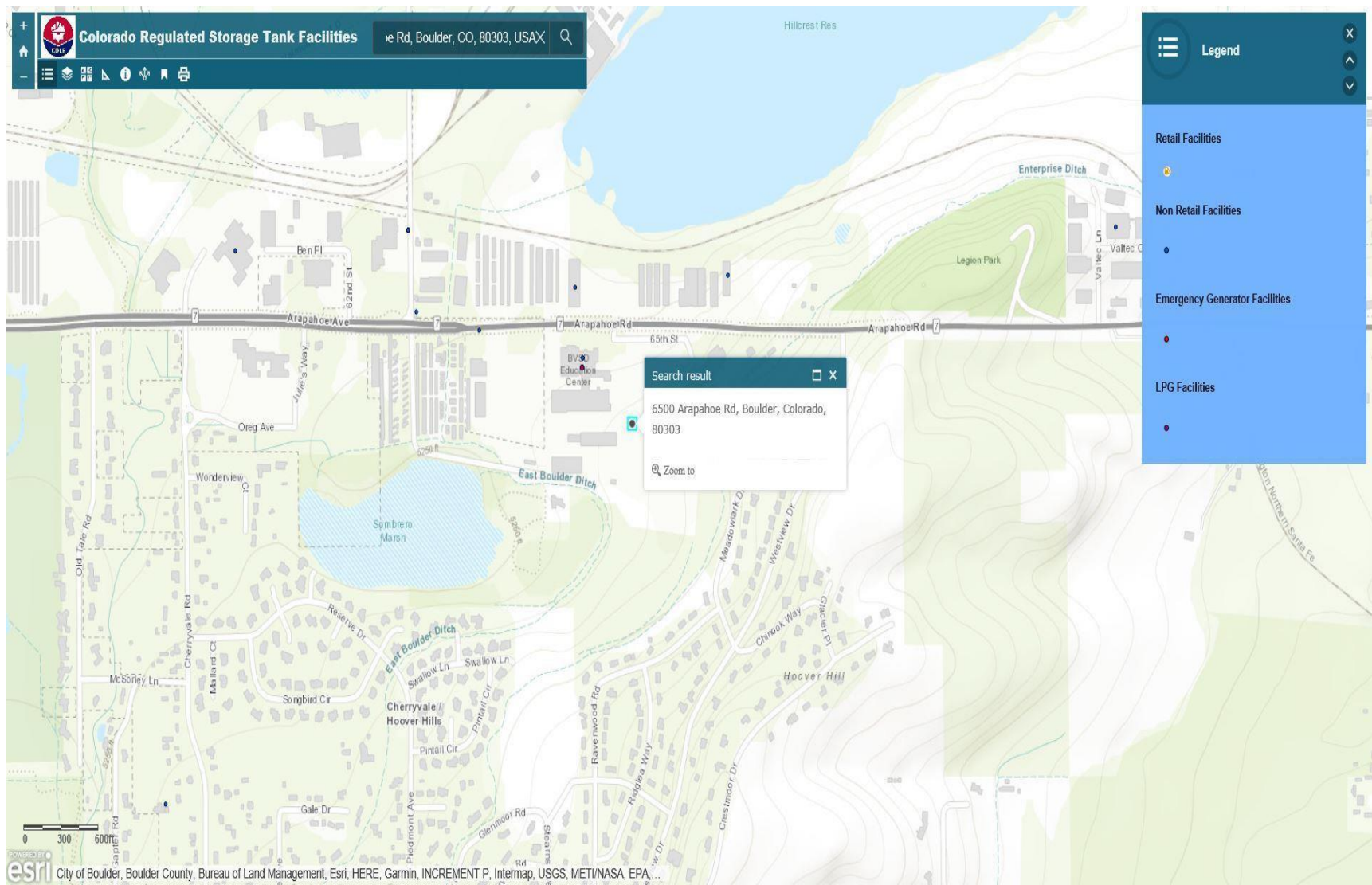
6500 Arapahoe Rd, Bould

Basemap Imagery Draw Erase Save Session Tools More Data



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


Colorado Regulated Storage Tank Facilities Map



NEPAssist EPA Hazardous Waste Facilities Map

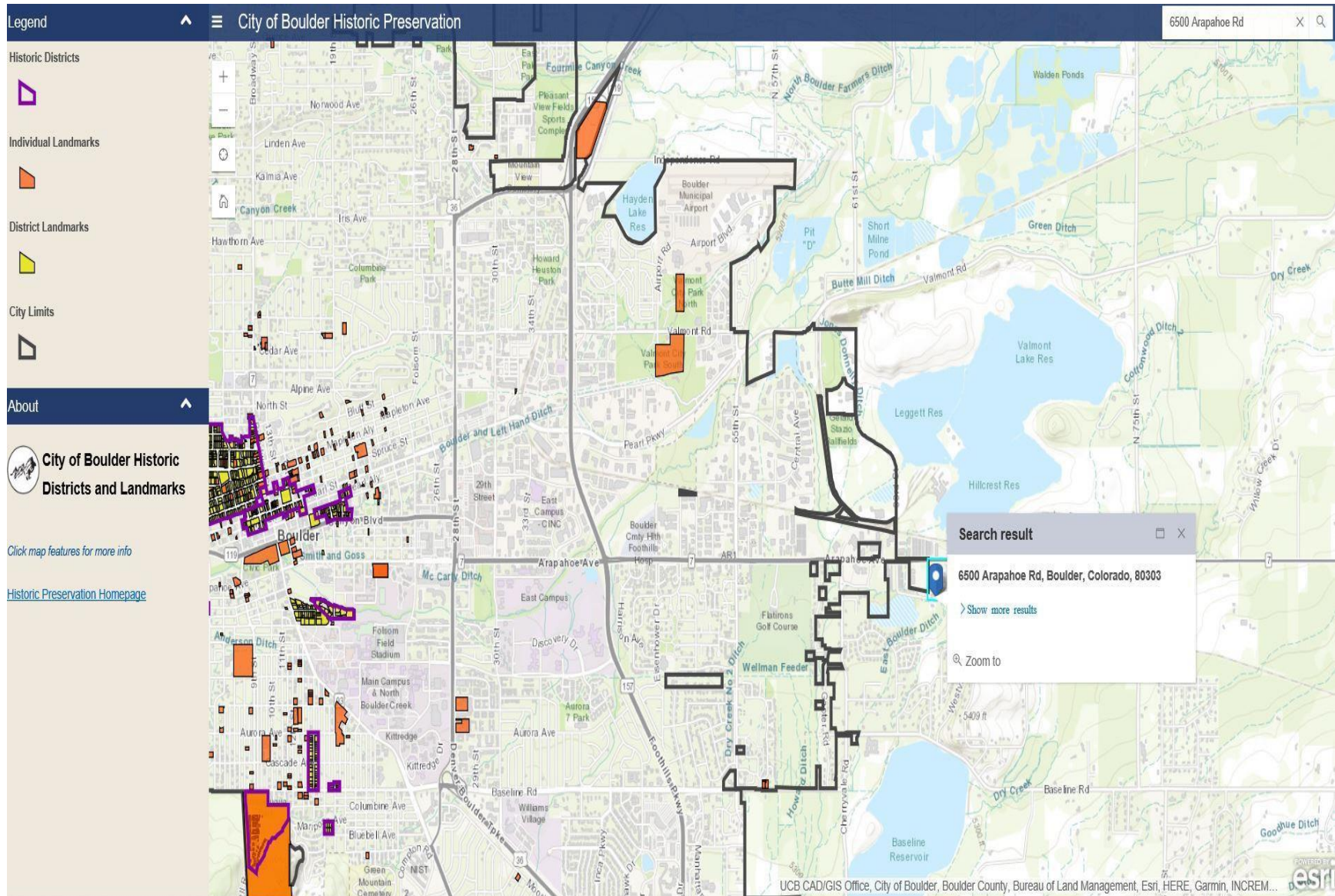
NEPAssist

Home | Help  United States Environmental Protection Agency

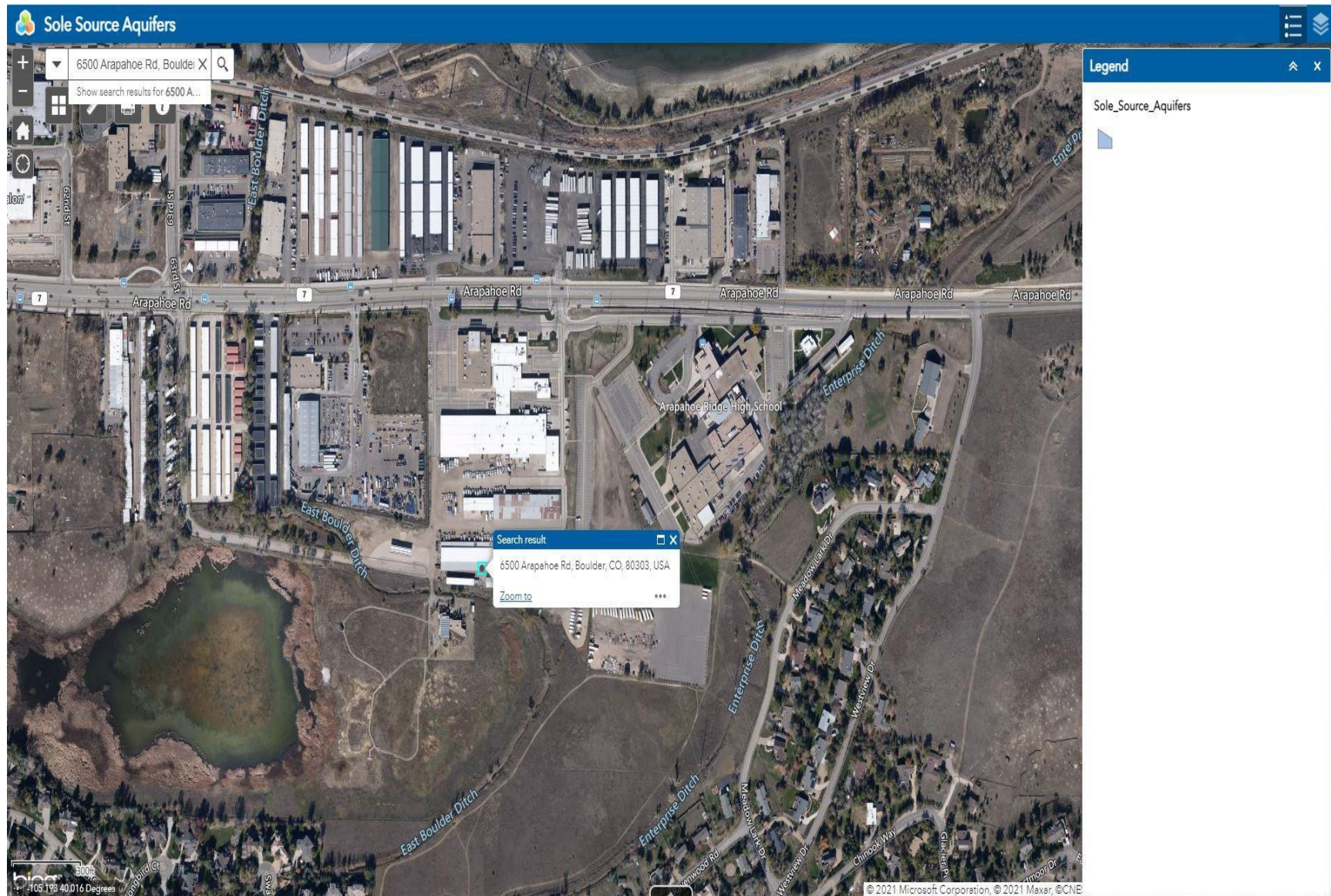
6500E Arapahoe Rd, Bt X   Basemap  Imagery  Draw  Erase  Save Session  Tools  More Data



Historic Preservation Map



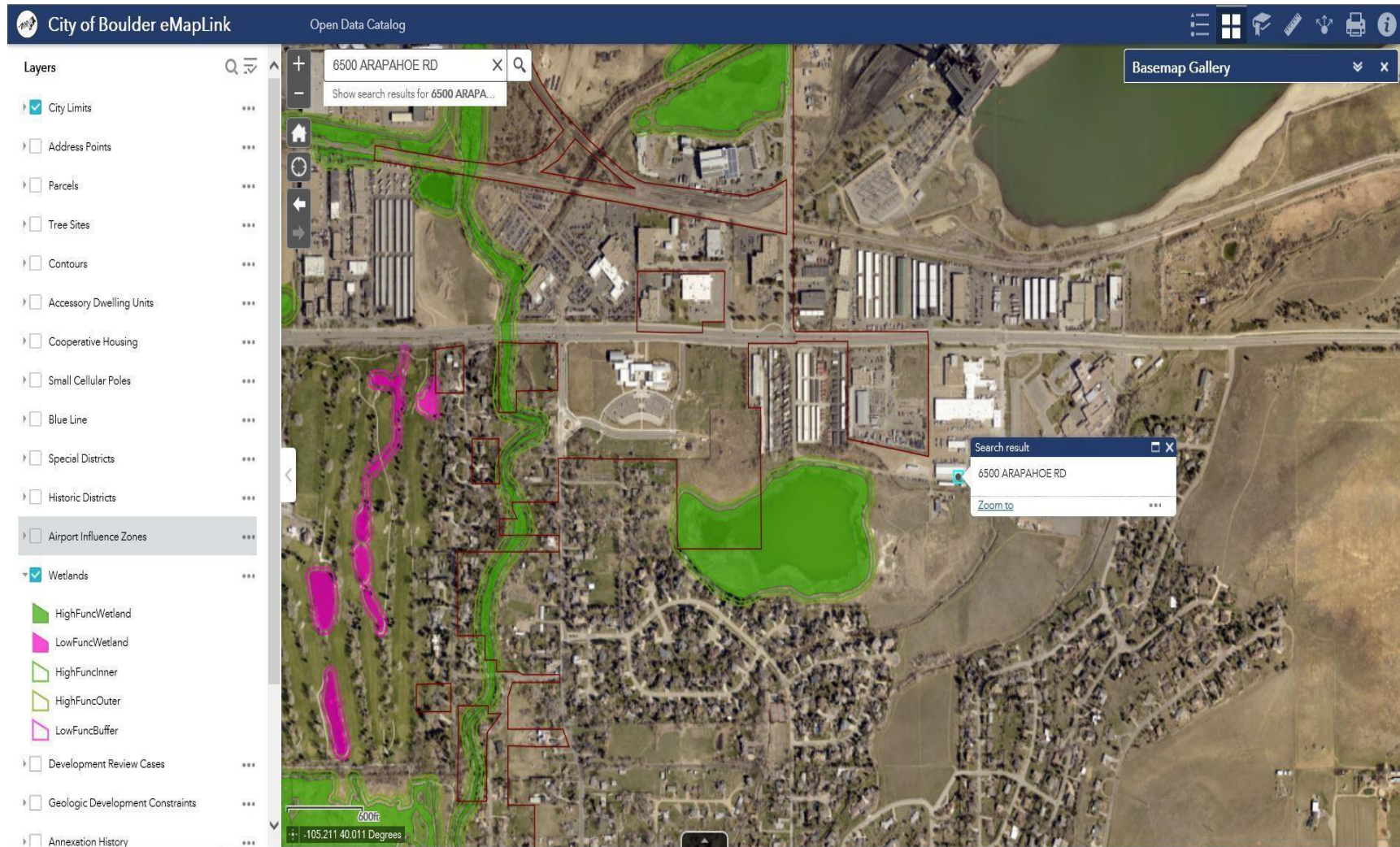
Sole Source Aquifers Map



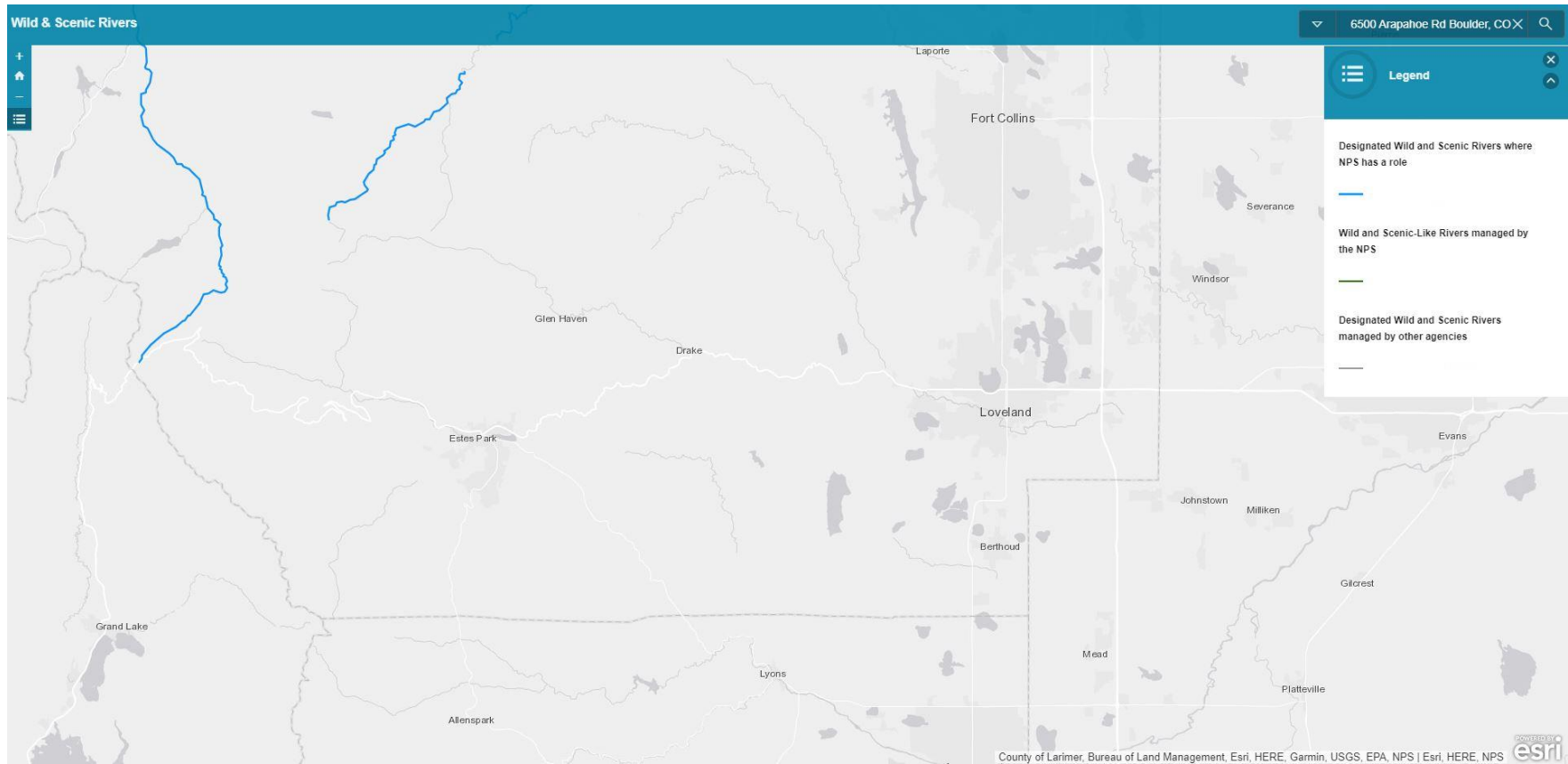
National Wetlands Inventory Map



City of Boulder Wetlands Map



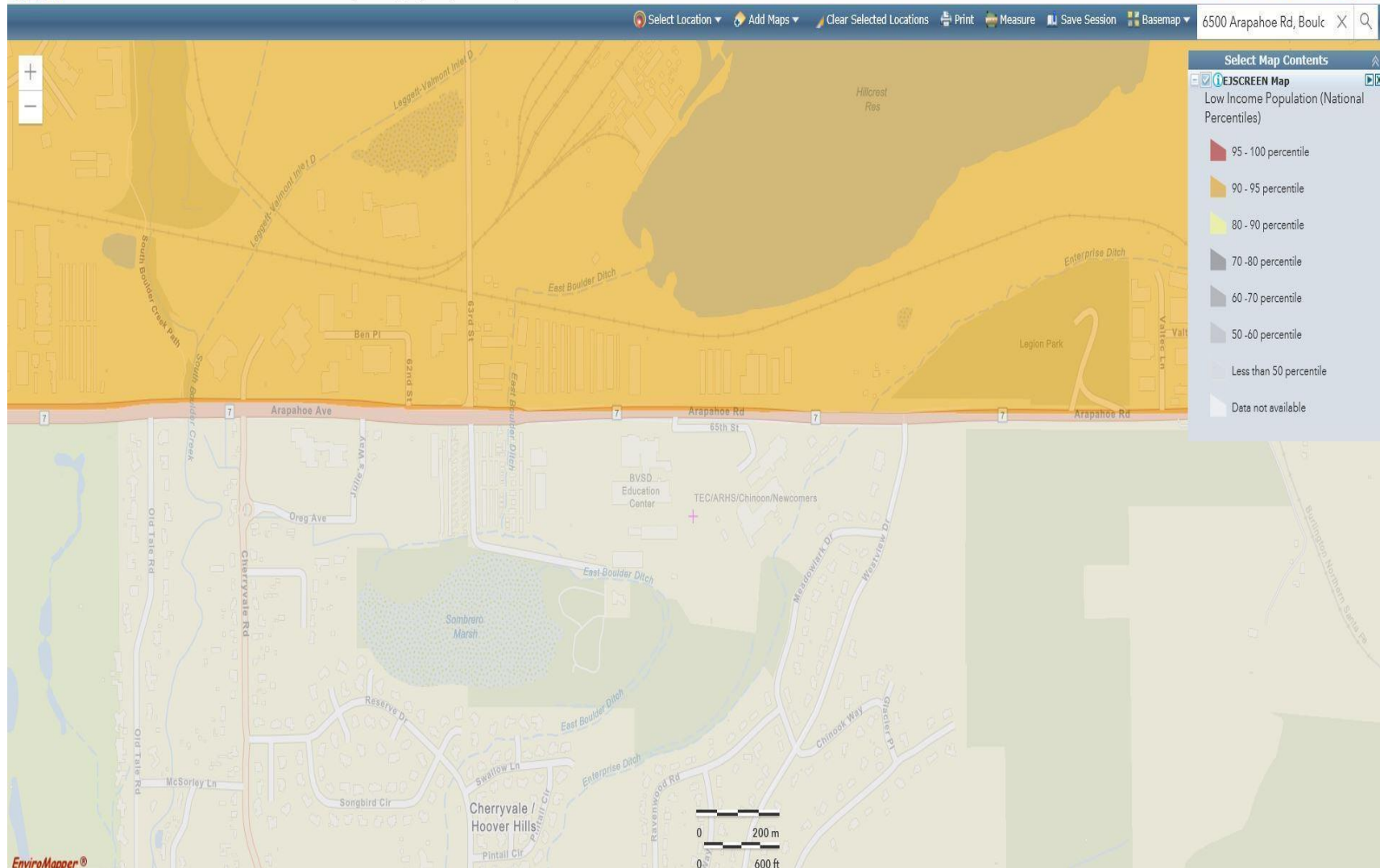
Wild & Scenic Rivers Map



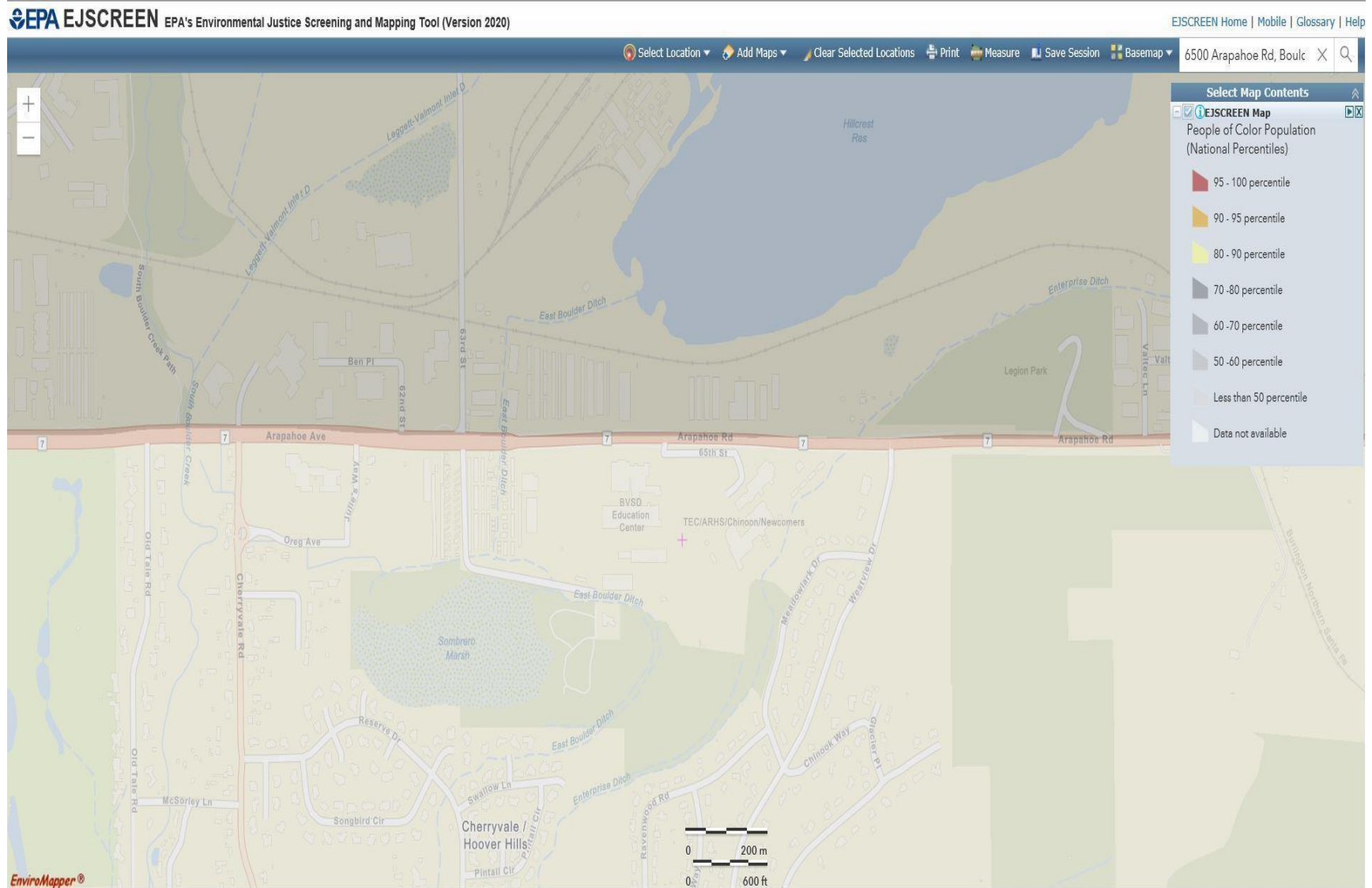
Environmental Justice Map – Low Income Population

EPA EJSCREEN EPA's Environmental Justice Screening and Mapping Tool (Version 2020)

[EJSCREEN Home](#) | [Mobile](#) | [Glossary](#) | [Help](#)



Environmental Justice Map – Minority Population



APPENDIX C

Consultation & Public Outreach



Shelly Conley
Compliance and Project Manager
Housing and Human Services
City of Boulder

RE: Modular Production Factory 6500 Arapahoe Rd – New Construction (HC# 79975)

Dear Ms. Conley,

Thank you for your correspondence dated June 16, 2021 and received by our office on June 17, 2021 requesting review of the above referenced undertaking pursuant to the Programmatic Agreement by and among the City of Boulder and the Colorado State Historic Preservation Officer Regarding the Administration of U.S. Department of Housing and Urban Development Program (PA). We also appreciate the additional information provided by Shelly Conley through email on June 22, 2021.

As project funding originates from HUD, the project comprises a federal undertaking and is subject to the requirements of Section 106 of the NHPA. The PA establishes that the City of Boulder assumes federal agency responsibility for compliance with Section 106 of NHPA. This includes the identification of any historic properties (i.e. cultural resources which are eligible for or are listed in the NRHP) within the area of potential effects (APE) and the determination of whether the undertaking will have an effect upon such properties.

The provided documentation shows that the proposed project location consists of a series of previously disturbed parking lots. Based on the documentation provided and information provided through email, we find that a finding of no historic properties affected [36 CFR 800.4(d)(1)] is appropriate for the subject undertaking.

Should unidentified archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register eligibility criteria (36 CFR 60.4) in consultation with our office pursuant to 36 CFR 800.13. Also, should the consulted-upon scope of the work change, please contact our office for continued consultation under Section 106 of the National Historic Preservation Act.

We request being involved in the consultation process with the local government and other consulting parties, which as stipulated in 36 CFR 800.3, is required to be notified of the undertaking. Additional information provided by the local government or consulting parties might cause our office to re-evaluate our eligibility and potential effect findings. Please note that our compliance letter does not end the review period provided to other consulting parties.

Thank you for the opportunity to comment. If you have any questions, please contact Matthew Marques, Section 106 Compliance Manager, at (303) 866-4678, or matthew.marques@state.co.us.

Sincerely,

Steve Turner, AIA
State Historic Preservation Officer

We are now accepting electronic consultation through our secure file transfer system, MoveIT. Directions for digital submission and registration for MoveIT are available at <https://www.historycolorado.org/submitting-your-data-preservation-programs>.



SOUTHERN UTE INDIAN TRIBE

Southern Ute Cultural & Preservation Department
P.O. Box 737, Mail Stop #73, Ignacio CO 81137
Phone: 970-563-0100 Fax: 970-563-1098

June 28, 2021

Shelly Conley
City of Boulder: Housing and Human Services
PO Box 791
Boulder, CO 80306

Dear Ms. Conley,

I have reviewed your Consultation Request under section 106 of the National Historic Preservation Act regarding the Modular Production Factory project and offer the following response as indicated by the box that is checked.

- ☐ NO EFFECT: I have determined that there are no properties of religious and cultural significance to the Southern Ute Indian Tribe that are listed on the National Register within the area of potential effect or that the proposed project will have no effect on any such properties that may be present.
- ☐ NO ADVERSE EFFECT: I have identified properties of cultural and religious significance within the area of effect that I believe are eligible for listing in the National Register, for which there would be no adverse effect as a result of the proposed project.
- ☐ ADVERSE EFFECT: I have identified properties of cultural and religious significance within the area of potential effect (APE) that are eligible for listing in the National Register. I believe the proposed project would cause an adverse effect on these properties.
- ☒ REQUEST FOR ADDITIONAL INFORMATION: The Southern Ute Indian Tribe requests additional information on the planned site for its impact on properties of religious and cultural importance to the Tribe as follows: We accept your invitation to consult per Section 106.

Please reply to Cassandra Atencio at catencio@southernute-nsn.gov and Garrett Briggs at gbriggs@southernute-nsn.gov and refer to _____ in future ongoing correspondence with this office.

Sincerely,

Ms. Cassandra Atencio
NAGPRA Coordinator
Southern Ute Cultural Department
Southern Ute Indian Tribe



City of Boulder Housing & Human Services

June 16, 2021

Mr. Bob Komardley, Chairman
Apache Tribe of Oklahoma
P.O. Box 1330
Anadarko, OK. 73005

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear Chairman Komardley,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City of Boulder, Department of Housing & Human Services will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

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Enclosed is a map that shows the project area and, if applicable, an additional area of potential indirect effects. The proposed project involves the use of federal funds to construct a modular production facility on previously developed land to provide affordable housing for low- and moderate-income households.

More information on the Section 106 review process is available at:
<http://www.onecpd.info/environmental-review/historic-preservation/>.



City of Boulder Housing & Human Services

HUD's process for tribal consultation under Section 106 is described in a Notice available at:
<https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

If you **do not** wish to consult on this project, please let me know and I will remove you from my list of consulting parties. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

Shelly Conley
Compliance & Project Manager



City of Boulder
Housing & Human Services

O: 303-441-3231

conleys@bouldercolorado.gov

Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Arapaho Tribe of the Wind Reservation Wyoming
Ben Ridgley, THPO
PO Box 67
Stevens, WY. 82524

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear THPO Ridgley,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Shelly Conley
Compliance & Project Manager



City of Boulder
Housing & Human Services

O: 303-441-3231

F: 720-564-2188

conleys@bouldercolorado.gov

Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Arapaho Tribe of the Wind Reservation Wyoming
Lee Spoonhunter, Chairperson
PO Box 67
Stevens, WY. 82524

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear Chairperson Spoonhunter,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Shelly Conley
Compliance & Project Manager



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Housing & Human Services

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Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Max Bear, THPO
Cheyenne & Arapaho Tribes, Oklahoma
700 Black Kettle Blvd
Concho, OK. 73022

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear THPO Bear,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Compliance & Project Manager



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Housing & Human Services

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conleys@bouldercolorado.gov

Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Virginia Richey, THPO
Cheyenne & Arapaho Tribes, Oklahoma
100 Red Moon Circle
Concho, OK. 7302

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear THPO Richey,

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Compliance & Project Manager



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Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Martina Callahan, THPO
Comanche Nation, Oklahoma
PO Box 908
Lawton, OK. 73502

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear THPO Callahan,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Enclosures



City of Boulder Housing & Human Services

June 16, 2021

William Nelson, Chairman
Comanche Nation, Oklahoma
PO Box 908
Lawton, OK. 73502

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear Chairman Nelson,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Shelly Conley
Compliance & Project Manager



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Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Donna Fisher, President
Northern Cheyenne Tribe
PO Box 128
Lame Deer, MT. 59043

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear President Fisher,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Compliance & Project Manager



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Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Teanna Limpy, THPO Director
Northern Cheyenne Tribe
PO Box 128
Lame Deer, MT. 59043

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear THPO Director Limpy,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City of Boulder, Department of Housing & Human Services will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, please let me know of your interest within 30 days of your receipt of this letter. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed is a map that shows the project area and, if applicable, an additional area of potential indirect effects. The proposed project involves the use of federal funds to construct a modular production facility on previously developed land to provide affordable housing for low- and moderate-income households.

More information on the Section 106 review process is available at:
<http://www.onecpd.info/environmental-review/historic-preservation/>.



City of Boulder Housing & Human Services

HUD's process for tribal consultation under Section 106 is described in a Notice available at:
<https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

If you **do not** wish to consult on this project, please let me know and I will remove you from my list of consulting parties. If you do wish to consult, please include in your reply the name and contact information for the tribe's principal representative in the consultation. We value your assistance and look forward to consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

Shelly Conley
Compliance & Project Manager



City of Boulder
Housing & Human Services

O: 303-441-3231

F: 720-564-2188

conleys@bouldercolorado.gov

Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Garrett Briggs, NAGPRA Apprentice
Southern Ute Indian Tribe
PO Box 737 Mail Stop #73
Ignacio, CO. 81137

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear Mr. Briggs,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Sincerely,

Shelly Conley
Compliance & Project Manager



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Housing & Human Services

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conleys@bouldercolorado.gov

Enclosures



City of Boulder Housing & Human Services

June 16, 2021

Melvin Baker, Chairman
Southern Ute Indian Tribe
PO Box 737 Mail Stop #73
Ignacio, CO. 81137

Re: Modular Production Factory – New Construction Project
6500 E Arapahoe Rd Boulder, Colorado

Dear Chairman Baker,

The City of Boulder, Department of Housing & Human Services (HHS) is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the City of Boulder, HHS has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The City of Boulder, Department of Housing & Human Services will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

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City of Boulder Housing & Human Services

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Sincerely,

Shelly Conley
Compliance & Project Manager



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Enclosures



City of Boulder Housing & Human Services

July 14, 2021

U.S. Fish & Wildlife Service
Lisa Schmoele, Colorado Assistant Field Supervisor

Dear Ms. Schmoele,

The City of Boulder, Department of Housing & Human Services is preparing an Environmental Assessment on behalf of Flatirons Habitat for Humanity in order that the City may assess the environmental impacts of development of property located at 6500 Arapahoe Road Boulder, Boulder County, Colorado.

Project Description:

The proposed project involves construction of a Modular Factory in Boulder to produce prefabricated permanently affordable homes fully built and finished in the factory. Once the homes are built, they will be delivered to their intended site. The Modular Factory will be a partnership between Boulder Valley School District (BVSD), the City of Boulder and Flatirons for Humanity (FHH). The factory will be located on the Educational Resource campus of the Boulder Valley School District. In addition to providing much needed affordable housing, the facility will also serve as workforce training for BVSD students.

Federal Involvement:

The City intends to apply for a Section 108 loan through the City's Community Development Block Grant (CDBG) entitlement funds for the construction of the Modular Factory. The city will provide funding to construct the factory and the tools required to equip this type of facility. Flatirons Habitat for Humanity will be the certified manufacturer, manage the facility, procure materials, and provide the logistical support of organizing volunteers, homeowners, and professional staff. The school district will provide land for the construction of the factory for a minimum of 10 years with an option to renew and use the operation as a teaching facility BVSD students.

Agency Opinion:

It is the city's opinion that there are no threatened or endangered species or wildlife on the project site. During the field observation I found no evidence of wildlife on the site. There is currently no regulatory review process in IPac for migratory birds. The city would like to request that the USFWS evaluate effects and authorize take. We would appreciate a response within 30-days receipt of this letter. If you need additional information or wish to discuss the project, please contact me at 303-441-3231.

Sincerely,







Shelly Conley
Compliance & Project Manager



City of Boulder
Housing & Human Services





conleys@bouldercolorado.gov

6500 Arapahoe Rd, Boulder

 Basemap
  Imagery
  Draw
  Erase
  Save Session
  Tools
  More Data



Select Map Contents

- ☒ EPA Facilities
- ☒ Water Monitoring Stations
- ☒ Boundaries
- ☒ Non-attainment Areas
- ☒ EJSreen Indexes (2021)
- ☒ Water
- ☒ Transportation
- ☒ Places
- ☒ Critical Habitat
 - ☒ Critical Habitat - Polygon Features - Final
 
 - ☒ Critical Habitat - Linear Features - Final
 
 - ☒ Critical Habitat - Polygon Features - Proposed
 
 - ☒ Critical Habitat - Linear Features - Proposed
 
- ☒ NWI Wetlands
- ☒ FEMA Flood
- ☒ Land Cover



City of Boulder Housing & Human Services

6500 Arapahoe Rd Boulder Colorado



2160 Spruce St. Boulder CO 80302 | P.O. Box 791 Boulder, CO. 80306



United States Department of the Interior



IN REPLY REFER TO:
FWS/R6/ES/COFO

FISH AND WILDLIFE SERVICE Mountain-Prairie Region

134 Union Boulevard, Suite 670
Lakewood, Colorado 80228-1807

Project code: 2023-0044672

February 15, 2023

Shelly Conley
Housing Senior Compliance Manager
City of Boulder Housing and Human Services
3460 Broadway
Boulder, Colorado 80304

Subject: Modular Production Facility

Dear Shelly Conley:

The U.S. Fish and Wildlife Service (Service) received your request for informal consultation on July 14, 2021, regarding the Modular Home Production Facility project (project) in the City of Boulder, Colorado. The Service reinitiated consultation with you on February 8, 2023.

In your original letter describing the project, you determined that the project may affect, but is not likely to adversely affect, any endangered or threatened species under the Endangered Species Act (ESA) based on absence of their critical habitat in the general project vicinity according to IPaC and NEPA Assist Critical Habitat maps. These comments have been prepared under the authority of the ESA of 1973, as amended (16 U.S.C. 1531 *et. seq.*).

The City of Boulder has partnered with Boulder Valley School District and Habitat for Humanity to construct a Modular Factory that is intended to be used to construct modular homes to provide permanently affordable housing in Boulder. The City has permission from HUD to use its Section 108 loan through the City's Community Development Block Grant (CDBG) entitlement funds for construction of the Modular Factory. HUD has designated the City of Boulder as its agent in the section 7 consultation process. The Modular Factory is proposed to be located on the Educational Resource campus of the Boulder Valley School District (6500 Arapahoe Rd., Boulder, CO). The factory building site is currently part gravel and part asphalt with no existing structures and is located adjacent to the Sombrero Marsh Habitat Conservation Area.

While the development footprint will comprise a previously graded, bare gravel lot in an already developed Boulder Valley School District property, the area slated for construction is located adjacent to East Boulder Ditch, which is recognized by the Service as potential habitat for the federally threatened Preble's meadow jumping mouse. The Service concurs that no other ESA listed species are known to occur at the development site.

Based on conversations with you, the City of Boulder will comply with the following best practices to minimize impacts to East Boulder Ditch and potentially the Preble's mouse:

- 1) While construction will begin during the Preble's mouse active period (May 1 – October 31), no construction will occur at night.
- 2) The City of Boulder will follow regional stormwater management guidelines and design best management practices (BMPs) to control contamination, erosion, and sedimentation using such measures as silt fences, silt basins, gravel bags, biodegradable and wildlife friendly netting and blankets, and other controls needed to stabilize soils in denuded or graded areas, during and after construction.

Based on the information provided in your emails, the Service concurs with your determination that the proposed project may affect, but is not likely to adversely affect, Preble's mouse. While the project will occur during the Preble's mouse active period, the City of Boulder will follow best practices to minimize impacts to the Preble's mouse and its habitat.

If any additional species that are federally listed, proposed for federal listing, or candidate for federal listing are found in the project area or if new information becomes available that reveals that the action may impact such species in a manner or to an extent that was not previously considered, this office should be contacted to determine if further section 7 consultation will be required.

If the proposed project has not commenced within one year, please contact the Colorado Field Office to request an extension.

We appreciate your efforts to ensure the conservation of threatened and endangered species. If you have questions or comments related to this project, please contact Kate Lunz of this office at kathleen_lunz@fws.gov.

Sincerely,

Liisa Niva
Eastern Colorado Supervisor
Colorado Ecological Services Field Office

Cc: Jay Sugnet, Housing and Human Services Manager



Dedicated to protecting and improving the health and environment of the people of Colorado

Shelly Conley
Compliance & Project Manager
City of Boulder
Housing & Human Services

RE: Modular Production Factory

Dear Shelly Conley,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for conformity review request concerning the proposed Modular Factory project at 6500 Arapahoe Road Boulder, Boulder County, Colorado. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

APEN and Regulation No. 3

In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the AQCC reporting thresholds are required report their emissions, all businesses - regardless of emission amount - must always comply with the Colorado AQCC regulations. APEN and permit reporting thresholds are provide at <https://cdphe.colorado.gov/apens-and-air-permits/apen-and-permit-threshold-table>. We note that your project may be exempt from APEN requirements if any one of the follow reasons apply to your project:¹

- Is a stationary internal combustion engine that is an emergency power generator that operates no more than 250 hrs/year; or
- Is a stationary internal combustion engine with uncontrolled actual emissions less than 5 tons per year for each individual criteria pollutant emitted; or
- Is a stationary internal combustion engine with manufacturer's site-rated horsepower of less than 50

Please refer to <https://cdphe.colorado.gov/apens-and-air-permits/air-permits-for-non-oil-gas> for additional information on engines and generators APEN and permitting requirements. Emission calculation spreadsheets are also provided.

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on APENs and permit forms. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Land Development

Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. **It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site.** Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer

¹APEN or Permit Exemptions, CDPHE, <https://cdphe.colorado.gov/apens-and-air-permits/common-apen-or-air-permit-exemptions>



Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on "Land Development" to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Federal General Conformity

The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area.² Within these areas, the general conformity rule applies to any "Federal action" not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA's de minimis levels for the applicable National Ambient Air Quality Standard (NAAQS).³ We note that the proposed project is located within the Denver Metro Area Carbon Monoxide Maintenance Area, the Denver Metro PM10 Maintenance area, and the Denver Metro/North Front Range Severe Ozone Nonattainment Area. The U.S. EPA has confirmed that as of January 14, 2022 General Conformity requirements do not apply for the Denver Metro Area Carbon Monoxide Maintenance Area. The U.S. EPA has also confirmed that as of October 16, 2022 General Conformity requirements no longer apply for the Denver Metro Area PM10 Maintenance Area.

The General Conformity de minimis levels for the Denver Metro/North Front Range severe ozone nonattainment area are 25 tons per year of the ozone precursors VOCs or NOx. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>. If there are any questions regarding general conformity, you may contact Christopher Razzazian, EPA Region 8, at (303) 312-6648, razzazian.christopher@epa.gov.

If you have any other questions or need additional assistance, please call or e-mail me directly. Thank you for contacting the Air Pollution Control Division about requirements for your project.

Sincerely,



Richard Coffin
Air Quality Planner
Planning and Policy Program
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-692-3127 / richard.coffin@state.co.us

² U.S. EPA, Green Book, Colorado, https://www3.epa.gov/airquality/greenbook/anayo_co.html

³ U.S. EPA, De Minimis Tables, <https://www.epa.gov/general-conformity/de-minimis-tables>



Memorandum

Date: April 26, 2023
To: Jay Sugnet, City of Boulder
From: Anthony Der Tatevasion, Pinyon Environmental, Inc.
Subject: Environmental Review for Affordable Housing Modular Factory Housing & Urban Development (HUD) Project

Background

The City of Boulder is planning on constructing the Affordable Housing Modular Factory Housing & Urban Development (HUD) project within the City and County of Boulder, Colorado. This memo documents the Environmental Review requirements of the proposed HUD project and demonstration with General Conformity Regulations.

Environmental Review

The four questions of the HUD Guidance Air Quality environmental review are answered below with supporting documentation as an appendix to this memo.

Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes. The Affordable Housing Modular Factory HUD project is a new construction facilitating the development of public housing.

Is your project's air quality management district or county in nonattainment or maintenance status for any criteria pollutants?

Yes. The Affordable Housing Modular Factory HUD project is planned for the City and County of Boulder. The attainment status of Boulder County, Colorado for the national ambient air quality standards (NAAQS) is in Table I below. Boulder County, Colorado is located in a nonattainment area for O₃. Furthermore, Boulder County, Colorado is in severe nonattainment for the 2008 O₃ standard and moderate nonattainment for the 2015 O₃ standard.

Table I. NAAQS Attainment Status - Boulder County, Colorado

Pollutant	Averaging Time	Attainment Status
Nitrogen Dioxide (NO ₂)	1 hour	Attainment
Nitrogen Dioxide (NO ₂)	Annual	Attainment
Carbon Monoxide (CO)	1 hour	Attainment
Carbon Monoxide (CO)	8 hour	Attainment

Technical Memorandum

Environmental Review for Affordable Housing Modular Factory Housing & Urban Development Project

Pollutant	Averaging Time	Attainment Status
Ozone (O ₃)	8 hour	Nonattainment
Particulate Matter less than 2.5 micrometers (PM _{2.5})	24 hour	Attainment
Particulate Matter less than 2.5 micrometers (PM _{2.5})	Annual	Attainment
Particulate Matter less than 10 micrometers (PM ₁₀)	24 hour	Attainment

Source: https://www3.epa.gov/airquality/greenbook/anayo_co.html

Will your project exceed de minimis or threshold emissions levels of nonattainment or maintenance level pollutants?

No. To address this question, the de minimis levels were determined from 40 CFR Part 93.153(b) and are recorded in Table 2 below. Note that only nitrogen oxides (NO_x) and volatile organic compounds (VOC) are included as these pollutants are precursors for O₃. Other criteria pollutants are not included as Boulder County is not a maintenance or nonattainment area for pollutants other than O₃.

Table 2. De Minimis Levels for Boulder County, Colorado

Pollutant	De Minimis Level (ton/year)	Source
NO _x	25	Severe nonattainment area for O ₃
VOCs	25	Severe nonattainment area for O ₃

Source: 40 CFR Part 93.153(b)

For comparison to the de minimis levels in Table 2, emissions from the Affordable Housing Modular Factory HUD were estimated for project direct emissions (i.e., construction activities from non-road combustion equipment), project indirect emissions (i.e., onroad vehicles for travel on roadways to and from development site), and consideration of operating emissions.

Project Direct Emissions

Project direct emissions from non-road construction equipment were estimated using the NONROAD tool within the Environmental Protection Agency (EPA) model MOVES3.0 (November 2020). Specific construction equipment counts, equipment horsepower ratings, days of use, and average hours of construction per day were retrieved from the general contractor. Additionally, idling of vehicles were conservatively included during the construction phase as the emissions will be located at the development site. Conservatively, the running exhaust emissions factor for vehicles (described in following section) was multiplied by 10 to estimate idling emissions. The MOVES3.0 NONROAD tool was run for the year 2023 during the estimated months of construction (May through October) for diesel-fueled commercial, construction, and aerial support equipment in Boulder County, Colorado. Post-processing was completed to calculate emissions factors in grams per horsepower-hour (g/hp-hr) by equipment and horsepower for the construction equipment and pounds per hour (lb/hr) for the idling vehicles. Annual emissions were then calculated multiplying the emissions factor (g/hp-hr-equipment) by the quantity of equipment and horsepower by the hours of operation per day (hr/day) and then days per year (day/yr). The conversion from grams to tons is 1-pound equals 453.6 grams and 2,000 pounds per ton. For idling vehicles, annual emissions were calculated by multiplying the emissions factor (lb/hr) by the hours of idling per day (hr/day) and then days per year (day/yr). The conversion from pounds to tons is 2,000 pounds per ton.

Technical Memorandum

The emissions summary for “Project Direct Emissions – Non-Road Construction Equipment” is included as an appendix to this memo.

Project Indirect Emissions

Project indirect emissions from on-road mobile vehicles travelling on roadways to and from the construction site were estimated using EPA model MOVES3.0. The model was run for gasoline fueled passenger cars and trucks for workers and diesel single unit short-haul trucks for equipment, materials, and waste. These vehicles are assumed to travel on urban, unrestricted roadways in Boulder County, Colorado with an estimated vehicle speed of 30 miles per hour in 2023. Specific vehicle counts, days of use, and average one-way trip distance were retrieved from the general contractor. Though the City and County of Boulder have a required inspection and maintenance (I/M) schedule for vehicles registered in the county, these specifications were left out of the model to conservatively model worst-case emissions rates. Post-processing was completed to calculate emissions factors in pounds per mile (lb/mi) for each vehicle type. Annual emissions were then calculated multiplying the emissions factor (lb/mi-vehicle) by the number of vehicles and by the round-trip distance of a trip (miles). The conversion from pounds to tons is 2,000 pounds per ton. The emissions summary for “Project Indirect Emissions – On-Road Mobile Vehicles” is included as an appendix to this memo.

Operating Emissions

The facility will fully operate on solar power generated on-site and will therefore not produce any operations air quality emissions.

Emissions Summary and Comparison to De Minimis Levels

The sum of the project direct emissions and project indirect emissions were compared to de minimis levels. It is expected that over the next six months (May through October), project direct and indirect emissions (e.g., construction) will occur. Therefore, project direct and indirect emissions are compared to the de minimis levels. For pollutants in Table 2, project direct and indirect emissions are below de minimis levels. The emissions summary and comparison to de minimis levels is included as an appendix to this memo.

Table 3. Project Emissions and Comparison to De Minimis Levels

Pollutant	Project Emissions (ton/year)	De Minimis Level (ton/year)	Percent of De Minimis Level
Nitrogen Oxides (NO _x)	7.38	25	30%
Volatile Organic Compounds (VOCs)	1.96	25	8%

Conclusion

Based on the analysis described above and summarized in the appendix, the project direct and indirect emissions are below de minimis levels and therefore are exempt from the EPA General Conformity Regulations.

With the proposed development, no additional actions or analyses are required.

Should you have any questions regarding the environmental review above, please do not hesitate to contact Anthony Der Tatevasion with Pinyon Environmental, Inc. by phone at 832-721-5436 or by email at dertatevasion@pinyon-env.com.

Sincerely,

PINYON ENVIRONMENTAL, INC.,

Anthony Der Tatevasion

Anthony Der Tatevasion
Air Quality Specialist

Appendix: Emissions Summaries

Project Emissions Summary

Source	Emissions (tons/yr)	
	NOx	VOC
Project Direct Emissions - Non-road Construction Equipment	3.26	0.57
Project Indirect Emissions - On-road Vehicles	4.13	1.39
Total	7.38	1.96
EPA De Minimis Level (Boulder County, CO)	25	25

I. De Minimis Levels determined from 40 CFR Part 93.153(b).

Construction Equipment - Direct Emissions per Development

Type	Quantity	Days of Use for each	Avg Hours of Construction per Day	Estimated Size (HP or load capacity)
Aerial Lift	2	25	8	30
Backhoe	0	0	0	0
Bull Dozer	1	10	8	150
Cement Mixer	7	50	8	230
Crane	1	15	8	230
Diesel Generator	0	0	0	0
Drill Rig	1	5	8	230
Dump Truck	5	15	8	230
Excavator	2	40	8	200
Front end loader	2	60	8	170
Grader	1	30	8	180
Road Paver	1	2	8	150
Trencher	1	15	8	150
Water Truck	1	15	8	230

1. Best source for these data would be a GC and their associated vendors.

2. Please add any other type of equipment, as appropriate, to the table above.

Vehicles - Worker, Equipment, Waste Transport per Development

Type	Quantity	Days of Use	Avg One-way Trip Distance
Gasoline Passenger Car - Worker	10	200	35
Gasoline Passenger Truck - Worker	10	200	35
Diesel Haul Truck - Equipment	2	100	35
Diesel Haul Truck - Materials	2	100	35
Diesel Haul Truck - Waste	1	50	30

1. Best source for these data would be a GC and their associated vendors.

2. Please add any other type of vehicle, as appropriate, to the table above.

Project Direct Emissions - Non-Road Construction Equipment

Input Data					Per Unit (lb/hr) ¹		Total (ton/yr)	
Equipment Type	Quantity	HP	Days of Use for Each	Average Hours per Day	NOx	VOC	NOx	VOC
Gasoline Passenger Car Idling - Worker	10	--	200	2	0.20	0.073	0.39	0.15
Gasoline Passenger Truck Idling - Worker	10	--	200	2	0.38	0.12	0.76	0.25
Diesel Haul Truck Idling - Equipment	2	--	100	2	0.048	0.0029	0.010	0.00057
Diesel Haul Truck Idling - Equipment	2	--	100	2	0.048	0.0029	0.010	0.00057
Diesel Haul Truck Idling - Equipment	1	--	50	2	0.048	0.0029	0.0024	0.00014
						Total	1.18	0.40

Input Data ³					Per Unit (g/hp-hr) ²		Total (ton/yr)	
Equipment Type	Quantity	HP	Days of Use for Each	Average Hours per Day	NOx	VOC	NOx	VOC
Airport Support Equipment	2	30	25	8	2.55	0.10	0.034	0.0013
Crawler Tractor/Dozers	1	150	10	8	0.43	0.024	0.0057	0.00032
Cement & Mortar Mixers	7	230	50	8	2.26	0.17	1.60	0.12
Cranes	1	230	15	8	0.49	0.035	0.015	0.0011
Bore/Drill Rigs	1	230	5	8	1.85	0.14	0.019	0.0014
Off-highway Trucks	5	230	15	8	0.13	0.011	0.020	0.0017
Excavators	2	200	40	8	0.23	0.017	0.032	0.0024
Tractors/Loaders/Backhoes	2	170	60	8	1.72	0.23	0.31	0.041
Graders	1	180	30	8	0.29	0.022	0.014	0.0010
Pavers	1	150	2	8	0.55	0.031	0.0014	0.000081
Trenchers	1	150	15	8	1.10	0.059	0.022	0.0012
Off-highway Trucks	1	230	15	8	0.13	0.011	0.0039	0.00033
						Total	2.08	0.17

1. MOVES 3.0 on-road model results for vehicles based on idling emissions factors approximately ten times that of emissions travelling at 30 mph.
2. MOVES 3.0 non-road model results for diesel commercial, construction, and aerial support equipment in Boulder County, Colorado for year 2023 during the following six (6) months of construction: May through October.
3. Estimated construction equipment based on horsepower rating.
4. Annual emissions estimated based on maximum construction schedule. Conversion of 2,000 lb = 1 US ton used.

Project Indirect Emissions - On-road Mobile Vehicles

Input Data							Per Unit (lb/mile) ¹		Total (ton/yr) ²	
Vehicle	Vehicle Type Code	Fuel Code	Road Code	Quantity	Days of Use for Each	Average One-way Trip Distance (miles)	NOx	VOC	NOx	VOC
Gasoline Passenger Car - Worker	21	1	5	10	200	35	0.020	0.0073	1.38	0.51
Gasoline Passenger Truck - Worker	31	1	5	10	200	35	0.038	0.012	2.68	0.87
Diesel Haul Truck - Equipment	52	2	5	2	100	35	0.0048	0.00029	0.033	0.0020
Diesel Haul Truck - Materials	52	2	5	2	100	35	0.0048	0.00029	0.033	0.0020
Diesel Haul Truck - Waste	52	2	5	1	50	30	0.0048	0.00029	0.0071	0.00043
							Total		4.13	1.39

1. MOVES 3.0 on-road model results for Gasoline Passenger Trucks and Diesel Single Unit Short-Haul Trucks on Urban Unrestricted roads traveling 30 mph in Boulder County, Colorado for year 2023 during the following six (6) months of construction: May through October. All processes (running, starts, brakewear, etc.) are included in emissions results.

2. Annual emissions estimated based on round-trip distances (double one-way distance) and days of each vehicle type operation. Conversion of 2,000 lb = 1 US ton used.



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

April 13, 2023

**SUBJECT: Approved Jurisdictional Determination
Corps File No. NWO-2023-00316-DEN, Modular Production Factory Project,
Boulder County, CO**

Mr. Jay Sugnet
City of Boulder
PO Box 791
Boulder, CO 80302

Dear Mr. Sugnet:

This letter is in reference to the proposed modular production factory, at approximate latitude 40.013067°, longitude -105.200240°, in Boulder County, Colorado. We received a submittal, which consists of a request for an Approved Jurisdictional Determination (JD), for aquatic resources located within the above project area. The work as described in your submittal will consist of constructing an approximately 31,375 ft² modular production factory located near Boulder Valley School District facilities. The delineated area located on the subject property has been reviewed in accordance with Section 404 of the Clean Water Act under which the U.S. Army Corps of Engineers regulates the discharge of dredged and fill material, and any excavation activity associated with a dredge and fill project in waters of the United States.

At your request, a JD has been prepared for the subject area. Based on a review of available documentation, we have determined that the delineated project area for the modular production factory is comprised entirely of dry land. Therefore, a Department of the Army permit is not required for this activity.

If any work associated with this project requires the placement of dredged or fill material in any aquatic resources, this office should be notified by a proponent of the project for potential Department of the Army permits.

The JD is attached to this letter. If you are not in agreement with the JD decision, you may request an administrative appeal under regulation 33 CFR 331, by using the attached Appeal Form and Administrative Appeal Process form. The request for appeal must be received within 60 days from the date of this letter. It is not necessary to submit a Request for Appeal if you do not object to the JD.

This JD is valid for a period of five years from the date of this letter, unless new information warrants revisions of the JDs before the expiration date, or unless the Corps

has identified, after a possible public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

If there are any questions, please feel free to contact David Liccione at (720) 922-3841 or by e-mail at David.J.Liccione@usace.army.mil, and reference **Corps File No. NWO-2023-00316-DEN**.

Sincerely,

A handwritten signature in black ink that reads "Matthew Montgomery". The signature is written in a cursive, slightly slanted style.

for Kiel Downing
 Chief, Denver Regulatory Office

Enclosures (3):

cc:
Shelly Conley, City of Boulder Housing & Human Services



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OMB Control Number: 0710-0024
Expiration Date: 09/30/2023

AGENCY DISCLOSURE NOTICE

The public reporting burden for this collection of information, 0710-0024, is estimated to average 4 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): [4/13/2023](#)

ORM Project Name: [Modular Production Factory Project – Boulder County](#)

ORM Identification Number: [NWO-2023-00316](#)

- ☐ Other sites (e.g., offsite mitigation sites, disposal sites or other review areas, etc.) are associated with this action and are recorded on a different jurisdictional determination (JD) form(s).

Associated JD Names and Numbers: [N/A](#)

Review Area Location: State/Territory: [CO](#) City: [Boulder](#)

County/Parish/Borough: [Boulder County](#)

Center Coordinates of Review Area: Latitude: [40.013067°N](#), Longitude: [-105.200240°W](#)

Limits of review area: [The review area is comprised entirely of dry land](#)

II. SUMMARY²

Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding tables in Section III., summarize data sources in Section IV., and attach completed Appendices A and/or B when specified.

- ☒ The review area is comprised entirely of dry land (i.e., there are no waters such as streams, rivers, wetlands, lakes, ponds, tidal waters, ditches, and the like in the entire review area). Rationale: [Applicant confirmed review area was comprised of modular factory footprint only, which resides entirely in uplands \(see map – Affordable Housing Modular Factory p. 12\).](#)
- ☐ There are “navigable waters of the United States” within Rivers and Harbors Act jurisdiction within the review area (complete the table in Section III.A.).
- ☐ There are “waters of the United States” within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section III.B. and complete and attach appendices as appropriate).
- ☐ Potentially jurisdictional waters and/or features were assessed within the review area and determined to be non-jurisdictional (complete appropriate tables in Section III.C. and complete and attach appendices as appropriate).

¹ The final rule “Revised Definition of ‘Waters of the United States’” (2023 Rule) was published in the *Federal Register* on 18 January 2023 and the effective date is 20 March 2023. See <https://www.federalregister.gov/documents/2023/01/18/2022-28595/revised-definition-of-waters-of-the-united-states>.

² Map(s)/figure(s) or descriptions of the review area and any jurisdictional waters are attached to the AJD provided to the requestor.



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III. FINDINGS IN THE REVIEW AREA

A. Jurisdictional under the Rivers and Harbors Act of 1899³ (Section 10)⁴

Section 10 Waters			
Section 10 water name	Section 10 size in review area		Type of Section 10 water
N/A	N/A	N/A	N/A.
Rationale for determination: N/A			

B. Jurisdictional under the Clean Water Act

Paragraph (a)(1) waters: ⁵ Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide (Traditional Navigable Waters); (ii) The territorial seas; or (iii) Interstate waters, including interstate wetlands			
(a)(1) water name	(a)(1) size in review area		Type of paragraph (a)(1) water
N/A	N/A	N/A	N/A.
Rationale for determination: N/A			

Paragraph (a)(2) waters: Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5)			
(a)(2) water name	(a)(2) size in review area		Type of paragraph (a)(2) water
N/A	N/A	N/A	N/A.
Rationale for determination: N/A			

³ If the navigable water of the United States is not subject to the ebb and flow of the tide and not included on the district's list of Rivers and Harbors Act (RHA) Section 10 navigable waters of the United States list do NOT use this form to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedure outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the Rivers and Harbors Act.

⁴ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this AJD form, jurisdiction under RHA will be referred to as Section 10.

⁵ A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of RHA is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



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Paragraph (a)(3) waters: Tributaries of waters identified in paragraph (a)(1) or (2): (i) That are relatively permanent, standing or continuously flowing bodies of water; or (ii) That either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1)

(a)(3) water name	(a)(3) size in review area	Type of paragraph (a)(3) water
N/A	N/A	N/A
Rationale for determination: N/A		

Paragraph (a)(4) waters: Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1); or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3)(i) and with a continuous surface connection to those waters; or (iii) Waters identified in paragraph (a)(2) or (3) when the wetlands either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1)

(a)(4) water name	(a)(4) size in review area	Adjacency criteria
N/A	N/A	N/A
Type of paragraph (a)(4) water	N/A	
Rationale for determination: N/A		

Paragraph (a)(5) waters: Intrastate lakes and ponds, streams, or wetlands not identified in paragraphs (a)(1) through (4): (i) That are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3)(i); or (ii) That either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1).⁶

(a)(5) water name	(a)(5) size in review area	Type of paragraph (a)(5) water
N/A	N/A	N/A
Rationale for determination: N/A		

⁶ In implementing the significant nexus standard, the agencies generally intend to analyze waters under paragraph (a)(5) individually to determine if they significantly affect the chemical, physical, or biological integrity of a paragraph (a)(1) water.



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C. Waters or features that are not jurisdictional under the Clean Water Act

Waters analyzed under paragraph (a)(3)(ii), (a)(4)(iii), or (a)(5)(ii) and determined non-jurisdictional: Tributaries of waters identified in paragraph (a)(1) or (2); and/or wetlands adjacent to waters identified in paragraph (a)(2) or (3); and/or intrastate lakes and ponds, streams, or wetlands not identified as (a)(1) through (4) waters; that either alone or in combination with similarly situated waters in the region, do not significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1).

Water name	Water size in review area	Type of water for which significant nexus was not met:
------------	---------------------------	--

N/A	N/A	N/A	N/A
-----	-----	-----	-----

Rationale for determination: N/A

(b)(1) – (b)(8) Excluded Features⁷

Excluded feature name	Excluded feature size in review area	Exclusion ⁸
-----------------------	--------------------------------------	------------------------

N/A	N/A	N/A	N/A
-----	-----	-----	-----

Rationale for determination: N/A

IV. SUPPORTING INFORMATION

A. Paragraph (a)(1) water that is outside the review area:

- Provide the name of the paragraph (a)(1) water: N/A or Name of (a)(1) Water.
- Type of paragraph (a)(1) water: N/A.
- Provide the rationale for jurisdiction of the paragraph (a)(1) water: N/A or Provide Additional Discussion as Appropriate.

B. Significant nexus analyses

- ☐ Appendix A is attached and includes the significant nexus analysis for any waters in the review area that were evaluated under paragraph (a)(3)(ii) and/or paragraph (a)(4)(iii).
- ☐ Appendix B is attached and includes the significant nexus analyses for any waters in the review area that were evaluated under paragraph (a)(5)(ii).
- ☐ There are no waters in the review area that require evaluation under the significant nexus standard. Therefore, neither Appendix A nor Appendix B are included with this form

⁷ Transient features on the landscape that are difficult to document due to their non-permanent nature, such as rills and gullies, may not be specifically identified on the AJD form unless a requestor specifically asks a USACE district to do so. USACE districts may, in case-by-case instances, elect to document any such feature on a case-by-case basis, such as when the feature is relevant to analysis of the jurisdictional status of another water.

⁸ Note the full text of the exclusions for (b)(1)-(6) and (b)(8) are included in the dropdown list, while the text for the (b)(7) exclusion is truncated due to space limitations. The full text of the (b)(7) exclusion is as follows: (b)(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States



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C. Data, models, and other relevant methods Select/enter all resources that were used to support this determination and include data/maps and/or references/citations in the administrative record, as appropriate.

- ☒ Aquatic resources delineation submitted by, or on behalf of, the requestor: [Natural Resources Assessment Boulder Valley School District Annexation Southeast of Arapahoe Avenue and 63rd Street dated, October 15, 2021](#)
The aquatic resources delineation submitted by or on behalf of the requestor is sufficient for purposes of this AJD [Yes](#)
Rationale: [N/A](#)
- ☐ Aquatic resources delineation prepared by the USACE: [Title\(s\) and Date\(s\)](#)
- ☐ Wetland field data sheets prepared by the USACE: [Title\(s\) and Date\(s\)](#)
- ☐ OHWM data sheets prepared by the USACE: [Title\(s\) and Date\(s\)](#)
- ☐ USACE site visit: Date(s) of site visit(s): [Date\(s\) of Site Visit\(s\)](#), [Title\(s\) and Date\(s\) of Site Visit Summary Document\(s\)](#)
- ☐ Previous Jurisdictional Determinations (AJDs or PJDs) addressing the same (or portions of the same) review area: [ORM Number\(s\) and Date\(s\)](#)
- ☒ Photographs: [ERO Resources Corporation Photo Log 1-11](#)
- ☒ Aerial Imagery: [Google Earth Aerial Imagery 2023](#)
- ☐ LiDAR: [Source\(s\), Title\(s\) and Date\(s\)](#)
- ☐ USDA NRCS Soil Survey: [Title\(s\) and Date\(s\)](#)
- ☒ USFWS NWI maps: [Wetlands Mapper 1:4,514](#)
- ☐ USGS topographic maps: [Title\(s\) and Date\(s\)](#)
- ☒ USGS NHD data/maps: [Surfacewater Features Layer NHD and NHDPlus](#)
- ☐ USGS Dynamic Surface Water Extent: [Title\(s\) and Date\(s\)](#)
- ☐ Section 10 navigability resource used: [Title\(s\) and Date\(s\)](#)

Other data sources or models used to aid in this determination:

Data source or model (Select)	Name, date, and other relevant information
USGS Sources	N/A
USEPA Sources	N/A
USDA Sources⁹	N/A
NOAA Sources	N/A
USACE Sources	N/A
State/Local/Tribal Sources	N/A
Other Sources	N/A

D. Additional comments to support AJD: [The City of Boulder Housing and Human Services retained ERO Resources Corporation \(ERO\) to provide a natural resources assessment for the project. A report titled, Natural Resources Assessment Boulder Valley School District Annexation Southeast of Arapahoe Avenue and 63rd Street \(Report\) dated, October 15, 2021 contains multiple aquatic resources that are not assessed in this Approved Jurisdictional Determination.](#)

⁹ Including Certified Wetland Determination from the NRCS.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Jay Sugnet		File Number: NWO-2023-00316-DEN	Date: April 13, 2023
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found in Corps regulations at 33 CFR Part 331, or at <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/FederalRegulation.aspx>

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

US Army Corps of Engineers, Denver Regulatory Office
Attn: Kiel Downing
9307 S. Wadsworth Blvd
Littleton, CO 80128 Telephone (303) 979-4120

If you only have questions regarding the appeal process you may also contact:

US Army Corps of Engineers, Northwestern Division
Attn: Melinda Larsen, Regulatory Appeals Review Officer
1201 NE Lloyd Blvd Ste 400
Portland, OR 97232-1257 Telephone (503) 808-3888
Melinda.M.Larsen@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BVSD Campus - Modular Factory
Parking Lot and Vacant Land
6500 East Arapahoe Road
Boulder, Colorado

Freedom Project No. 0621-053

Prepared for:

City of Boulder
Housing & Human Services
2160 Spruce Street
Boulder, CO 80302

Prepared by:

Freedom Environmental Consultants, Inc.

4540 Pleasant Valley Circle
Elizabeth, Colorado 80107-9644

May 12, 2021

**FREEDOM ENVIRONMENTAL
CONSULTANTS, INC.**

4540 Pleasant Valley Circle
Elizabeth, CO 80107
Telephone: (303) 940-1410
Facsimile: (303) 940-1420

May 12, 2021

Mr. Jay Sugnet
City of Boulder
Housing & Human Services
2160 Spruce Street
Boulder, CO 80302

Subject: Transmittal of Phase I Environmental Site Assessment Report
BVSD Campus - Modular Factory
Parking Lot and Vacant Land
6500 East Arapahoe Road, Boulder, CO
Freedom Job No.: 0621-053

Dear Mr. Sugnet:

This document is the final report for an Environmental Site Assessment conducted at the referenced site. The study was performed in accordance with Freedom's proposal to you dated April 7, 2021 and in general conformance with the ASTM Standard E1527-13.

Several common acronyms are used throughout this report. For your convenience, Appendix C lists many common acronyms that may be found in environmental reports.

The information accumulated for this assessment will be retained with your project file. We appreciate the opportunity to perform these Services for you. Please contact me if you have any questions regarding this information.

Sincerely,

FREEDOM ENVIRONMENTAL CONSULTANTS, INC.

Prepared By



Todd A. Warth
President and Principal Geologist
Environmental Professional

Reviewed By



Richard M. Luce
Founder and Principal Geologist
Environmental Professional

attachment

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**EXECUTIVE SUMMARY
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**BVSD Campus - Modular Factory
Parking Lot and Vacant Land
6500 East Arapahoe Road
Boulder, Colorado**

As authorized by the City of Boulder via PO 21000601-00, Freedom Environmental Consultants performed a Phase I environmental site assessment (ESA) of the above-referenced site (site) in accordance with FREEDOM's proposal dated April 7, 2021 and in general conformance with ASTM Standard E1527-13. The following is a summary of findings, conclusions and recommendations, and specific details were not included or fully developed in this section. The report must be read in its entirety for a comprehensive understanding of the items contained in this summary.

Site Description	
Site Recon. Date Inspector/Preparer Reviewer	April 28, 2021 Todd Warth Rick Luce
Site Ownership	Boulder Valley School District.
Legal Description	Schedule #146335200007 (BVSD campus parcel, Boulder County Assessor)
Approximate size	Site area, approximately 0.717 ac, rectangular shaped
Property type Occupant(s)	Commercial Site area, none
Improvements	None, the site area is within the BVSD campus and consists partially of a gravel parking lot and partially of vacant undeveloped land.
Latitude/Longitude	40° 00' 40.62"/105° 11' 54.56" (Google Earth, BVSD campus northeast corner)
Nearby roadways	E. Arapahoe Road adjoins the BVSD campus to the north.
Access to site	The site is accessed from E. Arapahoe Road.
Surrounding area	The BVSD campus is located in an area of commercial, residential and undeveloped properties.

Historical Information Summary: The BVSD campus was depicted as vacant land in 1904 and was observed to be vacant land in 1937, the date of the first readily available aerial photograph. That use continued through at least 1952. By 1966, the current campus buildings on the western portion of the property were present generally in their current configuration, and the initial northeast campus buildings had been constructed. The site area remains vacant undeveloped land. By 1972, the northeast buildings had been expanded and by 1985, the entire BVSD campus appears generally as it is currently. The site area has consisted of a portion of the gravel parking lot and vacant land since at least 1985. Historically, the gravel parking lot was used for general storage,

parking of school buses and other school district vehicles, and parking of employee vehicles. The identified historic uses are not suspected to represent RECs for the site.

The adjoining property to the north of the BVSD campus was depicted as vacant of structures in 1904 and was observed to include one residence by 1937, and there was a second residence in 1966. That use continued in the early 1970s and the current commercial buildings were present by at least 1985. The current self-storage buildings were present by 2005 and the area appeared generally as it is currently. Several automotive repair and auto body listings were identified to the north, but they are approximately 1,000 feet north of the site area in cross- to downgradient areas and are not suspected to represent a REC for the site. Vacant land adjoined the site to the east and south in 1904 and that use has continued to the south through the present time. To the east, the current streets were observed by 1966 and the current residences were observed by 1985. In 1904, vacant land adjoined the site to the west and by 1952 the property consisted of a drive-in movie theatre. The drive-in remained through at least 1972 and by 1985, the current commercial building and property was present. Several commercial listings were to the west, but the property is approximately 900 feet from the site area in a downgradient area, and the listings are not a REC. None of the historic adjoining property uses are suspected to represent RECs for the site.

Site Reconnaissance Summary: The site area is located in the southeastern portion of the BVSD campus. The southern two thirds of the site area is a portion of a gravel parking lot and the northern one third of the site area is vacant unused land. Several employee vehicles, and school district vehicles and trailers were parked in the gravel lot. The vacant land was graded and recently seeded. No evidence of the storage or use of hazardous substances or petroleum products was observed. The current site area use is not a REC.

The BVSD campus itself consisted of administrative buildings and a culinary center in the western buildings and the Arapahoe Campus and Information Technology are in the northeastern buildings. The rest of the campus consisted of driveways, parking lots, storage areas, the gravel and paved parking lot at the southeast corner, and other vacant, undeveloped areas. The current BVSD site use is not a REC.

Regulatory Database Summary: The BVSD campus was listed on the UST, LUST, RCRA non-generator, State Spills, ALTFUELS, ASBESTOS, NCISNPDES, ECHO and FRSCO databases. Based on available regulatory files, nine (9) fuel tanks have been permanently closed and there are no active tanks. Additionally, two LUST events were identified. As part of closure activities, stockpiles of impacted soil were generated and subsequently thinly spread in a couple areas of the campus. It did not appear the soils were spread in the site area based on available information, but areas where the soil were spread was not clearly defined. Both LUSTs have received regulatory closure. The UST and LUST listings are not suspected to represent RECs; however, considering that the specific areas of the previous spreading of petroleum impacted soils are unknown, there is a potential that those soils could be encountered during development of the factory. The non-generator was associated with the Vocational Education Center in the buildings to the northeast. They were a non-generator by January 2004, and no violations were reported and they were not referred to the corrective action program. The listing is not a REC. The spill was a report of water damaging ceiling tiles which contained asbestos, and ten (10) asbestos permits were issued in the early to mid-2010s. They are not RECs. The ALTFUELS listing were for two electrical charging

stations which are not RECs. ICISNPDES tracks stormwater permits and no violations were reported. It is not a REC. ECHO and FRSCO are both compilations of several State and Federal databases and they were associated with the non-generator, ICISNPDES listings, and databases for National Compliance Database System (NCDB), SDWIS Federal Data Warehouse (SFDW), and National Center for Educational Statistics (NCES) databases. As indicated above, the non-generator and ICISNPDES listings are not RECs. NCDB tracks regional compliance and enforcement activities for the National Pesticides and Toxic Substances and Enforcement program, and SFDW contains information about public water systems and violations of EPA's drinking water regulations. Based on their nature, the listings are not RECs for the site area.

Ten (10) regulated facilities, other than the BVSD campus, were identified within the search radii. Of those, regulated facilities adjoined the BVSD campus to the north and west. Facilities to the north were listed on the RCRA CORRACTS, RCRA and State generator, SWF, UST and LUST databases. Facilities to the west were listed on the SWF, Recyclers, UST and LUST databases. All of the facilities were 900 feet or more from the site area in cross- to downgradient areas. Based on their regulatory status and distance and direction from the site area, they are not suspected to represent RECs. The remaining listed facilities were located in areas cross- to downgradient and not adjoining the BVSD campus. They are not RECs.

Findings and Conclusions: This assessment has revealed no evidence of recognized environmental conditions (RECs) for the site.

With regard to the above-listed Findings and Conclusions, FREEDOM makes no recommendations for additional assessment at this time. However, it is important to note that the specific areas of the previous areas of petroleum impacted soil spreading are unknown, and these soils may be encountered during the planned redevelopment. If they are encountered, they will require management as a regulated waste and the owner will be responsible for the cost of characterization, transportation and disposal of the wastes.

The Client is not required by ASTM to provide the responses to questions included in the User Questionnaire described in Section 1.4 of this report. However, to preserve any landowner liability protections that may be claimed from the completion of the environmental due diligence for this site, the Client (User) should consider these findings and conclusions in light of:

- The presence of any environmental cleanup liens or activity and use limitations (AULs) that may have been recorded in the land title records for this site.
- Any specialized knowledge that the User(s) may have with regard to the site or nearby properties as it relates to the findings and conclusions of this report.
- The relationship of the purchase price of this site to its Fair Market Value if it were not contaminated. This is not intended to suggest that this property is contaminated, it is only intended to ask the question of whether any price differential may be related to environmental contamination that may or may not have been revealed to the User.

- Are there obvious indicators of the presence or likely presence of contamination at the site, based upon your general or site-specific knowledge of the site?
- Is there common knowledge regarding the presence or likely presence of contamination at the site?

1.0 INTRODUCTION

As authorized by the City of Boulder via PO 21000601-00, Freedom Environmental Consultants (FREEDOM) performed a Phase I environmental site assessment (ESA) for the BVSD Campus proposed modular factory property and consisting of a gravel parking lot and vacant land located at 6500 East Arapahoe Road, Boulder, Colorado (site). The location of the site is shown on Figure 1.

1.1 Purpose

The purpose of a Phase I Environmental Site Assessment is to aid the Client in the fulfillment of the requirements of the EPA's All Appropriate Inquiry rule issued November 1, 2005. To the extent feasible pursuant to the processes prescribed in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, this ESA identifies "recognized environmental conditions" in connection with the site. As defined in the ASTM standard, recognized environmental conditions are those that indicate "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; (3) under conditions that pose a material threat of a future release to the environment." *De minimis* conditions, "a condition that generally does not present a threat to human 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" are not RECs.

1.2 Scope of Work

These services were performed in accordance with FREEDOM's proposal dated April 7, 2021 and in general accordance with the ASTM Standard E1527-13. A Phase I ESA has four basic components, including: interviews, review of historical and regulatory database information, general description of the site's physical setting (i.e., geology, topography) and a non-invasive site reconnaissance.

The scope of work for this ESA involves the following tasks:

- Site history review using reasonably ascertainable and readily available Standard Historical Source records as per ASTM to reveal the site's obvious usage from 1940 or its first developed use, whichever is earlier. Reasonable attempts were made to interview those with historical details about the site. Historical records review for non-adjointing properties was out-of-scope.
- Review of federal and state environmental database listings compiled by an environmental database search company for the site and facilities within the search radii recommended by ASTM. Identification or confirmation of database listings shown as "unmappable" was out-of-scope. In addition, reasonable attempts were made to contact federal, state and/or local agencies who might be expected to possess information regarding the environmental condition of the site and not readily available through other sources.
- Physical setting information review for the site area derived from the applicable USGS topographic quad and geologic maps, USDA soil surveys, and other readily available sources as may be applicable.

- A non-invasive site reconnaissance to observe accessible and representative portions of the site for RECs. As suggested by ASTM, visual evidence of RECs may include stained soils, stressed vegetation, transformers, evidence of above ground or underground storage tanks, trash and debris, use or storage of hazardous substances or petroleum products. An attempt was made to interview the site contact identified by the Client to learn more about the uses and environmental information for the site. Observations of adjoining properties (from the site's boundaries and public right-of-ways) were made to identify apparent RECs.

This ESA includes a limited evaluation of asbestos, lead-based paint and mold, but does not include the following: ASTM E-1527-13 other Non-Scope Considerations (such as radon, wetlands, lead in drinking water, regulatory compliance, ecological issues, indoor air quality [such as vapor intrusion], fungi, high voltage power lines and other potential issues), detailed review of governmental agency records (beyond that required by the ASTM standard), review of information or records not received within two (2) days of the final report date, business environmental risk evaluations, or other Services not discussed in this report.

1.3 Standard of Care, Use and Limitations

FREEDOM services were performed in a manner consistent with industry practices; no warranties, express or implied, are intended or made. Due to the non-invasive, limited and opinion-based nature of a Phase I ESA, FREEDOM cannot eliminate uncertainty as to environmental conditions at the site nor can we represent that the site contains no hazardous substances, petroleum products or other latent conditions beyond those identified or observed through the Services performed for this ESA. The findings and conclusions in this final report are based upon the site's current use and information sources listed above that are obtained prior to issuance of the final report. FREEDOM does not warrant the accuracy of information obtained from interviewees or other third parties (e.g., other environmental firms, database or title companies).

The Client hereby is notified that the ASTM standard considers this document to have a period of viability of 180 days. When certain elements of this report are updated at that time, the document will remain viable for a maximum of another 180 days.

The Client should be aware that there are legal obligations with regard to hazardous substances and/or petroleum products that are stored or used at the site, if any. This ESA is not a regulatory compliance audit and may not identify deficiencies that could result in civil or criminal penalties for non-compliance.

Unless otherwise agreed, this ESA was prepared for the exclusive use and reliance of the entity named on the cover of this report. Third party reliance may be had (if there is no potential conflict of interest between the parties) using a reliance form that is subject to the terms of the proposal for these Services and FREEDOM's standard Terms and Conditions. The limit of liability specified in those Terms and Conditions constitutes FREEDOM's aggregate amount of liability to the Client and all relying parties.

The Services herein are in no way to be construed to be or relied upon as a legal interpretation, opinion or advice.

The following ASTM exceptions or deviations apply to these Services (or are described in the scope of work or applicable sections of this report): none.

1.4 User-Provided Information

As partial fulfillment of the ASTM and AAI standards of practice, the Client did not provide a completed User Questionnaire. The Client (User) is not required to return a completed copy of the questionnaire. See Section 8 of this report for additional discussion regarding the Client's obligations with regard to the consideration of the responses to these questions. The information requested by the questionnaire is summarized in the following table.

A copy of FREEDOM'S standard User Questionnaire is included in Appendix D.

TABLE 1-1 User Provided Information	
Environmental Cleanup Liens Filed or Recorded Against the Site	No response.
Activity and Use Limitations (AULs) Filed or Recorded Against the Site	No response.
Specialized Knowledge	No response.
Relationship of Purchase Price to Fair Market Value	No response.
Obvious Indicators of Possible Contamination at the Site	No response.
Past Uses of the Site	No response.
Chemicals Present at the Site	No response.
Spill or Other Chemical Releases at the Site	No response.
Environmental Cleanups at the Site	No response.

2.0 GENERAL SITE CHARACTERISTICS

2.1 Site Description

The pertinent site features are shown on Figure 2 and 3, and described in the following table. Photographs of the site are included in Appendix A.

The site property is a small area (referenced herein as the *site area*) within the large Boulder Valley School District campus (referenced herein as the *BVSD campus*). For adjoining property discussions throughout this report, adjoining properties will include properties adjoining the BVSD campus.

TABLE 2-1 Site Description	
Site Ownership	Boulder Valley School District.
Legal Description	Schedule #146335200007 (BVSD campus parcel, Boulder County Assessor)
Approximate size	Site area, approximately 0.717 ac, rectangular shaped
Property type Occupant(s)	Commercial Site area, none
Improvements	None, the site area is within the BVSD campus and consists partially of a gravel parking lot and partially of vacant undeveloped land.
Latitude/Longitude	40° 00' 40.62"/105° 11' 54.56" (Google Earth, BVSD campus northeast corner)
Nearby roadways	E. Arapahoe Road adjoins the BVSD campus to the north.
Access to site	The site is accessed from E. Arapahoe Road.
Section, Township, Range	Northeast Quarter of the Northwest Quarter of Section 35, Township 1 North, Range 70 West, 6 th Principal Meridian

2.2 Adjoining Properties

The adjoining properties are described in the following table:

TABLE 2-2 Adjoining Properties	
General Description Adjoining Properties	The BVSD campus is located in an area of commercial, residential and undeveloped properties.
Adjoining – North	Several commercial buildings/properties and two self-storage facilities (6439-6687 E. Arapahoe Rd) adjoin the BVSD campus to the north across E. Arapahoe.
Adjoining – East	Vacant land adjoins the BVSD campus to the east, with single-family residences beyond.
Adjoining – South	Vacant land adjoins the BVSD campus to the south.
Adjoining – West	Eco-Cycle CHARM (6400 E. Arapahoe) adjoins the BVSD campus to the west.

3.0 PHYSICAL SETTING

The following information was obtained to provide details as to the site's physical setting. Note that this report may use the terms "upgradient, cross- or side-gradient and downgradient." These terms refer to the topographic gradient as related to the site which often mirrors actual gradient. Note, however, that groundwater flow direction and the depth to any shallow groundwater likely vary based upon seasonal changes (i.e., precipitation amounts) and the depth to the soil/bedrock interface. Actual groundwater gradient, depth and flow directions cannot be confirmed without information obtained from groundwater monitoring wells installed on site and/or nearby.

3.1 Topography

The site is located on the Niwot, Colorado 7½-minute USGS topographic quadrangle, prepared in 1967 and photorevised in 1979. The overall slope of the vicinity is down to the northwest toward Valmont Reservoir. The site elevation is approximately 5,220 feet above mean sea level (msl). The site is located in the Great Plains physiographic province.

3.2 Soils and Geology

The site is located within an area of the Ascalon-Nunn-Manter association described as "Nearly level to moderately steep, deep soils on terraces, valley sides, and uplands" (USDA – Moreland and Moreland, 1975). The specific soil type identified at the site is the Nunn clay loam. Underlying the site soils are Quaternary aged gravels and alluviums which are further underlain by sediments of the Cretaceous Pierre Shale-Upper Unit (USGS – Tweto, 1979). Alluviums are deposits, of sand, gravel, silt, and clay left by flowing rivers and streams. The upper unit of the Pierre consists of thick shale sequences with interbedded siltstones, sandstones and limestones.

3.3 Groundwater

The site lies outside the margin of the Denver Basin principal aquifer system in an area of no principal aquifer system (USGS, 1997).

Shallow groundwater flow typically follows, and can be hypothesized from, the general slope of surface topography, but cannot be confirmed without the benefit of subsurface water level data. The expected direction of flow in this aquifer is to the northwest. Commonly, the adjoining properties and those upgradient from the site are the ones of greatest potential concern. In this case the upgradient area is expected to be to the southeast.

4.0 HISTORICAL RECORDS REVIEW

This review used reasonably ascertainable and readily available records as per ASTM to reveal the site's obvious usage from 1940 or its first developed use, whichever is earlier. Reasonable attempts were made to interview those with historical details about the site. Historical records review for non-adjoining properties was out-of-scope. The results of this research are discussed below.

4.1 Historical Interviews

Based on the site area being within the larger BVSD campus and considering that the school district has operated from this property since the 1960s, a historical interview regarding ownership and past site uses was not conducted.

4.2 Aerial Photographs

Commercially-available aerial photographs were reviewed at the offices of Colorado Aerial Photo Service, Denver, Colorado, to reveal historical development of the site and adjoining properties. Review of these photos may be limited by a photo's quality and scale. The photos reviewed included:

<u>Photo Date</u>	<u>Photo No.</u>	<u>Photo Date</u>	<u>Photo No.</u>
July 23, 1937	AIM 49-81, 82	November 16, 1985	11-20, 21
January 1, 1952	RO37-142, 143	June 21, 1995	233, 234
April 15, 1966	123-271, 272	May 23, 2005	112, 113
April 2, 1972	135-85, 86	October 9, 2015	Google Earth
		September 29, 2020	Google Earth (Figure 2)

A summary of the aerial photo review is provided in the following table.

TABLE 4-1 Aerial Photograph Review	
Location	Summary of Apparent Features
Site	<p>The BVSD campus is vacant land, with one small shed along the south edge (1937) and the shed is not present (1952).</p> <p>The western portion of the campus appears generally as it is currently, although the garage building at the southwest corner is not present. The parking area east of the west campus area is present, but it is gravel. The original northeast campus buildings are present, with paved parking on the southeast side of the buildings. The area between the two campus areas, and the southwest portion of the campus, including the site area, is vacant unused land (1966).</p> <p>The southwest garage building of the west campus area is now present and the northeast campus buildings have expanded. The site area remains vacant land (1972).</p> <p>The entire campus appears as it is currently, including the gravel parking lot and vacant land of the site area. School buses appear to be parked in the area west and northwest of the gravel lot and there is some storage and other parking in the gravel lot (1985, 1995, 2005).</p> <p>No real change except the east half of the gravel parking lot is now paved and there is also some bus parking in the gravel parking lot (2015), add there is no bus parking in the gravel parking lot (2020).</p>

TABLE 4-1 Aerial Photograph Review	
Location	Summary of Apparent Features
North	<p>One residence is present to the north across Arapahoe, with the rest of the property vacant land and Valmont Reservoir is just to the north (1937, 1952), and there is a second residence east of the first residence (1966, 1972).</p> <p>The five commercial buildings (one adjoining the west portion of the campus and four adjoining the northeast portion of the campus) are present and the original residence still remains (1985).</p> <p>The current semi-trailer parking lot adjoining the central portion of the campus is present (1995) and the current self-storage buildings are present, with the entire area appearing generally as it is currently (2005, 2015, 2020).</p>
East	<p>Vacant land with a farmstead a little farther east adjoins the site campus to the east (1937, 1952) and the current streets are present but not paved (1966, 1972).</p> <p>Vacant land remains east of the campus, with the current residences and streets beyond (1985, 1995, 2005, 2015, 2020).</p>
South	<p>Vacant land adjoins the site to the south (1937, 1952, 1966, 1972, 1985, 1995, 2005, 2015, 2020).</p>
West	<p>Vacant land adjoins the site campus to the west (1937) and a drive-in movie theatre is present (1952, 1966, 1972).</p> <p>The drive-in has been removed and the adjoining property is the current commercial building and storage yard (1985, 1995, 2005, 2015, 2020).</p>

Of the apparent features summarized above, none suggested RECs for the site.

4.3 Fire Insurance Maps

The Sanborn Company prepared maps for use by fire insurance companies since the late 1800s. These maps, which have been updated and expanded geographically on a periodic basis, provide information on the historical use of properties, including the name and business of the building occupants, construction materials, and features, such as aboveground or underground storage tanks. Sanborn Maps are typically published for central business districts. Readily-available maps were reviewed, as available, through the Denver Public Library's Western History Section. Because of the historically rural nature of the site and vicinity, there was no Sanborn map coverage of the area.

4.4 City Directories

FREEDOM contracted GeoSearch to provide readily-available city directories for the site and adjoining properties. Copies of these directories are not provided due to copyright restrictions, but are summarized in the following table, and copies of the GeoSearch research are included in Appendix B.

TABLE 4-2 City Directory Review (RECs are in bold print)	
Location	Listings
Site	6500 Arapahoe Rd No listings (1951, 1955, 1960, 1965) Multiple Boulder Valley School District listings (1970/71, 1975, 1980, 1985, 1989/90, 1995, 1999, 2004, 2008, 2012, 2014, 2020)

TABLE 4-2 City Directory Review
(RECs are in **bold print**)

North	<p>6439 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980, 1985, 1989/90, 1995, 1999, 2004, 2008) Boulder Self Storage II (2012, 2014, 2020); Rice Jennifer (2014, 2020); Pike Sarah (2020)</p>
	<p>6519 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980, 1985) The Works (1989/90, 1995, 1999); Wilson Mike (1989/90, 1995, 1999, 2012); Four Wheeler The (1989/90, 1995, 1999, 2004); Special Vehicles Engineering (1989/90); Import Specialists (1989/90, 1995, 1999, 2004, 2008, 2014, 2020); Arapahoe Body & Paint (1995, 1999); Plants Auto Serv (1995, 1999, 2004, 2014); SVE Automotive Rstr (1995); Alternative Enterprises Inc (2008); Canyon Automotive Inc (2008, 2012, 2014, 2020); Scandinavian Auto Service Inc (2008, 2012, 2014, 2020); The Works Garage (2008, 2012, 2014, 2020); Four Wheeler (2014, 2020); Boulder Motorsports LLC, Gray's Performance, U-Haul Neighborhood Dealer, Bolder Auto (2020)</p>
	<p>6551 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980, 1985, 1989/90, 1995, 1999, 2004, 2008, 2014, 2020) Joseph M Kent, Karrie A Kent (2012)</p>
	<p>6623 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980, 1985, 1989/90, 1995) Patricia Hand (1999, 2004, 2020); Boulder Self Storage (2004, 2008, 2012, 2014, 2020); Jackson Mark (2014, 2020)</p>
	<p>6655 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980, 1985) Boulder Door & Millwork Inc (1989/90, 1995, 1999, 2012); Auto Tecnica Inc (1989/90); Bliss & Co (1995, 1999); Glass Tek, R Werks (1995); High Mtn Classics (1995, 1999); Thomas Vintage Motors (1995, 1999, 2004, 2008, 2012, 2014, 2020); Dents By Hand (2004); Raven Corp, Weissach Performance (2008); 1-800-Got-Junk Boulder (2014); Teens 4 Oceans (2014, 2020); A C Customs, Wild Goose Imaging Inc, CU Pole Sport (2020)</p>
	<p>6661 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980) Astral Communication (1985, 1989/90, 1995); Babcock Auto Uphls, Korbin Lighting (1985); About Packaging Robotics (1989/90, 1995, 1999, 2004); Materials Research & Engineering Inc (1989/90); Boulder Landscape Mgm (1995, 1999, 2004); Peterson Machining (1995, 1999); Ski Area Supply (1995, 2004, 2008, 2012, 2014, 2020); Dennys Auto Sales, Niwot Sports Inc (1999); Dog Dreams (2004, 2008, 2012, 2014, 2020); Intrr Const Serv (2004); Ski Thomas Stnk Const (2004, 2008); Interior Construction Service (2008, 2012, 2014, 2020); Peterson Machining Inc (2008, 2012, 2014, 2020); Hendricks Fine Homes (2012, 2014); Boulder Glass (2014)</p>
	<p>6681 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 2004) W Simeon Walker (1980); Elastomer Technology, Red Mtn Bakery, Rela Systems Inc (1985); Protector Corporation The (1989/90, 1995, 1999); Mesa Plumbing & Heating (1989/90); Mindy Therssen (1995, 1999); Air Production Co, New Renaissance Films, Storm Productions (2008); C & C Willys Machine (2008, 2012, 2014, 2020); Ross Machining, Sonship Studios (2008, 2012); Spotts William Jr, Streetside Studios, Vertile Foundation (2020)</p>
	<p>6687 Arapahoe Rd No listings (1951, 1955, 1960, 1965, 1970/71, 1975, 1980) Action Electric, K&H Associates, Petrosca Inc (1985); Lightning Eliminators & Consultants Inc (1989/90, 1995, 2004, 2008, 2012, 2014, 2020)</p>

TABLE 4-2 City Directory Review (RECs are in bold print)	
East	No listings, the property is vacant land.
South	No listings, the property is vacant land.
West	6400 Arapahoe Rd No listings (1951, 1955, 1965, 1970/71, 1975, 1980) Residential/individuals (1960), Triton Tool & Mfg Co, Hi-Way Liquor Store, Boulder County Humane Society, Boulder Country Club, Blue Ridge Motel, Green Meadows Riding Ranch, Parsons Land Development Co [Bldg Contr] (1960); Diamond Lumber Inc (1985, 1989/90); BMC Building Material (1995, 1999, 2004, 2008); Resource For Resource Conservation (2012, 2014, 2020); Eco-Cycle (2014, 2020)

The on-site listings have been for Boulder Valley School District since at least 1970/71. They are not RECs.

Multiple commercial listings were to the north and west, but due to their distance and direction (cross- to downgradient) from the site area, none are suspected to represent a REC for the site. There were no listings to the east and south.

4.5 Topographic Maps

Historic USGS topographic maps are available in the public domain. Maps of the site and vicinity were researched to identify historic development of the site and vicinity, if any. Maps reviewed included:

<u>Map</u>	<u>Date & Scale</u>
Niwot	1904, 15'
Niwot	1950, 7 ½'
Niwot	1967, 7 ½'
Niwot	1967 photorevised 1971, 7 ½'
Niwot (Figure 1)	1967, photorevised 1979, 7 ½'

A summary of the results is provided below.

TABLE 4-3 Historical Topographic Map Review	
Location	Summary of Apparent Features
Site	The BVSD campus is vacant land (1904) and no change, but the high tension power lines are shown (1950). The current western campus buildings are present and the initial northeastern campus buildings are present and identified as Vocational Tech School (1967). A couple additional structures are south of the western campus buildings (1971) and the additional structures have been removed (1979).

TABLE 4-3 Historical Topographic Map Review	
North	<p>Arapahoe Road adjoins to the north, with vacant land beyond (1904) and one small structure is present (1950). Hillcrest Lake, Leggett Reservoir and a power plant are farther north beyond a set of railroad tracks (1950).</p> <p>Two additional small structures are now present and Valmont Reservoir is also to the north (1967) and the two additional structures have been removed (1971, 1979).</p>
East	<p>Vacant land adjoins to the east (1904), one small structure is to the northeast (1950) and the structure has been removed and the two current streets are present (1967, 1971).</p> <p>Most of the property is part of an area depicted as undifferentiated urban area (UUA) where individual structures may not be shown (1979).</p>
South	<p>Vacant land adjoins the site to the south, with Gladstone Mine farther south (1904) and the mine is not depicted (1950). East Boulder Ditch and Enterprise Ditch are shown a little farther south of the site (1967, 1971, 1979).</p>
West	<p>Vacant land is west of the site, with Frank Prince Lake farther west (1904).</p> <p>The lake is not shown, but an unnamed lake is now west of the site a little south of the first lake and beyond East Boulder Ditch (1950).</p> <p>A drive-in movie theatre adjoins to the west with the lake still present (1967, 1971) and the drive-in has been removed and the property is vacant land (1979).</p>

No features were observed on site or the adjoining properties that suggested the presence of RECs.

4.6 Previous Environmental Reports

No previous environmental reports were provided for review.

5.0 REGULATORY RECORDS REVIEW

FREEDOM reviewed federal and state environmental database listings compiled by GeoSearch of Austin, Texas for the site and facilities within the search radii recommended by ASTM. FREEDOM reviewed Unlocatable (aka “Orphan” or “Non-Geocoded”) listings in the report and discussed those suspected to be within applicable search radii under the respective headings below. The report of the regulatory database search by GeoSearch is included in Appendix B and summarized in the following sections.

When the following sections refer to “upgradient, cross- or side-gradient and downgradient,” this usage refers only to the topographic gradient which often mirrors actual gradient (actual groundwater gradient, depth and flow directions cannot be confirmed without information obtained from monitoring wells installed on-site and/or nearby).

As described in Section 3.3, above, commonly, regulated facilities on the adjoining properties and those upgradient from the site are the ones of greatest potential concern in addition to the site. Typically, properties located in areas cross- to downgradient and not adjoining the site are not RECs.

5.1 Site Listings

The BVSD campus was identified on the following databases:

- Underground Storage Tank (UST)
- Leaking Underground Storage Tank (LUST)
- RCRA Non-generator of Hazardous Waste
- State Spills
- Alternative Fueling Stations (ALTFUELS)
- Asbestos Abatement and Demolition Projects (ASBESTOS)
- Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES)
- Enforcement and Compliance History Online (ECHO)
- Facility Registry System (FRSCO)

According to the database report, two 6,000-gallon, one 12,000-gallon and one 20,000-gallon gasoline tanks and two 5,000-gallon, one 6,000-gallon and one 12,000-gallon diesel fuel tanks have been permanently closed. No active tanks were reported. Two associated LUSTs received regulatory case closure in 2019 and 2020. FREEDOM reviewed available Colorado Division of Oil and Public Safety (OPS) files for the two events and they are summarized in the paragraphs below.

Event 3357: A total of seven (7) USTs were permanently closed. Six of the tanks were removed from a tank pit east of the Bus Maintenance building (currently the culinary center of the western campus area) and one tank was removed from an area east of the bus maintenance tank pit in an area that is now a part of a paved parking lot. During closure activities, impacted soils were encountered in both tank pits. Soils from the bus maintenance tank pit were stockpiled on polyethylene sheeting on the former driving range behind the Vocational Technology building and soils from the single tank pit were stockpiled in the Vocational Technology parking lot. Subsequently, it was reported that the stockpiled soil was spread to depths of 2 feet in the area of the original single tank pit and in the bus parking lot to help volatilize the petroleum constituents. In September 1991, soil samples were collected from the spread soils and tested for BTEX and diesel range organics (DRO), and concentrations were reported to be below regulatory standards. This soil was then reportedly used as backfill or road base at the BVSD campus. In 1996, additional soil and groundwater samples were conducted to supplement the original tank closure activities. One groundwater sample was collected and 21 soil samples were collected from several soil borings. They were lab tested for BTEX, gasoline range organics (GRO), DRO and oil & grease (O&G). No concentrations were detected above regulatory standards. For the closure activities, regulatory case closure was approved on October 11, 1996. A copy of the closure letter is included in Appendix B.

During excavation for a stormwater retention feature In January 2020, stained soils and petroleum odors were encountered. The retention feature was located at the northern intersection of the vocation building parking lot and parking lot west of the administrative buildings. The contractor suspected that the impacted

soil was attributed to the 1990-era stockpiled soil used as backfill. To investigate the encountered soil, four exploratory potholes were excavated within the planned footprint of the stormwater excavation. A total of six soil samples were collected from three of the four potholes (no potentially impacted soils were encountered in one of the potholes) for laboratory testing of BTEX, GRO and DRO. One sample had benzene and GRO results above risk-based screening levels (RBSLs). Additional soil was excavated from the location of the benzene and GRO detections. Approximately 2,340 cubic yards of soil were disposed at an off-site landfill associated with the potholing activities. Regulatory closure for the discovery of the impacted soils was received on April 7, 2020.

Based on the information reviewed, LUST event 3357 is not suspected to represent a REC for the site area. However, considering that the specific areas of the previous spreading of petroleum impacted soils are unknown, there is a potential that those soils could be encountered during development of the factory.

Event 13312: In 2019, a groundwater sample was collected from an existing groundwater monitoring well within the fueling facility UST basin previously located at the very southeast corner of the BVSD campus property and nearly 900 feet from the site area. Testing results identified benzene at a concentration of 21 micrograms per Liter ($\mu\text{g/L}$) relative to its regulatory standard of 5.0 $\mu\text{g/L}$. Subsequently, the fueling system consisting of two 12,000-gallon tanks, one diesel fuel and one gasoline, and two associated dispenser islands, was removed. As part of the closure activities, 11,000 gallons of water were pumped from the tank basin and transported for off-site disposal. Additionally, 156 cubic yards of pea gravel (which underlaid the tanks) and 238 cubic yards of impacted soil were excavated and transported to a landfill for disposal. Confirmation soil samples did not identify impacts within the tank basin. Event 13312 received regulatory case closure on September 4, 2019 and is not suspected to represent a REC for the site area. A copy of the NFA letter is included in Appendix B.

The listing for the non-generator was associated with the Vocational Education Center, the campus buildings northeast of the site area. They were identified as a non-generator in January 2004, with no violations reported and they were not referred to the corrective action program. FREEDOM reviewed the available Colorado Department of Public Health (CDPHE) files for the listing. Only two documents were included in the files. One was a 1988 Notice of Hazardous Waste Activity form and corresponding letter providing an EPA ID number. The second document was a December 2020 letter to the CDPHE Radiation Management Division reporting that BVSD relinquished 6 Exit Signs containing Tritium to the University of Colorado Boulder for disposal. Based on the available information and location of the facility, the non-generator listing is not a REC for the site area.

The State Spills incident was a May 2018 report of water damaging ceiling tiles containing asbestos at the administration building and an emergency permit was requested for repairs. Based on the nature of the spill, it is not a REC for the site.

The ALTFUELS listings are for two electric charging stations and are not a REC.

There were a total of ten (10) ASBESTOS listings for various campus buildings. Nine were permits for abatement projects in 2012, 2013 and 2015 for various campus building, and one was a demolition permit in 2016. The permits are not a REC for the site.

The Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES) is the EPA's stormwater permit tracking database. Both listings were for permits associated with the Central Kitchen. They were listed as a general permit covered facility and as a minor discharger, with original issue dates of January 30, 2019 and April 1, 2019, and one permit was listed as terminated. No violations or enforcements were identified and the listings are not suspected to represent a REC.

ECHO and FRSCO track several State and Federal databases and in this case, the underlying databases on which the BVDS campus was listed were RCRA non-generator and ICISNPDES listings, and databases for National Compliance Database System (NCDB), SDWIS Federal Data Warehouse (SFDW), and National Center for Educational Statistics (NCES) databases. As indicated above, the non-generator and ICISNPDES listings are not RECs. The NCDB tracks regional compliance and enforcement activities for the National Pesticides and Toxic Substances and Enforcement program. SFDW contains information about public water systems and violations of EPA's drinking water regulations. No violations were reported. Based on their nature, the NCDB, SFDW and NCES listings are not RECs for the site area.

5.2 Federal Databases

TABLE 5-1 Federal Database Listings for Properties other than the Site				
Database Title and General Description	ASTM Search Radius, Mi.	No. of Listings	Adjoining Properties	Upgradient Properties
National Priority List NPL: EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program.	1.0	0	0	0
Delisted NPL	1.0	0	0	0
Proposed NPL	1.0	0	0	0
Records of Decision (ROD)	1.0	0	0	0
SEMS: Superfund Enterprise Management System, previously known as CERCLIS. The list contains sites, which are either proposed to or on the NPL, or are in the screening and assessment phase for possible inclusion on the NPL.	0.5	0	0	0
SEMSARCH: SEMS Archive, previously known as CERC-NFRAP. These are facilities removed from the SEMS (formerly CERCLIS) database and previously designated as requiring No Further Remedial Action Planned (NFRAP). These are facilities where completed investigations have indicated that contamination at the site, if any, was not serious enough to warrant Federal Superfund action or NPL consideration.	0.5	1	0	0

TABLE 5-1 Federal Database Listings for Properties other than the Site				
Database Title and General Description	ASTM Search Radius, Mi.	No. of Listings	Adjoining Properties	Upgradient Properties
RCRA: Facilities listed in the RCRA databases are hazardous waste generators including Corrective Action Sites (CORRACTS), treatment, storage, and disposal (TSD) facilities, and hazardous waste generators. Each category also identifies facilities that are no longer reporting (NLR).	CORRACTS = 1.0 TSD = 0.5 Generators = 0.25	1 0 1	1 0 1	0 0 0
RCRA sites with institutional controls	Controls = 0.25	0	0	0
ERNS: This database contains information from spill reports of oil or hazardous substances submitted to federal agencies including the EPA, U.S. Coast Guard, National Response Center, and DOT.	0.25	0	0	0
HMIRS: Hazardous Materials Incident Reporting System, as reported to the USDOT	0.25	0	0	0
BF: Brownfields Management System is an EPA database to track activities in the various brownfield grant programs including grantee assessment, site cleanup and site redevelopment.	0.5	0	0	0
EC: Federal Engineering and Institutional Controls is an EPA database where these controls were identified in the official remedy decision documents. They may or may not actually be in place.	0.25	0	0	0
ODI: Open Dump Inventory was published by EPA for landfill locations that do not meet the requirements of the Solid Waste Disposal Act. Not updated since 1985.	0.5	0	0	0
Other buffer facilities: Several Federal databases are searched for the site only, but in fact, are searched at a distance of 0.02 mile. This grouping is for all listings identified in the search that are not part of the subject site.	0.02	0	0	0

5.2.1 Discussion of Federal Database Listings

One SEMS Archive facility was listed within the ½-mile search radius. It was more than 1,000 feet northwest of the BVSD campus in a downgradient area. It is not a REC.

One RCRA CORRACTS facility was listed within the 1-mile search radius. The facility, Scandinavian Automotive, adjoined the BVSD campus to the north across Arapahoe Road. It appears that a release was reported in March 2015 and the corrective action process was terminated with no further action required in August 2015. While the facility adjoined the BVSD campus, it was more than 1,000 feet northwest of the site area in a downgradient area. Therefore, the facility is not suspected to represent a REC for the site and FREEDM did not pursue a regulatory file review.

One RCRA hazardous waste generator was listed within the ¼-mile search radius. Scandinavian Automotive adjoined the BVSD campus to the north and was identified as a very small generator (VSG). It was also listed as a RCRA CORRACTS facility as described above. As discussed, the facility is not suspected to represent a REC for the site and a file review was not performed.

5.3 State Databases

TABLE 5-2 State Database Listings for Properties other than the Site				
Database Title and General Description	ASTM Search Radius	No. of Listings	Adjoining Properties	Upgradient Properties
Superfund: The Superfund List contains active, deleted, and proposed "Superfund" hazardous waste sites. The lead agency can either be CDPHE or EPA.	1.0	0	0	0
VCP/VCRA: CDPHE tracks facilities that have been accepted into the Voluntary Clean Up Program as designated by the Voluntary Cleanup and Redevelopment Act.	0.5	1	0	0
HWS: CDPHE is the lead agency for Federal RCRA issues and they identify hazardous waste generators including Corrective Action Sites (HWSA), treatment, storage, and disposal (HWSTSD) facilities, and hazardous waste generators (HWSG).	HWSCA = 1.0	0	0	0
	HWSTSD = 0.5	0	0	0
	HWSG = 0.25	2	1	0
HISTSWLF: CDPHE database of historical landfills identified by the State and other agencies in the 1980s. It has not been updated since the 1980s.	0.5	0	0	0
SWF: CDPHE database of active landfills, transfer stations, etc.	0.5	10	4	0
RECYCLERS: Registered recycling facilities.	0.5	3	2	0
METHANESITES: Methane Gas Study Sites is a collection of 8 landfills where investigations were conducted by the City of Denver in 1981.	0.5	0	0	0
LST/LUST: OPS tracks the status of leaking UST and AST facilities where a release of petroleum hydrocarbons has been confirmed or reported.	0.5	5	2	0
LUSTTRUST: OPS database for releases where the responsible party has not been identified.	0.5	0	0	0
Underground Storage Tanks: OPS maintains a database of underground storage tank (UST) facilities. This database does not include information on leaking tank facilities.	0.25	4	3	0

TABLE 5-2 State Database Listings for Properties other than the Site				
Database Title and General Description	ASTM Search Radius	No. of Listings	Adjoining Properties	Upgradient Properties
State Spills: This is a database maintained by CDPHE for spill incidents.	0.25	1	0	0
Cleaners: Database maintained by CDPHE for facilities that have obtained an air permit.	0.25	1	0	0
Other buffer facilities: Several State databases are searched for the site only, but in fact, are searched at a distance of 0.02 mile. This grouping is for all listings identified in the search that are not part of the subject site.	0.02	0	0	0

5.3.1 Discussion of State Database Listings

One VCP application was submitted for a property within the ½-mile search radius. It was more than 700 feet northwest of the BVSD campus in a downgradient area. It is not a REC.

Two State hazardous waste generators were listed within the ¼-mile search radius. One, Scandinavian Automotive, adjoined the BVSD campus to the north and was listed in the Federal database (as a RCRA CRRACTS and generator) and was discussed in the previous section. As indicated, the facility is in a downgradient area more than 1,000 feet from the site area and is not suspected to represent a REC. Due to its regulatory status and location relative to the site area, FREEDOM did not conduct a regulatory file review. The second facility was also in a downgradient area and not adjoining, and is not a REC.

Ten (10) solid waste facilities (SWFs) were listed within the ½-mile search radius. Four adjoined the BVSD campus to the north and one adjoined to the west. The four to the north were all identified as registered tire haulers and the facility to the west was a recycling facility. The facilities were in cross- to downgradient areas at least 900 feet from the site area and are not RECs. The remaining facilities were in cross- to downgradient areas and are not RECs.

Three Recyclers facilities were listed within the ½-mile search radius. Two listings, Eco-Cycle CHARM and Blue Star Recyclers, adjoined the BVSD campus to the west. Database information indicated that both facilities manage, process, separate and convey materials to end markets. No additional information was reported. Both facilities are more than 900 feet northwest of the site area in a downgradient area and are not RECs. The third facility was more than ¼ mile downgradient from the BVSD campus and is not a REC.

Five leaking underground storage tank (LUST) facilities, other than the site, were listed within the ½-mile search radius. One facility adjoined the BVSD campus to the north and one facility adjoined the BVSD campus to the west. To the north, Import Specialists Automotive of Boulder was approved for regulatory case closure in July 2019. Diamond Lumber adjoining to the west was approved for regulatory case closure in 1994. Neither facility had an active LUST and both were in cross- to downgradient areas more than 900

feet from the site area. They are not suspected to represent RECs and based on their regulatory status and distance from the site area, a regulatory file review was not conducted. The remaining facilities were in cross- to downgradient areas and not adjoining. They are not RECs.

Four underground storage tank facilities, other than the site, were listed within the ¼-mile search radius. Two adjoined the BVSD campus to the north and one adjoined to the west. For Import Specialists Automotive of Boulder, one small oil tank was permanently closed and the associated LUST was approved for regulatory case closure in 2019. Also, to the north, Action Electric Inc had one permanently closed gasoline tank that was not associated with a LUST. To the west, Diamond Lumber had two tanks permanently closed and the associated LUST was approved for regulatory case closure in 1994. All three adjoining facilities were located in cross- to downgradient areas and more than 900 feet from the site area. They are not suspected to represent RECs and based on their regulatory status, distance, and direction from the site, FREEDOM did not conduct a regulatory file review. The last facility was in a cross- to downgradient area and not adjoining, and is not a REC.

One State Spills report, other than the site, was listed within the ¼-mile search radius. It was approximately 960 feet northwest of the BVSD campus and is not a REC.

One dry cleaning facility was listed within the ¼-mile search radius. It was more than 700 feet downgradient from the BVSD campus and is not a REC.

5.4 Vapor Encroachment Conditions

FREEDOM reviewed the site, adjoining, and upgradient facility database listings to evaluate the potential for a vapor encroachment condition (VEC). The evaluation was completed in general accordance with ASTM E2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The evaluation considers database listings as described in the Tier 1 Screening table identified in Section 8.1.3 of the standard as well as historical use information.

The BVSD campus was listed in the database search report on the UST, LUST, RCRA non-generator, State Spills, ALTFUELS, ASBESTOS, ICISNPDES, ECHO and FRSCO databases. For the UST and LUST listings, multiple tanks have been permanently closed in 1990 and 2019, and follow up activities have included investigations, soil excavation, soil spreading for remediation, soil disposal at an off-site landfill, and pumping and disposal of water from one of the tank basins. All associated LUSTs have received regulatory case closure and there are no active tanks. The UST and LUST listings are not suspected to represent a VEC. The non-generator was identified as such in January 2004 and no violations or evidence of releases was indicated. It is not a VEC. The Spills listing was for water damage to asbestos containing ceiling tiles and it is not a VEC. According to the ASTM standard, ALTFUELS, ASBESTOS, ICISNPDES, ECHO and FRSCO do not require evaluation and are not a VEC. Current and known past uses do not suggest a VEC for the site area.

The adjoining properties to the north and west were listed in the database search report. Listings included RCRA CORRACTS, RCRA and State hazardous waste generator, SWF, Recyclers, UST and LUST. Under the standard, generators and USTs only require evaluation for the subject site and as such, those listings are beyond the Area of

Concern (AOC) for Tier 1 screening and they are not VECs. Also, according to the Standard, Recyclers are not required to be evaluated. The CORRACTS process was terminated in August 2015 and is downgradient from the site area. It is not a VEC. Three of the SWFs were registered tire haulers and one was listed as a recycling facility. They are not VECs. Two LUSTs have received regulatory case closure and were more than 900 feet cross- to downgradient from the site area. They are not VECs.

No upgradient facilities were listed in the database search report.

All other listings are either not reviewable by the standard or they are beyond the AOC and/or critical distances established for Tier 1 screening. They are not VECs.

5.5 Agency Interviews

FREEDOM contacted the Mountain View Fire Protection District regarding hazardous materials responses, fires, and petroleum storage tank records. No response had been received by the submittal of the report.

5.6 Supplemental Searches

FREEDOM contacted CDPHE and OPS regarding available files for the site, and available files are summarized in Sections 5.1, above. None of these additional files suggested RECs for the site.

FREEDOM personnel also searched available information regarding the presence of oil and gas wells and/or production on or adjoining the site. FREEDOM consulted the Colorado Oil & Gas Conservation Commission's online GIS system available through the State's internet web site. The search indicated that no wells were present within ½ mile of the site.

6.0 SITE RECONNAISSANCE

A non-invasive site reconnaissance was conducted to observe accessible and representative portions of the site for RECs. As suggested by ASTM, visual evidence of RECs considered included stained soils, stressed vegetation, transformers, evidence of above ground or underground storage tanks, trash and debris, use or storage of hazardous substances or petroleum products.

6.1 Site Overview

On April 28, 2021, Mr. Todd Warth, Environmental Professional, conducted the site reconnaissance for this assessment. Mr. Warth was not accompanied during the assessment.

The site area is located in the southeastern portion of the BVSD campus. The southern two thirds of the site area was observed to be a portion of a gravel parking lot and the northern one third of the site area was observed to be vacant unused land. Several employee vehicles, and school district vehicles and trailers were parked in the gravel lot. The vacant land was graded and recently seeded. No evidence of the storage or use of hazardous substances or petroleum products was observed.

The BVSD campus itself consisted of administrative buildings and a culinary center in the western buildings and the Arapahoe Campus and Information Technology are in the northeastern buildings. The rest of the campus consisted of driveways, parking lots, storage areas, the gravel and paved parking lot at the southeast corner, and other vacant, undeveloped areas.

6.2 Specific Site Features

TABLE 6-1 Specific Site Features		
Feature	Observed during site visit	Not observed during site visit
Drinking Water Source	X	
Sewage Disposal/Septic	X	
Use or Storage of Hazardous Substances		X
Use or Storage of Petroleum Products		X
Aboveground Storage Tanks		X
Underground Storage Tanks (or ancillary equipment)		X
Surficial Staining or Corrosion		X
Stressed Vegetation		X
Drums or Other Containers		X
Transformers		X
Drains or Sumps		X
Pits, Ponds or Lagoons		X
Solid Waste Disposal		X
Wastewater Discharges		X
Water Supply or Monitoring Wells		X

6.2.1 Discussion of Observed Features

Water and Sewage Disposal

Although there does not appear to be any specific drinking water supply or sanitary sewer services to the site area, these services are provided to the BVSD campus by the City of Boulder.

No observed features appeared to represent RECs for the site.

6.3 Potential Business Environmental Risk Issues

FREEDOM conducted visual observations at the time of the site reconnaissance of the potential Business Environmental Risks listed in the table below. FREEDOM was not requested to conduct sampling as part of the scope of work for this project.

TABLE 6-2 Potential Business Environmental Risk Issues		
Feature	Observed during site visit	Not observed during site visit
Asbestos		X
Lead-Based Paint		X
Mold		X
Radon		X

6.3.1 Asbestos

There were no buildings in the site area.

6.3.2 Lead-Based Paint

There were no buildings in the site area.

6.3.3 Mold

There were no buildings in the site area.

6.3.4 Radon

There were no buildings in the site area.

6.4 Site Owner/Occupant Interviews

No site owner/occupant interview was conducted.

6.5 Adjoining Property Observations

Observations of adjoining properties (from the site's boundaries and public right-of-ways) were made to identify apparent RECs.

The site area is located within the BVSD campus including administrative, shipping and receiving, and the culinary center in the western buildings and the Arapahoe Campus and Information Technology in the northeastern buildings. Adjoining the BVSD campus included several commercial buildings and two self-storage properties to the north across E. Arapahoe Rd, vacant land to the east and south, and Eco-Cycle CHARM to the west. No evidence of the use or storage of hazardous substances or petroleum products was observed near the site area or on the adjoining properties. Based upon field observations, the adjoining properties do not appear to be RECs for the site.

7.0 SUMMARY OF FINDINGS

Historical Information Summary: The BVSD campus was depicted as vacant land in 1904 and was observed to be vacant land in 1937, the date of the first readily available aerial photograph. That use continued through at least 1952. By 1966, the current campus buildings on the western portion of the property were present generally in their

current configuration, and the initial northeast campus buildings had been constructed. The site area remains vacant undeveloped land. By 1972, the northeast buildings had been expanded and by 1985, the entire BVSD campus appears generally as it is currently. The site area has consisted of a portion of the gravel parking lot and vacant land since at least 1985. Historically, the gravel parking lot was used for general storage, parking of school buses and other school district vehicles, and parking of employee vehicles. The identified historic uses are not suspected to represent RECs for the site.

The adjoining property to the north of the BVSD campus was depicted as vacant of structures in 1904 and was observed to include one residence by 1937, and there was a second residence in 1966. That use continued in the early 1970s and the current commercial buildings were present by at least 1985. The current self-storage buildings were present by 2005 and the area appeared generally as it is currently. Several automotive repair and auto body listings were identified to the north, but they are approximately 1,000 feet north of the site area in cross- to downgradient areas and are not suspected to represent a REC for the site. Vacant land adjoined the site to the east and south in 1904 and that use has continued to the south through the present time. To the east, the current streets were observed by 1966 and the current residences were observed by 1985. In 1904, vacant land adjoined the site to the west and by 1952 the property consisted of a drive-in movie theatre. The drive-in remained through at least 1972 and by 1985, the current commercial building and property was present. Several commercial listings were to the west, but the property is approximately 900 feet from the site area in a downgradient area, and the listings are not a REC. None of the historic adjoining property uses are suspected to represent RECs for the site.

Site Reconnaissance Summary: The site area is located in the southeastern portion of the BVSD campus. The southern two thirds of the site area is a portion of a gravel parking lot and the northern one third of the site area is vacant unused land. Several employee vehicles, and school district vehicles and trailers were parked in the gravel lot. The vacant land was graded and recently seeded. No evidence of the storage or use of hazardous substances or petroleum products was observed. The current site area use is not a REC.

The BVSD campus itself consisted of administrative buildings and a culinary center in the western buildings and the Arapahoe Campus and Information Technology are in the northeastern buildings. The rest of the campus consisted of driveways, parking lots, storage areas, the gravel and paved parking lot at the southeast corner, and other vacant, undeveloped areas. The current BVSD site use is not a REC.

Regulatory Database Summary: The BVSD campus was listed on the UST, LUST, RCRA non-generator, State Spills, ALTFUELS, ASBESTOS, NCISNPDES, ECHO and FRSCO databases. Based on available regulatory files, nine (9) fuel tanks have been permanently closed and there are no active tanks. Additionally, two LUST events were identified. As part of closure activities, stockpiles of impacted soil were generated and subsequently thinly spread in a couple areas of the campus. It did not appear the soils were spread in the site area based on available information, but areas where the soil were spread was not clearly defined. Both LUSTs have received regulatory closure. The UST and LUST listings are not suspected to represent RECs; however, considering that the specific areas of the previous spreading of petroleum impacted soils are unknown, there is a potential that those soils could be encountered during development of the factory. The non-generator was associated with the Vocational Education Center in the

buildings to the northeast. They were a non-generator by January 2004, and no violations were reported and they were not referred to the corrective action program. The listing is not a REC. The spill was a report of water damaging ceiling tiles which contained asbestos, and ten (10) asbestos permits were issued in the early to mid-2010s. They are not RECs. The ALTFUELS listing were for two electrical charging stations which are not RECs. ICISNPDES tracks stormwater permits and no violations were reported. It is not a REC. ECHO and FRSCO are both compilations of several State and Federal databases and they were associated with the non-generator, ICISNPDES listings, and databases for National Compliance Database System (NCDB), SDWIS Federal Data Warehouse (SFDW), and National Center for Educational Statistics (NCES) databases. As indicated above, the non-generator and ICISNPDES listings are not RECs. NCDB tracks regional compliance and enforcement activities for the National Pesticides and Toxic Substances and Enforcement program, and SFDW contains information about public water systems and violations of EPA's drinking water regulations. Based on their nature, the listings are not RECs for the site area.

Ten (10) regulated facilities, other than the BVSD campus, were identified within the search radii. Of those, regulated facilities adjoined the BVSD campus to the north and west. Facilities to the north were listed on the RCRA CORRACTS, RCRA and State generator, SWF, UST and LUST databases. Facilities to the west were listed on the SWF, Recyclers, UST and LUST databases. All of the facilities were 900 feet or more from the site area in cross- to downgradient areas. Based on their regulatory status and distance and direction from the site area, they are not suspected to represent RECs. The remaining listed facilities were located in areas cross- to downgradient and not adjoining the BVSD campus. They are not RECs.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Data gaps were identified related to the collection of historical site use information for this assessment. Some historical source search intervals exceeded the 5-year guideline from 1904 through the 2010s; however, the site history was reasonably developed and this data gap is not considered significant.

FREEDOM has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 and the agreed scope of work for the BVSD Campus proposed modular factory property consisting of a gravel parking lot and vacant land located at 6500 East Arapahoe Road, Boulder, Colorado. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) for the site.

With regard to the above-listed Findings and Conclusions, FREEDOM makes no recommendations for additional assessment at this time. However, it is important to note that the specific areas of the previous areas of petroleum impacted soil spreading are unknown, and these soils may be encountered during the planned redevelopment. If they are encountered, they will require management as a regulated waste and the owner will be responsible for the cost of characterization, transportation and disposal of the wastes.

The Client is not required by ASTM to provide the responses to questions included in the User Questionnaire described in Section 1.4 of this report. However, to preserve any landowner liability protections that may be claimed from the completion of the environmental due diligence for this site, the Client (User) should consider these findings and conclusions in light of:

- The presence of any environmental cleanup liens or activity and use limitations (AULs) that may have been recorded in the land title records for this site.
- Any specialized knowledge that the User(s) may have with regard to the site or nearby properties as it relates to the findings and conclusions of this report.
- The relationship of the purchase price of this site to its Fair Market Value if it were not contaminated. This is not intended to suggest that this property is contaminated, it is only intended to ask the question of whether any price differential may be related to environmental contamination that may or may not have been revealed to the User.
- Are there obvious indicators of the presence or likely presence of contamination at the site, based upon your general or site-specific knowledge of the site?
- Is there common knowledge regarding the presence or likely presence of contamination at the site?

9.0 ENVIRONMENTAL PROFESSIONAL DECLARATIONS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property to the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The qualifications of those persons associated with the preparation of this assessment are included in Appendix E.

Prepared By



Todd A. Warth
President and Principal Geologist
Environmental Professional

Reviewed By



Richard M. Luce
Founder and Principal Geologist
Environmental Professional

REFERENCES

American Society for Testing and Materials, E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2013.

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Department of Interior, US Geological Survey, 15-minute Topographic Quadrangle Map of Niwot, Colorado, 1904.

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Department of Interior, US Geological Survey, 7.5-minute Topographic Quadrangle Map of Niwot, Colorado, 1967, photorevised 1971.

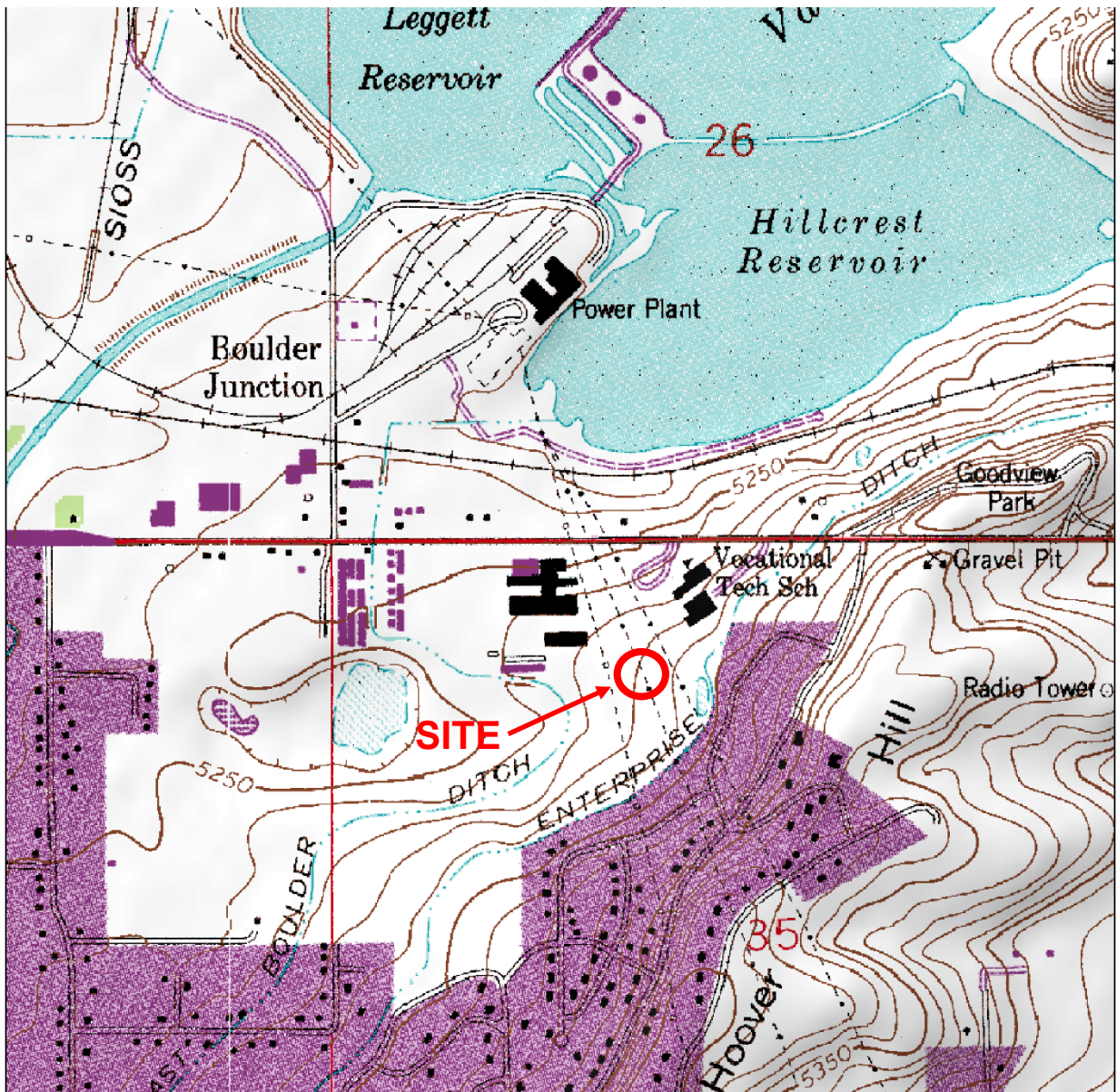
Department of Interior, US Geological Survey, 7.5-minute Topographic Quadrangle Map of Niwot, Colorado, 1967, photorevised 1979.

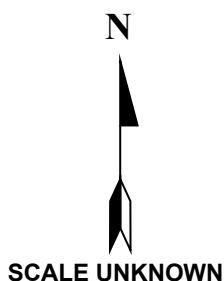
GeoSearch-City Directory Target Property Address, Order No. 164281, April 21, 2021.

GeoSearch-Radius Report, Order No. 164281, April 22, 2021.

FIGURES

R 70 W





Source: Google Earth, September 29, 2020

FIGURE 2 SITE PLAN MAP

BVSD CAMPUS – MODULAR FACTORY
PARKING LOT AND VACANT LAND
6500 EAST ARAPAHOE ROAD
BOULDER, COLORADO
PROJECT NO. 0621-053

**FREEDOM ENVIRONMENTAL
CONSULTANTS, INC.**



SCALE UNKNOWN

Source: Google Earth, September 29, 2020

FIGURE 3

SITE PLAN MAP- SITE AREA

BVSD CAMPUS – MODULAR FACTORY
 PARKING LOT AND VACANT LAND
 6500 EAST ARAPAHOE ROAD
 BOULDER, COLORADO
 PROJECT NO. 0621-053

FREEDOM ENVIRONMENTAL
 CONSULTANTS, INC.

APPENDIX A
SITE PHOTOGRAPHS



Photo #1: View to the northwest of the site area from the approximate south end of the site area.



Photo #2: View to the west of the approximate south end of the site area and a portion of the gravel parking lot adjoining the south end of the site area to the west.



Photo #3: View to the west of the central portion of the site area, and adjoining parking lot areas.



Photo #4: View to the southeast of the site area from the approximate north end of the site area.



Photo #5: View to the east across the north end of the site area and adjoining vacant land areas.



Photo #6: View to the northwest of the western campus buildings in the distance. View from the approximate north end of the site area.



Photo #7: View to the north of vacant land adjoining the site area to the north and the northeast campus buildings parking lot beyond. View from the approximate north end of the site area.



Photo #8: View to the northeast of the northeast campus buildings. View from the approximate north end of the site area.



Photo #9: View of the parking lot adjoining the southern portion of the site area to the east, with adjoining vacant land and residences in the distance. View to the east.



Photo #10: View of the parking lot adjoining the southern portion of the site area to the south, with adjoining vacant land in the distance. View to the south.

APPENDIX B

**REGULATORY DATABASE SEARCH DOCUMENTS
HISTORICAL SOURCE INFORMATION (if any)**

City Directory Target Property Address

Target Property:

6500 Arapahoe Rd,
Boulder, CO 80303

Prepared For:

Freedom Environmental Consultants Inc

Order #: 164281

Project #: 0621-053

Date: 4/21/2021

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

1 ARAPAHOE RD

1955	RANGE NOT LISTED- ENDS WITH 5000	R.L. POLK & CO.	BOULDER
1951	RANGE NOT LISTED- ENDS WITH 3205	R.L. POLK & CO.	BOULDER

5611 ARAPAHOE RD

1960	BOULDER BLOCK INC [CONCRETE PRODS]	R.L. POLK & CO.	BOULDER
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6307 ARAPAHOE RD

1975	ROBERT A REICH	COLE DIRECTORY	BOULDER
1970-71	F W SPIKE REICH	BRESSER'S	BOULDER
1965	LAKESIDE SERVICE [GAS STA]	R.L. POLK & CO.	BOULDER
1965	REICH FRANCIS W	R.L. POLK & CO.	BOULDER

6325 ARAPAHOE RD

2008	NO CURRENT LISTING	COLE DIRECTORY	DENVER SUBURBAN
2008	BOLDER VISION OPTLK INC	COLE DIRECTORY	DENVER SUBURBAN
2008	ELITE EATS CATERING	COLE DIRECTORY	DENVER SUBURBAN
2008	SAGE AND SAVORY CATERING	COLE DIRECTORY	DENVER SUBURBAN
2008	JEFF WEITZEL	201 COLE DIRECTORY	DENVER SUBURBAN
1980	OMNIDESIGN	COLE DIRECTORY	BOULDER

6328 ARAPAHOE RD

2012	LOCK SAFE & SECURITY SERVICE	COLE DIRECTORY	DENVER SUBURBAN
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6333 ARAPAHOE RD

2020	FUNCTIONAL ORGANICS LLC	INFOUSA	NORTH WEST
2014	A SPICE OF LIFE EVENT CTR	INFOUSA	NORTH WEST
2004	QUINNS MIGHTY LQRS	COLE DIRECTORY	BOULDER
1999	A SPC LT CTRG SERV	COLE DIRECTORY	BOULDER
1999	NEW WORLD CUISINE	COLE DIRECTORY	BOULDER
1999	SPICE OF LIFE	COLE DIRECTORY	BOULDER
1995	A SPICE OF LIFE	COLE DIRECTORY	BOULDER
1995	ARAPAHOE MORTGAGE	COLE DIRECTORY	BOULDER
1995	BOLDER SANDWICHES	COLE DIRECTORY	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1995	SIMPLY DELIGHTFUL		COLE DIRECTORY	BOULDER
1995	SPICE OF LIFE		COLE DIRECTORY	BOULDER
1989-90	ARAPHOE MORTGAGE COMPANY		US WEST	BOULDER
1989-90	DOT FOR DOT		US WEST	BOULDER
1989-90	MAJESTIC IMPRINTS		US WEST	BOULDER
1989-90	HOTKA	200	US WEST	BOULDER
1985	ARAP MORTGAGE		COLE DIRECTORY	BOULDER
1985	BLD INVESTMENTS		COLE DIRECTORY	BOULDER
1985	P&M TV&STEREO		COLE DIRECTORY	BOULDER
1985	TWINSUN FOODS		COLE DIRECTORY	BOULDER
<u>6338 ARAPAHOE RD</u>				
2020	LIFE STORAGE		INFOUSA	NORTH WEST
2020	TEMPLETON METZA		INFOUSA	NORTH WEST
2014	TEMPLETON JACK	# B	INFOUSA	NORTH WEST
2014	SECURCARE SELF STORAGE		INFOUSA	NORTH WEST
2012	SECURCARE SELF STORAGE		COLE DIRECTORY	DENVER SUBURBAN
2008	ARAPAHOE SELF STORAGE		COLE DIRECTORY	DENVER SUBURBAN
2008	SECURCARE SELF STORAGE INC		COLE DIRECTORY	DENVER SUBURBAN
2008	U STORE TI		COLE DIRECTORY	DENVER SUBURBAN
2004	SECURCARE SLF STGE		COLE DIRECTORY	BOULDER
1999	ROBERT H GREEN		COLE DIRECTORY	BOULDER
1995	SECUR CR SELF STRG		COLE DIRECTORY	BOULDER
1989-90	MATHIEU PAUL & BEVERLY		US WEST	BOULDER
1989-90	RYDER TRUCK RENTAL-ONE-WAY INC		US WEST	BOULDER
1985	NO CURRENT LISTING		COLE DIRECTORY	BOULDER
1980	AAA STORE-N-LOCK		COLE DIRECTORY	BOULDER
1980	MEL PARKIN		COLE DIRECTORY	BOULDER
1975	AAA STORE-N-LOCK		COLE DIRECTORY	BOULDER
1970-71	DAVID V JANSSEN		BRESSER'S	BOULDER
1965	JANSSEN DAVID D		R.L. POLK & CO.	BOULDER

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

6341 ARAPAHOE RD

2012	BURRITO DELMAR		COLE DIRECTORY	DENVER SUBURBAN
2008	BURRITO DELMAR		COLE DIRECTORY	DENVER SUBURBAN
1995	NO CURRENT LISTING		COLE DIRECTORY	BOULDER
1989-90	BOULDER FURNITURE REPAIR		US WEST	BOULDER
1989-90	PARKER NEIL	UPSTRS	US WEST	BOULDER
1985	OMNIDESIGN		COLE DIRECTORY	BOULDER

6358 ARAPAHOE RD

2014	24 7 LOCKSMITH		INFOUSA	NORTH WEST
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6367 ARAPAHOE RD

2020	JOHN'S 4 X 4 CTR INC		INFOUSA	NORTH WEST
2020	LAND CRUISER PARKS & CONSLTNG		INFOUSA	NORTH WEST
2020	U-HAUL NEIGHBORHOOD DEALER		INFOUSA	NORTH WEST
2014	DRY CLEAN PLUS	# A4	INFOUSA	NORTH WEST
2014	CARPET ONE CLEANING		INFOUSA	NORTH WEST
2014	CLEANERS IN BOULDER INC		INFOUSA	NORTH WEST
2014	JOHN'S 4X4 NAPA AUTOCARE CTR		INFOUSA	NORTH WEST
2014	MCDONALD CARPET ONE FLOOR & HM		INFOUSA	NORTH WEST
2012	NO CURRENT LISTING		COLE DIRECTORY	DENVER SUBURBAN
2012	CARPET ONE CLEANING		COLE DIRECTORY	DENVER SUBURBAN
2012	CLEANERS IN BOULDER INC THE		COLE DIRECTORY	DENVER SUBURBAN
2012	FLATIRON DRY CLEANERS & LAUNDRY		COLE DIRECTORY	DENVER SUBURBAN
2012	JOHNS 4 X 4 CENTER INC		COLE DIRECTORY	DENVER SUBURBAN
2012	MAGNUS ANDERSON MASTER FLOOR REFINIS		COLE DIRECTORY	DENVER SUBURBAN
2012	MCDONALD CARPET ONE FLOOR & HOME A1		COLE DIRECTORY	DENVER SUBURBAN
2012	RICHARD RUSH		COLE DIRECTORY	DENVER SUBURBAN
2008	BUILDING		COLE DIRECTORY	DENVER SUBURBAN

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

2008	CARPET ONE CARPET VAN		COLE DIRECTORY	DENVER SUBURBAN
2008	CARPET VAN		COLE DIRECTORY	DENVER SUBURBAN
2008	CLEANERS IN BOULDER	A4	COLE DIRECTORY	DENVER SUBURBAN
2008	JOHNS 4X4 CENTER INC		COLE DIRECTORY	DENVER SUBURBAN
2004	CARPET VAN INC		COLE DIRECTORY	BOULDER
2004	JOHNS 4 4 CTR INC		COLE DIRECTORY	BOULDER
2004	THE CLEANERS		COLE DIRECTORY	BOULDER
1999	CARPET VAN INC		COLE DIRECTORY	BOULDER
1999	JOHNS 4X4 CTR INC		COLE DIRECTORY	BOULDER
1999	LE CLEANER INC		COLE DIRECTORY	BOULDER
1999	TRIMAX INC		COLE DIRECTORY	BOULDER
1995	CARPET VAN INC		COLE DIRECTORY	BOULDER
1995	MILE HI MOTORSPORT		COLE DIRECTORY	BOULDER
1989-90	CARPET VAN INC		US WEST	BOULDER
1989-90	JONES OPTICAL		US WEST	BOULDER
1989-90	TOTES OPTICAL COMPANY		US WEST	BOULDER
1989-90	MIDNIGHT AUTOMOTIVE REPAIR & RESTORATION	B4	US WEST	BOULDER
1985	CARPET VAN CENTER		COLE DIRECTORY	BOULDER
1985	J CLARKE GLASS		COLE DIRECTORY	BOULDER
1985	E C CONNER CPA		COLE DIRECTORY	BOULDER
1985	GERMAN AUTO SERVIC		COLE DIRECTORY	BOULDER
1985	JONES GOGGLES		COLE DIRECTORY	BOULDER
1985	JONES OPTICAL		COLE DIRECTORY	BOULDER
1985	MARKETIN SPECLSTS		COLE DIRECTORY	BOULDER
1985	MIKES MOTORCYCLE		COLE DIRECTORY	BOULDER
1985	PROCESS TECHNOLOGY		COLE DIRECTORY	BOULDER
1980	W BRUNGARD		COLE DIRECTORY	BOULDER
1980	CARPET VAN CENTER		COLE DIRECTORY	BOULDER
1980	DONOVANS CUSTM VAN		COLE DIRECTORY	BOULDER
1980	IMPORT ENGINEERING		COLE DIRECTORY	BOULDER
1980	LEATHERWORKS INC		COLE DIRECTORY	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1980	MIKES MOTORCYCLE	COLE DIRECTORY	BOULDER
1980	SCOPE MANUFACTURNG	COLE DIRECTORY	BOULDER
1980	SMITH&CO GYM EQUIP	COLE DIRECTORY	BOULDER
1980	T A MOTORS	COLE DIRECTORY	BOULDER
1975	P A MINOR	COLE DIRECTORY	BOULDER
1965	MELVIN ERNEST E	R.L. POLK & CO.	BOULDER
1965	MELVIN'S GARDENS	R.L. POLK & CO.	BOULDER

6389 ARAPAHOE RD

2020	AAA STORE-N-LOCK	INFOUSA	NORTH WEST
2020	ARAPAHOE RECREATIONAL VEHICLE	INFOUSA	NORTH WEST
2014	AAA STORE-N-LOCK	INFOUSA	NORTH WEST
2014	ARAPAHOE RV STORAGE LLC	INFOUSA	NORTH WEST
2014	BUDGET TRUCK RENTAL	INFOUSA	NORTH WEST
2012	AAA STORENLOCK	COLE DIRECTORY	DENVER SUBURBAN
2012	ARAPHOE SELF STORAGE	COLE DIRECTORY	DENVER SUBURBAN
2012	AVIS	COLE DIRECTORY	DENVER SUBURBAN
2012	BUDGET CAR RENTAL	COLE DIRECTORY	DENVER SUBURBAN
2008	AAA STORE N LOCK	COLE DIRECTORY	DENVER SUBURBAN
2008	ARAPAHOE EAST	COLE DIRECTORY	DENVER SUBURBAN
2008	BUDGET TUCK RENTAL	COLE DIRECTORY	DENVER SUBURBAN
2008	CRUISE AMERICA INC	COLE DIRECTORY	DENVER SUBURBAN
2008	MCKNIGHT TRUCK AND STORAGE	COLE DIRECTORY	DENVER SUBURBAN
2004	ARAPAHOE SELF STGE	COLE DIRECTORY	BOULDER
2004	BUDGET CAR&TRUCK	COLE DIRECTORY	BOULDER
1999	ARAPAHOE SELL STGE	COLE DIRECTORY	BOULDER
1999	RYDER TRCK RNT ONE	COLE DIRECTORY	BOULDER
1995	ARAPAHE SELF STORG	COLE DIRECTORY	BOULDER
1995	RYDER TRUCK RENTAL	COLE DIRECTORY	BOULDER
1989-90	A A A STORE-N-LOCK	US WEST	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1989-90	ARAPAHOE SELF STORAGE	US WEST	BOULDER
1985	AAA STORE-N-LOCK	COLE DIRECTORY	BOULDER
1985	ARAPAHE SELF STORG	COLE DIRECTORY	BOULDER
1980	ARAPAHE SELF STORG	COLE DIRECTORY	BOULDER
6400 ARAPAHOE RD			
2020	ECO-CYCLE	INFOUSA	NORTH WEST
2020	RESOURCE CONSERVATION CTR	INFOUSA	NORTH WEST
2014	ECO-CYCLE	INFOUSA	NORTH WEST
2014	RESOURCE CONSERVATION CTR	INFOUSA	NORTH WEST
2012	RESOURCE FOR RESOURCE CONSERVATAION	COLE DIRECTORY	DENVER SUBURBAN
2008	BMC WEST BUILDING MATERIA	COLE DIRECTORY	DENVER SUBURBAN
2008	BMC WEST CORP	COLE DIRECTORY	DENVER SUBURBAN
2004	BMC W BLDG MTRL	COLE DIRECTORY	BOULDER
1999	BMC W BLDG MTRS	COLE DIRECTORY	BOULDER
1995	BMC W BLDNG MATERL	COLE DIRECTORY	BOULDER
1995	BMC W BLDNG MATERL	COLE DIRECTORY	BOULDER
1989-90	DIAMOND LUMBER INC	US WEST	BOULDER
1985	DIAMOND LUMBER INC	COLE DIRECTORY	BOULDER
1960	TRITON TOOL & MFG CO	R.L. POLK & CO.	BOULDER
1960	HI-WAY LIQUOR STORE	END	R.L. POLK & CO. BOULDER
1960	BOULDER COUNTY HUMANE SOCIETY	R.L. POLK & CO.	BOULDER
1960	MACKAY JOHN S	R.L. POLK & CO.	BOULDER
1960	OPPENHAUIZEN ELMER	R.L. POLK & CO.	BOULDER
1960	LUETHI FRANK E JR	R.L. POLK & CO.	BOULDER
1960	BAUMGARTNER ERICK A	R.L. POLK & CO.	BOULDER
1960	GIESE ALLAN W	R.L. POLK & CO.	BOULDER
1960	MALMSTEN ROY L	R.L. POLK & CO.	BOULDER
1960	CLINE DOWNEY T	R.L. POLK & CO.	BOULDER
1960	HENSHAW JAS H	R.L. POLK & CO.	BOULDER
1960	BOULDER COUNTRY CLUB	R.L. POLK & CO.	BOULDER
1960	BLUE RIDGE MOTEL	R.L. POLK & CO.	BOULDER
1960	BOULDERDALE MOTEL	R.L. POLK & CO.	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1960	TYSON WM J	R.L. POLK & CO.	BOULDER
1960	SHEPHERD WAYNE E [TRUCKER]	R.L. POLK & CO.	BOULDER
1960	SHEPHRD HERBERT H	R.L. POLK & CO.	BOULDER
1960	HAYS CLAXTON D JR	R.L. POLK & CO.	BOULDER
1960	GREEN MEADOWS RIDING RANCH	R.L. POLK & CO.	BOULDER
1960	MUNN JOHN R [CONTR]	R.L. POLK & CO.	BOULDER
1960	CRAWFORD LAWRENCE J	R.L. POLK & CO.	BOULDER
1960	PARSONS LAND DEVELOPMENT CO [BLDG CONTR]	R.L. POLK & CO.	BOULDER
1960	PALAN ROY C	R.L. POLK & CO.	BOULDER
1960	MORRISON EARL E	R.L. POLK & CO.	BOULDER
1960	SNIVELY GERALD E	R.L. POLK & CO.	BOULDER
1960	PARSONS THOS O	R.L. POLK & CO.	BOULDER
1960	CONDY ROBT E	R.L. POLK & CO.	BOULDER
1960	SPRINGER RAY F	R.L. POLK & CO.	BOULDER
1960	MEYER DAVID S	R.L. POLK & CO.	BOULDER
1960	LAWRENCE ARTH R	R.L. POLK & CO.	BOULDER

6437 ARAPAHOE RD

2004	TIMOTHY S KERNS	COLE DIRECTORY	BOULDER
1995	NO CURRENT LISTING	COLE DIRECTORY	BOULDER
1989-90	MORTON STEPHEN	US WEST	BOULDER
1989-90	HUBER GREGORY J	HSE US WEST	BOULDER
1989-90	NORTH STAR SATELLITE	WST HSE US WEST	BOULDER
1985	I M MARTIN	COLE DIRECTORY	BOULDER
1985	GINNY TAPP	COLE DIRECTORY	BOULDER
1980	I M MARTIN	COLE DIRECTORY	BOULDER
1980	R L NELSON	COLE DIRECTORY	BOULDER
1975	DOOPER HICKS	COLE DIRECTORY	BOULDER
1975	I M MARTIN	COLE DIRECTORY	BOULDER
1970-71	DARRYL DENINES	BRESSER'S	BOULDER
1965	HAYS M L	R.L. POLK & CO.	BOULDER
1965	NASON HENRY W	R.L. POLK & CO.	BOULDER
1965	CLEMENS AGNES M MRS	R.L. POLK & CO.	BOULDER
1965	CLINE DOWNEY T	R.L. POLK & CO.	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1965	CONDY ROBT E	R.L. POLK & CO.	BOULDER
1965	CORNELL RAYMOND C	R.L. POLK & CO.	BOULDER
1965	CRAWFORD LAWRENCE J	R.L. POLK & CO.	BOULDER
1965	NO RETURN	R.L. POLK & CO.	BOULDER
1965	HESS ROBT H	R.L. POLK & CO.	BOULDER
1965	HOOVER NELLIE MRS	R.L. POLK & CO.	BOULDER
1965	MACKAY JOHN S	R.L. POLK & CO.	BOULDER
1965	SHEPHERD WAYNE E [TRUCKER]	R.L. POLK & CO.	BOULDER
1965	SPRINGER RAY F	R.L. POLK & CO.	BOULDER
1965	UNDER [CONSTN]	R.L. POLK & CO.	BOULDER
1965	WERNER CARL	R.L. POLK & CO.	BOULDER
1965	WERNER'S POULTRY FARM	R.L. POLK & CO.	BOULDER

6439 ARAPAHOE RD

2020	BOULDER SELF STORAGE	INFOUSA	NORTH WEST
2020	PIKE SARAH	INFOUSA	NORTH WEST
2020	RICE JENNIFER	INFOUSA	NORTH WEST
2014	BOULDER SELF STORAGE	INFOUSA	NORTH WEST
2014	RICE JENNIFER	INFOUSA	NORTH WEST
2012	BOULDER SELF STORAGE II	COLE DIRECTORY	DENVER SUBURBAN

6500 ARAPAHOE RD

2020	BOULDER VALLEY SCHOOL DISTRICT	INFOUSA	NORTH WEST
2020	ELECTRIC CHARGING STATION	INFOUSA	NORTH WEST
2020	MAPLETON EARLY CHILDHOOD CTR	INFOUSA	NORTH WEST
2014	BOULDER VALLEY SCHOOL DISTRICT	INFOUSA	NORTH WEST
2014	BOULDER VALLEY SCHOOL SUPT	INFOUSA	NORTH WEST
2014	EDUCATION CENTER	INFOUSA	NORTH WEST
2014	FOUNDATION FOR BOULDER VALLEY	INFOUSA	NORTH WEST
2014	LIFELONG LEARNING	INFOUSA	NORTH WEST
2014	SAKAMOTO JAN M	INFOUSA	NORTH WEST
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC	COLE DIRECTORY	DENVER SUBURBAN
2008	BOULDER VALLEY SCHOOL DIS	COLE DIRECTORY	DENVER SUBURBAN
2008	BVSD	COLE DIRECTORY	DENVER SUBURBAN
2004	BOULDER VLY PUB	COLE DIRECTORY	BOULDER
2004	BOULDER VALLY RE	COLE DIRECTORY	BOULDER
2004	BLDRVLL SCHL DIST	COLE DIRECTORY	BOULDER
2004	BRMFLD HIGH SCHL	COLE DIRECTORY	BOULDER
2004	CHINOOK ALTRNTV	COLE DIRECTORY	BOULDER
1999	SCHLSPHLC BLDR VLY	COLE DIRECTORY	BOULDER
1999	SCHLSPHLC BLDR VLY	COLE DIRECTORY	BOULDER
1999	SCHLSPHLC BLDR VLY	COLE DIRECTORY	BOULDER
1999	SCHLSPHLC BLDR VLY	COLE DIRECTORY	BOULDER
1999	SCHLSPHLC BLDR VLY	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1995	BOULDER VY 2 EDUCT	COLE DIRECTORY	BOULDER
1995	BLDR VY 2 SECURITY	COLE DIRECTORY	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1995	BLDR VY 2 EMERGENCY	COLE DIRECTORY	BOULDER
1995	BLDR VY 2 SUPRDT	COLE DIRECTORY	BOULDER
1995	BLDR VY 2 DEPUTY	COLE DIRECTORY	BOULDER
1995	BLDR VY 2 ASSTNT	COLE DIRECTORY	BOULDER
1995	BVD2 AST SUPRDT	COLE DIRECTORY	BOULDER
1995	BVD2 ADLT BASC ED	COLE DIRECTORY	BOULDER
1995	BVD2 BUSNSS SVCS	COLE DIRECTORY	BOULDER
1995	BVD2 ACCTS PAYABLE	COLE DIRECTORY	BOULDER
1995	BVD2 BDGT REPRTN	COLE DIRECTORY	BOULDER
1995	BVD2 FINANCE	COLE DIRECTORY	BOULDER
1995	BVD2 GENRL LDGR	COLE DIRECTORY	BOULDER
1995	BVD2 INS-RSK MGT	COLE DIRECTORY	BOULDER
1995	BVD2 MGT INFO SVCS	COLE DIRECTORY	BOULDER
1995	BVD2 PAYROLL	COLE DIRECTORY	BOULDER
1995	BVD2 PURCHASING	COLE DIRECTORY	BOULDER
1995	BVD2 CHPT 1 RDNG	COLE DIRECTORY	BOULDER
1995	BVD2 CHILD ABUSE	COLE DIRECTORY	BOULDER
1995	BVD2 DIMC	COLE DIRECTORY	BOULDER
1995	BVD2 DIMC CURRCLM	COLE DIRECTORY	BOULDER
1995	BVD2 FOOD SERVICES	COLE DIRECTORY	BOULDER
1995	BVD2 FOUNDATION	COLE DIRECTORY	BOULDER
1995	BVD2 HOME SCHOOLG	COLE DIRECTORY	BOULDER
1995	BVD2 UMN RESRCES	COLE DIRECTORY	BOULDER
1995	BVD2 SUBS OFC	COLE DIRECTORY	BOULDER
1995	BVD2 LTRCY&LNGAGE	COLE DIRECTORY	BOULDER
1995	BVD2 MAINTENANCE	COLE DIRECTORY	BOULDER
1995	BVD2 MIGRANT ED	COLE DIRECTORY	BOULDER
1995	BVD2 OPRTNL SVCS	COLE DIRECTORY	BOULDER
1995	BVD2 PLNG&ENGRNG	COLE DIRECTORY	BOULDER
1995	BVD2 PROJECT HOLD	COLE DIRECTORY	BOULDER
1995	BVD2 PUPIL SERVICES	COLE DIRECTORY	BOULDER
1995	BVD2 RESRCH&EVLTN	COLE DIRECTORY	BOULDER
1995	BVD2 SPECIAL EDCTN	COLE DIRECTORY	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1995	BVD2 SUBSTNC ABUSE	COLE DIRECTORY	BOULDER
1995	BVD2 TALENTED&GFTD	COLE DIRECTORY	BOULDER
1995	BVD2 TRANSPORTATN	COLE DIRECTORY	BOULDER
1995	BVD2 DISPATCH	COLE DIRECTORY	BOULDER
1995	BVD2 VOC&ADLT ED	COLE DIRECTORY	BOULDER
1995	BVD2 VOC TECH SUMR	COLE DIRECTORY	BOULDER
1995	BVD2 WAREHOUSE	COLE DIRECTORY	BOULDER
1989-90	BOULDER PUBLIC SCHOOLS	US WEST	BOULDER
1989-90	SCHOOLS-PPUBLIC WASHINGTON COMMUNITY SCHOOL	US WEST	BOULDER
1989-90	SCHOOLS-PPUBLIC BOULDER VALLEY AREA	US WEST	BOULDER
1989-90	VOCATIONAL TECHNICAL CENTER	US WEST	BOULDER
1989-90	SCHOOLS-PPUBLIC BOULDER VALLEY AREA	US WEST	BOULDER
1989-90	VOCATIONAL TECHNICAL CENTER	US WEST	BOULDER
1989-90	SCHOOL-PUBLIC WASHINGTON COMMUNITY SCHOOL	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC WASHINGTON COMMUNITY SCHOOL	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC WASHINGTON COMMUNITY SCHOOL	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC BOULDER VALLEY AREA	US WEST	BOULDER
1989-90	VOCATIONAL TECHNICAL CENTER	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC BOULDER VALLEY AREA	US WEST	BOULDER
1989-90	VOCATIONAL TECHNICAL CENTER	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC BOULDER VALLEY AREA	US WEST	BOULDER
1989-90	VOCATIONAL TECHNICAL CENTER	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC B V A V T C PARDOCK SITE	US WEST	BOULDER
1989-90	SCHOOLS-PUBLIC B V A V T C ST VRAIN SITE	US WEST	BOULDER
1985	BOULDER VLY SCH UN	COLE DIRECTORY	BOULDER
1985	BVD RE 2 GARAGE	COLE DIRECTORY	BOULDER
1985	DIST RE 2 SECURITY	COLE DIRECTORY	BOULDER
1985	ST REHABILITN OFC	COLE DIRECTORY	BOULDER

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

1985	ST WORK EXP&STDY	COLE DIRECTORY	BOULDER
1980	BOULDER VLY SCH UN	COLE DIRECTORY	BOULDER
1980	BVPS EDUCATION CTR	COLE DIRECTORY	BOULDER
1980	FAIRVIEW GARAGE	COLE DIRECTORY	BOULDER
1980	NORTH BRDWAY SECRTY	COLE DIRECTORY	BOULDER
1975	BOULDER VLY SCH UN	COLE DIRECTORY	BOULDER
1975	BOULDER VLY SCH AD	COLE DIRECTORY	BOULDER
1975	BO VLY GARAGE	COLE DIRECTORY	BOULDER
1970-71	BOULDER VLY DS 2	BRESSER'S	BOULDER
1970-71	BO VLY ADMIN SUPT	BRESSER'S	BOULDER
1970-71	BO VLY GARAGE	BRESSER'S	BOULDER

6501 ARAPAHOE RD

2014	CEI CONSTRUCTORS	INFOUSA	NORTH WEST
2012	CEI CONSTRUCTORS	COLE DIRECTORY	DENVER SUBURBAN

6515 ARAPAHOE RD

1999	NO CURRENT LISTING	COLE DIRECTORY	BOULDER
1995	NO CURRENT LISTING	COLE DIRECTORY	BOULDER
1985	NO CURRENT LISTING	COLE DIRECTORY	BOULDER
1980	NO CURRENT LISTING	COLE DIRECTORY	BOULDER
1975	L ROBERT REEMELIN	COLE DIRECTORY	BOULDER

6519 ARAPAHOE RD

2020	IMPORT SPECIALISTS AUTO REPAIR	INFOUSA	NORTH WEST	
2020	GRAY'S PERFORMANCE	# 1	INFOUSA	NORTH WEST
2020	U-HAUL NEIGHBORHOOD DEALER	# 1	INFOUSA	NORTH WEST
2020	4 WHEELER	# 2	INFOUSA	NORTH WEST
2020	CANYON AUTOMOTIVE INC	# 3	INFOUSA	NORTH WEST
2020	SCANDINAVIAN AUTO SVC	# 5	INFOUSA	NORTH WEST
2020	WORKS GARAGE	# 5	INFOUSA	NORTH WEST
2020	BOLDER AUTO	# 6	INFOUSA	NORTH WEST
2014	IMPORT SPECIALISTS AUTO REPAIR	INFOUSA	NORTH WEST	
2014	FOUR WHEELER	# 2	INFOUSA	NORTH WEST
2014	CANYON AUTOMOTIVE INC	# 3	INFOUSA	NORTH WEST

City Directory Target Property Address**6500 Arapahoe Rd, Boulder, CO 80303**

2014	BOULDER MOTORSPORTS LLC	# 4	INFOUSA	NORTH WEST
2014	SCANDINAVIAN AUTOMOTIVE	# 5	INFOUSA	NORTH WEST
2014	WORKS GARAGE	# 5	INFOUSA	NORTH WEST
2014	PLANT'S AUTO SVC	# 6	INFOUSA	NORTH WEST
2012	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2012	CANYON AUTOMOTIVE INC	3	COLE DIRECTORY	DENVER SUBURBAN
2012	GERRYS AUTO SERVICE	5	COLE DIRECTORY	DENVER SUBURBAN
2012	IMPORT SPECIALISTS AUTO SERVICE	A	COLE DIRECTORY	DENVER SUBURBAN
2012	PLANTS AUTO SERV	6	COLE DIRECTORY	DENVER SUBURBAN
2012	WILSON MIKE		COLE DIRECTORY	DENVER SUBURBAN
2012	WORKS THE	5	COLE DIRECTORY	DENVER SUBURBAN
2008	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2008	ALTERNATIVE ENTERPRISES INC	2	COLE DIRECTORY	DENVER SUBURBAN
2008	CANYON AUTOMOTIVE INC	3	COLE DIRECTORY	DENVER SUBURBAN
2008	IMPORT SPECIALISTS INC		COLE DIRECTORY	DENVER SUBURBAN
2008	PLANTS AUTO SERVICE INC		COLE DIRECTORY	DENVER SUBURBAN
2008	SCANDINAVIAN AUTO SERVICE INC	5	COLE DIRECTORY	DENVER SUBURBAN
2008	THE WORKS GARAGE	5	COLE DIRECTORY	DENVER SUBURBAN
2004	BUILDING		COLE DIRECTORY	BOULDER
2004	FOUR WHEELER	2	COLE DIRECTORY	BOULDER
2004	IMPORT SPCLSTS AT		COLE DIRECTORY	BOULDER
2004	PLANTS AUTO SVC		COLE DIRECTORY	BOULDER
2004	SCNDNVN AUTO INC	5	COLE DIRECTORY	BOULDER
2004	WORKS		COLE DIRECTORY	BOULDER
1999	ARAPAHOE BODY&PNT		COLE DIRECTORY	BOULDER
1999	THE FOUR WHEELER		COLE DIRECTORY	BOULDER
1999	IMPORT SPCLSTS AT		COLE DIRECTORY	BOULDER

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1999	PLANTS AUTO SVC		COLE DIRECTORY	BOULDER
1999	THE WORKS		COLE DIRECTORY	BOULDER
1999	WILSON MIKE		COLE DIRECTORY	BOULDER
1995	ARAPAHOE BODY&PNT		COLE DIRECTORY	BOULDER
1995	THE 4 WHEELER		COLE DIRECTORY	BOULDER
1995	IMPORT SPECIALISTS		COLE DIRECTORY	BOULDER
1995	PLANTS AUTO SERV		COLE DIRECTORY	BOULDER
1995	SVE-AUTOMOTIVE RSTR		COLE DIRECTORY	BOULDER
1995	THE WORKS		COLE DIRECTORY	BOULDER
1995	MIKE WILSON		COLE DIRECTORY	BOULDER
1989-90	THE WORKS		US WEST	BOULDER
1989-90	WILSON MIKE		US WEST	BOULDER
1989-90	FOUR WHEELER THE	2	US WEST	BOULDER
1989-90	SVE-SPECIAL VEHICLES ENGINEERING	5	US WEST	BOULDER
1989-90	IMPORT SPECIALISTS	FRONT SPC	US WEST	BOULDER

6523 ARAPAHOE RD

1999	BOULDER SELF STGE		COLE DIRECTORY	BOULDER
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6540 ARAPAHOE RD

2012	MATTHEW KONGA	5	COLE DIRECTORY	DENVER SUBURBAN
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6551 ARAPAHOE RD

2012	JOSEPH M KENT		COLE DIRECTORY	DENVER SUBURBAN
2012	KARRI A KENT		COLE DIRECTORY	DENVER SUBURBAN

6600 ARAPAHOE RD

2020	ARAPAHOE RIDGE SR HIGH SCHOOL		INFOUSA	NORTH WEST
2020	BOULDER VALLEY TECHNICAL CTR		INFOUSA	NORTH WEST
2014	ARAPAHOE RIDGE SR HIGH SCHOOL		INFOUSA	NORTH WEST
2012	BOULDER VALLEY SCHOOLS		COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC		COLE DIRECTORY	DENVER SUBURBAN
2012	SCHOOLSPUBLIC		COLE DIRECTORY	DENVER SUBURBAN

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2008	BOULDER TEC COSMETOLOGY SCHOOL	COLE DIRECTORY	DENVER SUBURBAN
2008	BOULDER VALLEY SCHOOL DST RE 2	COLE DIRECTORY	DENVER SUBURBAN
2004	ARAPAHOE CAMPUS	COLE DIRECTORY	BOULDER
2004	BOULDER TEC/SCHL	COLE DIRECTORY	BOULDER
2004	SENIOR HIGH SCHLS	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1999	SCHOOLS PUB BLDR 2	COLE DIRECTORY	BOULDER
1995	BVD2 PRINT SHOP	COLE DIRECTORY	BOULDER
1985	BVPS EDUCATION CTR	COLE DIRECTORY	BOULDER
1985	VOCTNL TECHNCL CTR	COLE DIRECTORY	BOULDER
1985	VCTNL TECH CSMTLGY	COLE DIRECTORY	BOULDER
1985	VTS POST SECONDARY	COLE DIRECTORY	BOULDER
1980	FAIRVIEW VOC TECH	COLE DIRECTORY	BOULDER
1980	ADULT EDUCATN OFC	COLE DIRECTORY	BOULDER
1980	COMPUTER SERV CTR	COLE DIRECTORY	BOULDER
1980	COSMETOLGY SCHL	COLE DIRECTORY	BOULDER
1975	BV CMPTR SERV CNTR	COLE DIRECTORY	BOULDER
1970-71	BOULDER VLY DS 2	BRESSER'S	BOULDER
1970-71	BOULDER VLY DS 2	BRESSER'S	BOULDER
<u>6623 ARAPAHOE RD</u>			
2020	BOULDER SELF STORAGE	INFOUSA	NORTH WEST
2020	HARD PATRICIA	INFOUSA	NORTH WEST
2020	JACKSON MARK	INFOUSA	NORTH WEST
2014	BOULDER SELF STORAGE	INFOUSA	NORTH WEST
2014	JACKSON MARK	INFOUSA	NORTH WEST
2012	BOULDER SELF STORAGE	COLE DIRECTORY	DENVER SUBURBAN
2008	BOULDER SELF STORAGE LLC	COLE DIRECTORY	DENVER SUBURBAN
2004	PATRICIA J HARD	COLE DIRECTORY	BOULDER
2004	BOULDER SELF STGE	COLE DIRECTORY	BOULDER
1999	PATRICIA HAND	COLE DIRECTORY	BOULDER

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

6655 ARAPAHOE RD

2020	A C CUSTOMS		INFOUSA	NORTH WEST
2020	TEENS 4 OCEANS		INFOUSA	NORTH WEST
2020	THOMAS VINTAGE MOTORS		INFOUSA	NORTH WEST
2020	WILD GOOSE IMAGING INC		INFOUSA	NORTH WEST
2020	CU POLE SPORT	# 1A	INFOUSA	NORTH WEST
2014	1-800-GOT-JUNK BOULDER		INFOUSA	NORTH WEST
2014	TEENS 4 OCEANS		INFOUSA	NORTH WEST
2014	THOMAS VINTAGE MOTORS		INFOUSA	NORTH WEST
2012	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2012	BOULDER DOOR & MILLWORK	A	COLE DIRECTORY	DENVER SUBURBAN
2012	THOMAS VINTAGE MOTORS	E	COLE DIRECTORY	DENVER SUBURBAN
2008	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2008	RAVEN CORP	D	COLE DIRECTORY	DENVER SUBURBAN
2008	THOMAS VINTAGE MOTORS LLC	E	COLE DIRECTORY	DENVER SUBURBAN
2008	WEISSACH PERFORMANCE		COLE DIRECTORY	DENVER SUBURBAN
2004	BUILDING		COLE DIRECTORY	BOULDER
2004	DENTS BY HAND	C	COLE DIRECTORY	BOULDER
2004	THOMAS VNTG MTRS	E	COLE DIRECTORY	BOULDER
1999	BLISS & CO		COLE DIRECTORY	BOULDER
1999	BOULDER DR&MLLWK		COLE DIRECTORY	BOULDER
1999	HIGH MTN CLASSICS		COLE DIRECTORY	BOULDER
1999	THOMAS VNTG MTRS		COLE DIRECTORY	BOULDER
1999	WERKS R & R		COLE DIRECTORY	BOULDER
1995	BLISS&CO		COLE DIRECTORY	BOULDER
1995	BOULDER DOOR&MLWRK		COLE DIRECTORY	BOULDER
1995	GLASS TEK		COLE DIRECTORY	BOULDER
1995	HIGH MTN CLASSICS		COLE DIRECTORY	BOULDER
1995	THOMAS VINTAGE MTR		COLE DIRECTORY	BOULDER
1995	R WERKS		COLE DIRECTORY	BOULDER

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

1989-90	BOULDER DOOR & MILLWORK INC		US WEST	BOULDER
1989-90	ARAPAHOE FEED & SUPPLY	B	US WEST	BOULDER
1989-90	AUTO TECNICA INC	D	US WEST	BOULDER
<u>6661 ARAPAHOE RD</u>				
2020	DOG DREAMS		INFOUSA	NORTH WEST
2020	SKI AREA SUPPLY INC	# 1	INFOUSA	NORTH WEST
2020	PETERSON MACHINING	# 6	INFOUSA	NORTH WEST
2020	INTERIOR CONSTRUCTION SVC INC	# 7	INFOUSA	NORTH WEST
2014	DOG DREAMS	# 1	INFOUSA	NORTH WEST
2014	SKI AREA SUPPLY INC	# 1	INFOUSA	NORTH WEST
2014	HENDRICKS FINE HOMES	# 2	INFOUSA	NORTH WEST
2014	BOULDER GLASS	# 3	INFOUSA	NORTH WEST
2014	PETERSON MACHINING	# 6	INFOUSA	NORTH WEST
2014	INTERIOR CONSTRUCTION SVC INC	# 7	INFOUSA	NORTH WEST
2012	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2012	DOG DREAMS	1	COLE DIRECTORY	DENVER SUBURBAN
2012	HENDRICKS FINE HOMES	2	COLE DIRECTORY	DENVER SUBURBAN
2012	INTERIOR CONSTRUCTION SERVICES	7	COLE DIRECTORY	DENVER SUBURBAN
2012	PETERSON MACHINING	6	COLE DIRECTORY	DENVER SUBURBAN
2012	SKI AREA SUPPLY INC	1	COLE DIRECTORY	DENVER SUBURBAN
2008	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2008	DOG DREAMS		COLE DIRECTORY	DENVER SUBURBAN
2008	INTERIOR CONSTRUCTION SERVICE	7	COLE DIRECTORY	DENVER SUBURBAN
2008	PETERSON MACHINING INC	6	COLE DIRECTORY	DENVER SUBURBAN
2008	SKI AREA SUPPLIES INC	1	COLE DIRECTORY	DENVER SUBURBAN
2008	THOMAS STANKO CONSTRUCTIO		COLE DIRECTORY	DENVER SUBURBAN
2004	BUILDING		COLE DIRECTORY	BOULDER
2004	ABOUT PKGNG RBTCS		COLE DIRECTORY	BOULDER

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

2004	BOULDER SWEEPING		COLE DIRECTORY	BOULDER
2004	DOG DREAMS		COLE DIRECTORY	BOULDER
2004	INTRR CONST SERV		COLE DIRECTORY	BOULDER
2004	SKI AREA SUPL INC		COLE DIRECTORY	BOULDER
2004	THOMAS STNK CONST	7	COLE DIRECTORY	BOULDER
1999	ABOU PKGNG RBTCS		COLE DIRECTORY	BOULDER
1999	ABOU PKGNG RBTCS		COLE DIRECTORY	BOULDER
1999	BOULDER LANDSCAPE		COLE DIRECTORY	BOULDER
1999	BOULDER SWEEPING		COLE DIRECTORY	BOULDER
1999	DENNYS AUTO SALES		COLE DIRECTORY	BOULDER
1999	NIWOT SPORTS INC		COLE DIRECTORY	BOULDER
1999	PETERSON MACHINING		COLE DIRECTORY	BOULDER
1995	ABOUT PACKGNG RBTC		COLE DIRECTORY	BOULDER
1995	ABOUT PACKGNG RBTC		COLE DIRECTORY	BOULDER
1995	ASTRAL COMMUNICATN		COLE DIRECTORY	BOULDER
1995	BOULDER LNDSCP MGM		COLE DIRECTORY	BOULDER
1995	PETERSON MACHINING		COLE DIRECTORY	BOULDER
1995	SKI AREA SUPPLY		COLE DIRECTORY	BOULDER
1989-90	ABOUT PACKAGING ROBOTICS	2	US WEST	BOULDER
1989-90	MATERIALS RESEARCH & ENGINEERING INC	6	US WEST	BOULDER
1989-90	ASTRAL COMMUNICATIONS	RM 1	US WEST	BOULDER
1985	ASTRAL COMMUNICATN		COLE DIRECTORY	BOULDER
1985	BABCOCK AUTO UPHLS		COLE DIRECTORY	BOULDER
1985	KORBIN LIGHTING		COLE DIRECTORY	BOULDER

6667 ARAPAHOE RD

1999	NO CURRENT LISTING		COLE DIRECTORY	BOULDER
1995	NO CURRENT LISTING		COLE DIRECTORY	BOULDER
1985	NO CURRENT LISTING		COLE DIRECTORY	BOULDER

6681 ARAPAHOE RD

2020	SPOTTS WILLIAM JR		INFOUSA	NORTH WEST
2020	STREETSIDE STUDIOS		INFOUSA	NORTH WEST
2020	VERTILE FOUNDATION		INFOUSA	NORTH WEST
2020	WILLYS	# 5	INFOUSA	NORTH WEST

City Directory Target Property Address

6500 Arapahoe Rd, Boulder, CO 80303

2014	WILLYS	# 5	INFOUSA	NORTH WEST
2012	ROSS MACHINING		COLE DIRECTORY	DENVER SUBURBAN
2012	STREETSIDE STUDIOS		COLE DIRECTORY	DENVER SUBURBAN
2012	WILLYS MACHINE INC		COLE DIRECTORY	DENVER SUBURBAN
2008	BUILDING		COLE DIRECTORY	DENVER SUBURBAN
2008	AIR PRODUCTION CO	1	COLE DIRECTORY	DENVER SUBURBAN
2008	C & C WILLYS MACHINE	5	COLE DIRECTORY	DENVER SUBURBAN
2008	NEW RENAISSANCE FILMS	1	COLE DIRECTORY	DENVER SUBURBAN
2008	ROSS MACHINING		COLE DIRECTORY	DENVER SUBURBAN
2008	SONSHIP STUDIOS		COLE DIRECTORY	DENVER SUBURBAN
2008	STORM PRODUCTIONS	1	COLE DIRECTORY	DENVER SUBURBAN
1999	THE PROTECTOR CORP		COLE DIRECTORY	BOULDER
1999	THSSN MINDY COML		COLE DIRECTORY	BOULDER
1995	THE PROTECTOR CORP		COLE DIRECTORY	BOULDER
1995	MINDY THERSSEN		COLE DIRECTORY	BOULDER
1989-90	PROTECTOR CORPORATION THE	1	US WEST	BOULDER
1989-90	MESA PLUMBING & HEATING	4	US WEST	BOULDER
1985	ELASTOMER TECHNLOGY		COLE DIRECTORY	BOULDER
1985	RED MNTN BAKERY		COLE DIRECTORY	BOULDER
1985	RELA SYSTEMS INC		COLE DIRECTORY	BOULDER
1980	W SIMEON WALKER		COLE DIRECTORY	BOULDER

6687 ARAPAHOE RD

2020	LIGHTNING ELIMINATORS-CONSLNTS		INFOUSA	NORTH WEST
2014	LIGHTNING ELIMINATORS INC		INFOUSA	NORTH WEST
2012	LIGHTNING ELIMINATORS & CONSULTANTS		COLE DIRECTORY	DENVER SUBURBAN
2008	LIGHTNING ELIMINATORS & CONSULTANTS		COLE DIRECTORY	DENVER SUBURBAN
2004	LGHTNNG CNSLTNT		COLE DIRECTORY	BOULDER
1995	LIGHTNING ELMNTRS		COLE DIRECTORY	BOULDER

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1989-90	LIGHTNING ELIMINATORS & CONSULTANTS INC	US WEST	BOULDER
1985	ACTION ELECTRIC	COLE DIRECTORY	BOULDER
1985	K&H ASSOCIATES	COLE DIRECTORY	BOULDER
1985	PETROSCADE INC	COLE DIRECTORY	BOULDER
<u>6710 ARAPAHOE RD</u>			
2020	MT CALVARY LUTHERAN CHURCH	INFOUSA	NORTH WEST
2020	OSBORN STEPHEN	INFOUSA	NORTH WEST
2020	SEVENTH DAY BAPT CHR-BOULDER	INFOUSA	NORTH WEST
2014	OSBORN STEPHEN	INFOUSA	NORTH WEST
2014	SEVENTH DAY BAPT CHR-BOULDER	INFOUSA	NORTH WEST
2012	SEVENH DAY BAPTIST CHURCH	COLE DIRECTORY	DENVER SUBURBAN
2008	CAMP PAUL HUMMEL	COLE DIRECTORY	DENVER SUBURBAN
2004	SEVENTH DAY BAPT	COLE DIRECTORY	BOULDER
1999	SEVENTH DAY BSPT	COLE DIRECTORY	BOULDER
<u>6775 ARAPAHOE RD</u>			
2020	DINES ANSELM	INFOUSA	NORTH WEST
2020	DINES MING	INFOUSA	NORTH WEST
2020	LEHRER DARA	INFOUSA	NORTH WEST
2020	PROCELL KEITH	INFOUSA	NORTH WEST
2014	DINES FAMILY RANCHES LLC	INFOUSA	NORTH WEST
2012	ANSELM CARL DINES	COLE DIRECTORY	DENVER SUBURBAN
2012	HEIDI LEE LEE	COLE DIRECTORY	DENVER SUBURBAN
2008	J LEVINE	COLE DIRECTORY	DENVER SUBURBAN
2008	K LEVINE	COLE DIRECTORY	DENVER SUBURBAN
2008	X [VALTEC LN INTS]	COLE DIRECTORY	DENVER SUBURBAN
2004	MEDICINE HRS PRGM	COLE DIRECTORY	BOULDER
1999	MORGAN BRISKY	COLE DIRECTORY	BOULDER
1995	KEITH BERGET	COLE DIRECTORY	BOULDER
1995	JEFF EVANS	COLE DIRECTORY	BOULDER

City Directory Target Property Address

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1989-90	MUSSELMAN C A	US WEST	BOULDER
1985	LYNN HILDEBRAND	COLE DIRECTORY	BOULDER
1985	CHARLES D RIPPEY	COLE DIRECTORY	BOULDER
1980	KING BROWN	COLE DIRECTORY	BOULDER
1980	BEN THOMAS	COLE DIRECTORY	BOULDER
1975	LORRI WOLK	COLE DIRECTORY	BOULDER

7000 ARAPAHOE RD

1970-71	ROCKY MTN MACHINE	BRESSER'S	BOULDER
1970-71	MACHINE SPECIALTIE	BRESSER'S	BOULDER

7123 ARAPAHOE RD

2008	ROCKY MOUNTAIN SOLAR GLASS INC	COLE DIRECTORY	DENVER SUBURBAN
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Comment: Arapahoe Rd is also listed as E Arapahoe Rd.



On time. On target. In touch.™

Radius Report

[GeoLens by GeoSearch](#)

Target Property:

Modular Facility-COB

6500 Arapahoe Rd

Boulder, Boulder County, Colorado 80303

Prepared For:

Freedom Environmental Consultants Inc

Order #: 164281

Job #: 406408

Project #: 0621-053

Date: 04/22/2021

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Disclaimer

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

Modular Facility-COB
6500 Arapahoe Rd
Boulder, Colorado 80303

Coordinates

Area centroid (-105.20027, 40.0129927)
5,269 feet above sea level

USGS Quadrangle

Niwot, CO

Geographic Coverage Information

County/Parish: Boulder (CO)

ZipCode(s):

Boulder CO: 80301, 80303

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR08	1	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	TP/AP
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCO	0	0	0.2500
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	0.2500
RCRA SITES WITH CONTROLS	RCRASC	0	0	0.2500
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR08	1	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	1	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	1	0	1.0000
SUB-TOTAL		4	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	2	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR08	2	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FACILITY REGISTRY SYSTEM	FRSCO	5	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	HWCD	0	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	2	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	TP/AP
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESRO8	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	SSEHRIPFAS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	0.2500
DEPARTMENT OF DEFENSE SITES	DOD	0	0	0.5000
FORMERLY USED DEFENSE SITES	FUDS	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		11	0	

Database Summary

STATE (CO) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ABOVEGROUND STORAGE TANK FACILITIES	AST	0	0	TP/AP
ENVIRONMENTAL REAL COVENANTS LIST	COVENANTS	0	0	TP/AP
HAZARDOUS WASTE SITES- GENERATOR	HWSG	2	0	0.2500
UNDERGROUND STORAGE TANK FACILITIES	UST	5	0	0.2500
COLORADO BROWNFIELD SITES	BF	0	0	0.5000
HISTORICAL SOLID WASTE LANDFILLS	HISTSWLF	0	0	0.5000
LEAKING STORAGE TANK FACILITIES	LST	6	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	LUSTTRUST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	10	0	0.5000
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	VCRA	1	0	0.5000
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	HWSCA	0	0	1.0000
SUPERFUND SITES	SF	0	0	1.0000
SUB-TOTAL		24	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AIR POLLUTION CONTROL DIVISION PERMITTED FACILITIES	APCDP	0	0	TP/AP
ASBESTOS ABATEMENT AND DEMOLITION PROJECTS	ASBESTOS	10	0	TP/AP
COLORADO DISCHARGE PERMIT SYSTEM FACILITIES	CDPS	0	0	TP/AP
URANIUM MILL TAILINGS SITES	UMTS	0	0	TP/AP
DRY CLEANING FACILITIES	CLEANERS	1	0	0.2500
SPILLS LISTING	SPILLS	2	0	0.2500
HAZARDOUS WASTE SITES- TREATMENT, STORAGE & DISPOSAL	HWSTSD	0	0	0.5000
METHANE GAS STUDY SITES	METHANESITES	0	0	0.5000
REGISTERED RECYCLING FACILITIES	RECYCLERS	3	0	0.5000
SUB-TOTAL		16	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		55	0	
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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
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
ALTFUELS	0.0200	2	NS	NS	NS	NS	NS	2
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR08	0.0200	2	NS	NS	NS	NS	NS	2
FRSCO	0.0200	5	NS	NS	NS	NS	NS	5
HISTPST	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISCLEANERS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	2	NS	NS	NS	NS	NS	2
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
MRDS	0.0200	0	NS	NS	NS	NS	NS	0
MSHA	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
RCRANGR08	0.0200	1	NS	NS	NS	NS	NS	1
RCRASUBC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.2500	0	0	0	NS	NS	NS	0
ERNSCO	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HMIRSR08	0.2500	0	0	0	NS	NS	NS	0
RCRAGR08	0.2500	0	1	0	NS	NS	NS	1
RCRASC	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DOD	0.5000	0	0	0	0	NS	NS	0

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
FUDS	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	1	0	NS	NS	1
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DNPL	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	1	0	0	0	NS	1
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		12	2	1	0	0	0	15

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
APCDP	0.0200	0	NS	NS	NS	NS	NS	0
ASBESTOS	0.0200	10	NS	NS	NS	NS	NS	10
AST	0.0200	0	NS	NS	NS	NS	NS	0
CDPS	0.0200	0	NS	NS	NS	NS	NS	0
COVENANTS	0.0200	0	NS	NS	NS	NS	NS	0
UMTS	0.0200	0	NS	NS	NS	NS	NS	0
CLEANERS	0.2500	0	0	1	NS	NS	NS	1
HWSG	0.2500	0	1	1	NS	NS	NS	2
SPILLS	0.2500	1	0	1	NS	NS	NS	2
UST	0.2500	1	3	1	NS	NS	NS	5
BF	0.5000	0	0	0	0	NS	NS	0
HISTSWLF	0.5000	0	0	0	0	NS	NS	0
HWSTSD	0.5000	0	0	0	0	NS	NS	0
LST	0.5000	1	2	1	2	NS	NS	6
LUSTTRUST	0.5000	0	0	0	0	NS	NS	0
METHANESITES	0.5000	0	0	0	0	NS	NS	0
RECYCLERS	0.5000	0	2	0	1	NS	NS	3
SWF	0.5000	0	5	1	4	NS	NS	10
VCRA	0.5000	0	0	1	0	NS	NS	1
HWSCA	1.0000	0	0	0	0	0	NS	0
SF	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		13	13	7	7	0	0	40

Database Radius Summary

TRIBAL 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
USTR08	0.2500	0	0	0	NS	NS	NS	0
LUSTR08	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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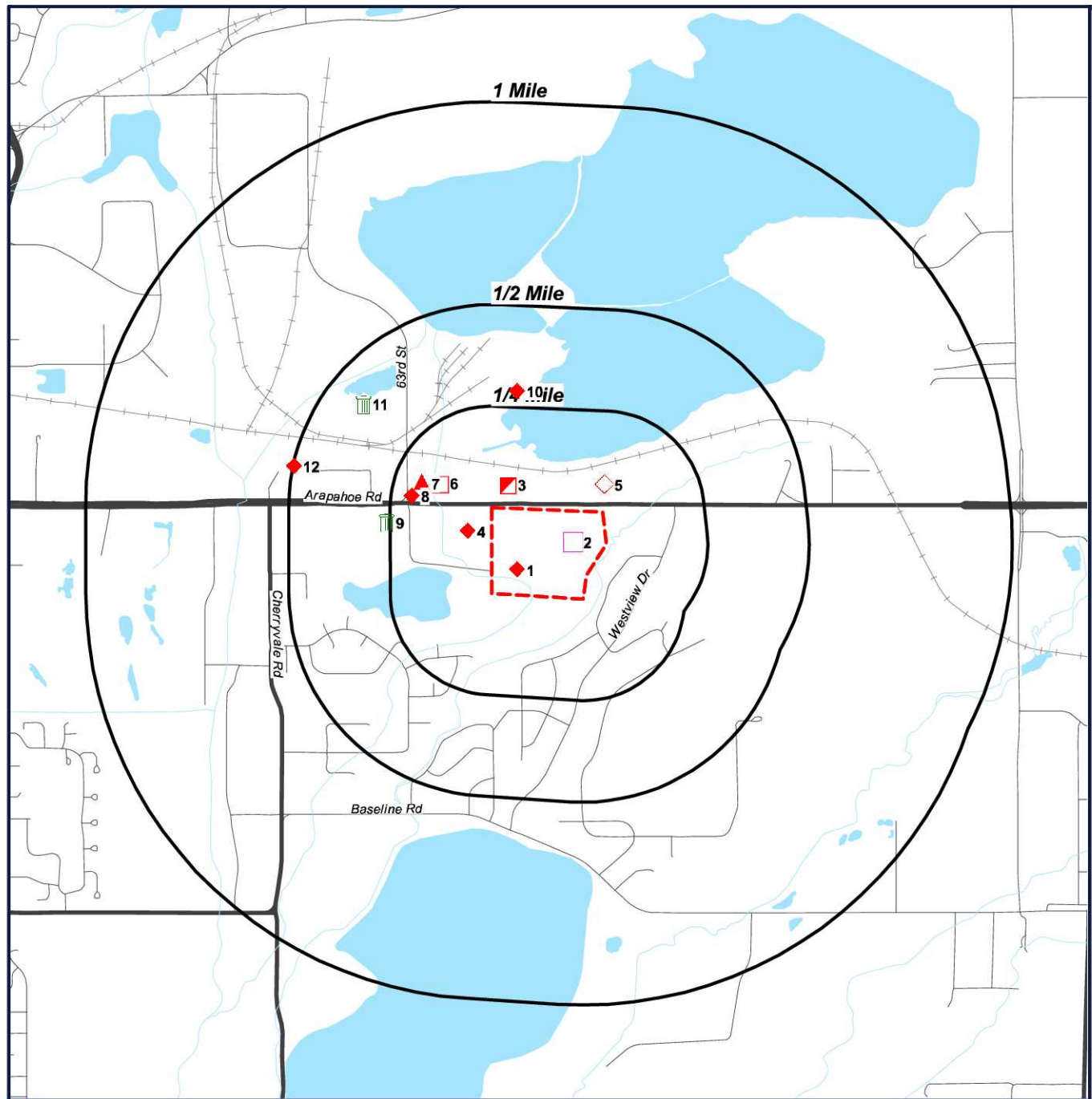
TOTAL		25	15	8	7	0	0	55
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NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



- Target Property (TP)
- ◆ LST
- RCRANGR08
- ▣ RCRAC
- ◇ UST
- HWSG
- ▲ SPILLS
- SWF

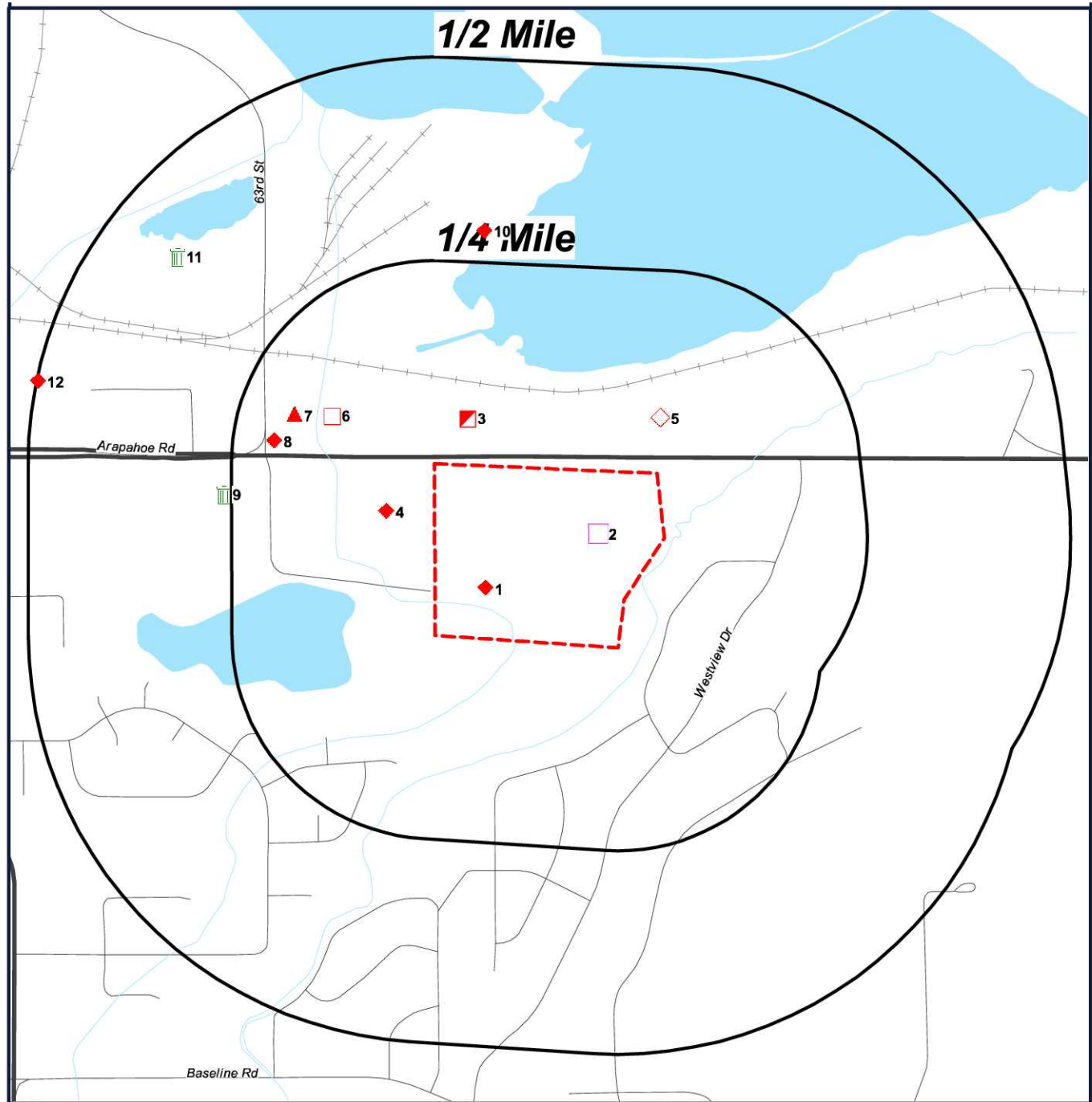
Modular Facility-COB
6500 Arapahoe Rd
Boulder, Colorado
80303



0' 1000' 2000' 3000'

SCALE: 1" = 2000'

Radius Map 2



- Target Property (TP)
- ◆ LST
- RCRANGR08
- RCRAC
- ◆ UST
- HWSG
- ▲ SPILLS
- SWF

Modular Facility-COB
6500 Arapahoe Rd
Boulder, Colorado
80303



0' 500' 1000' 1500'
 SCALE: 1" = 1000'

Ortho Map



- Target Property (TP)
- ◆ LST
- RCRANGR08
- RCRAC
- UST
- HWSG
- ▲ SPILLS
- SWF

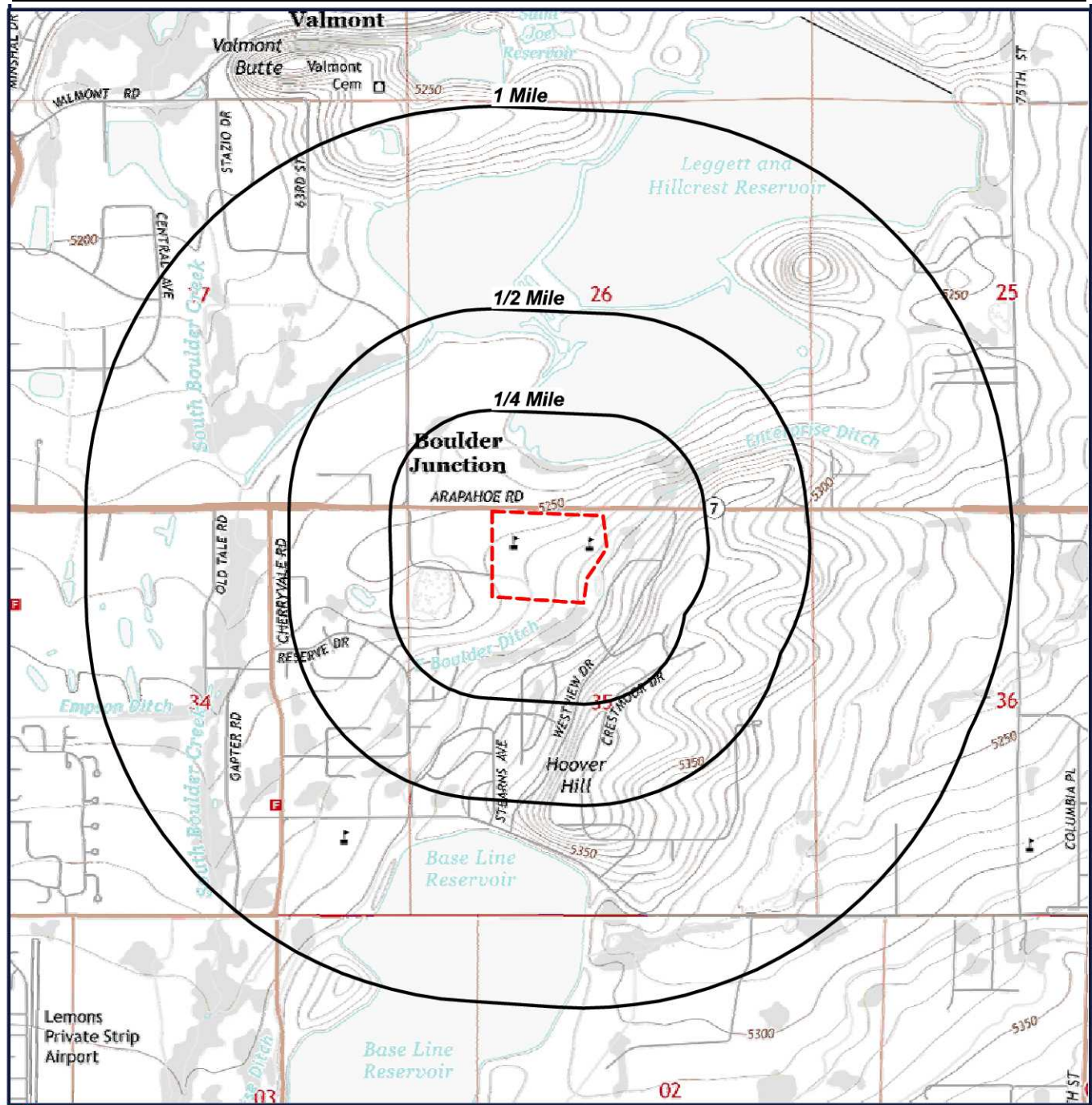
**Quadrangle(s): Niwot
Modular Facility-COB
6500 Arapahoe Rd
Boulder, Colorado
80303**



0' 500' 1000' 1500'

SCALE: 1" = 1000'

Topographic Map



 Target Property (TP)

Quadrangle(s): Niwot
Source: USGS,
 08/02/2013
Modular Facility-COB
 6500 Arapahoe Rd
 Boulder, Colorado
 80303



0' 1000' 2000' 3000'
 SCALE: 1" = 2000'

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 #
1	ALTFUELS	62277	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT - EDUCATION CENTER	6500 ARAPAHOE AVE, BOULDER, CO 80303	23
1	ASBESTOS	1301826111	Lower (5,265 ft.)	TP	COMPLETE ABATEMENT SERVICES, LLC.	6500 ARAPAHOE RD PO BOX 9011, BOULDER, CO	24
1	ASBESTOS	1385060762	Lower (5,265 ft.)	TP	COLORADO HAZARD CONTROL LLC-DENVER	6500 ARAPAHOE AVE, BOULDER, CO	25
1	ASBESTOS	1713975622	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT	6500 EAST ARAPAHOE, BOULDER, CO	26
1	ASBESTOS	2437569370	Lower (5,265 ft.)	TP	RISK REMOVAL, INC.	6500 ARAPAHOE RD., BOULDER, CO	27
1	ASBESTOS	4139685155	Lower (5,265 ft.)	TP	ENVIRONMENTAL DEMOLITION INC.	6500 ARAPAHOE, BOULDER, CO	28
1	ASBESTOS	685271808	Lower (5,265 ft.)	TP	COLORADO HAZARD CONTROL LLC	6500 ARAPAHOE AVE., BOULDER, CO	29
1	ASBESTOS	832638212	Lower (5,265 ft.)	TP	DYER CONSTRUCTION, INC.	6500 ARAPAHOE RD., BOULDER, CO	30
1	ECHOR08	110070519545	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	31
1	FRSCO	110011667892	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT	6500 ARAPAHOE ROAD, BOULDER, CO 80303	32
1	FRSCO	110050448547	Lower (5,265 ft.)	TP	GOLD HILL ELEM SCHOOL-CHLORINATION FACILITY	6500 E ARAPAHOE BLVD RE2, BOULDER, CO 80301	33
1	FRSCO	110070519545	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	34
1	ICISNPDES	COR03U811INP DES	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	35
1	ICISNPDES	COR402437INP DES	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	37
1	LST	5301	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT EDUCATION CENTER	6500 E ARAPAHOE PO BOX 9011, BOULDER, CO 80301	39
1	SPILLS	2018-0247	Lower (5,265 ft.)	TP		6500 ARAPAHOE ST., BOULDER, CO 80303	46
1	UST	5301UST	Lower (5,265 ft.)	TP	BOULDER SCHOOL DISTRICT	6500 E ARAPAHOE, BOULDER, CO 80303	47
2	ALTFUELS	164922	Higher (5,276 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT	6600 ARAPAHOE RD, AURORA, CO 80014	48
2	ASBESTOS	3119787623	Higher (5,276 ft.)	TP	COLORADO HAZARD CONTROL LLC-DENVER	6600 ARAPAHOE RD., BOULDER, CO	49
2	ASBESTOS	3361393736	Higher (5,276 ft.)	TP	ARGUS CONTRACTING, LP	6600 E. ARAPAHOE RD., BOULDER, CO	51
2	ASBESTOS	3931429305	Higher (5,276 ft.)	TP	RISK REMOVAL, INC.	6600 ARAPAHOE RD., BOULDER, CO	52
2	ECHOR08	110002981603	Higher (5,276 ft.)	TP	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301	53

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 #
2	FRSCO	110002981603	Higher (5,276 ft.)	TP	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301	54
2	FRSCO	110036837297	Higher (5,276 ft.)	TP	ARAPAHOE RIDGE HIGH SCHOOL	6600 ARAPAHOE AVE, BOULDER, CO 80303	55
2	RCRANGR08	COD982648669	Higher (5,276 ft.)	TP	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301	56
3	HWSG	COD980955447	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	ARAPAHOE PAINT & BODY	6519 ARAPAHOE # 3, BOULDER, CO 80303	58
3	LST	3819	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER	6519 ARAPAHOE RD STE A, BOULDER, CO 80303	59
3	RCRAC	COD983793621	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	SCANDINAVIAN AUTOMOTIVE INC	6519 ARAPAHOE RD #5, BOULDER, CO 80302	60
3	RCRAGR08	COD983793621	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	SCANDINAVIAN AUTOMOTIVE INC	6519 ARAPAHOE RD #5, BOULDER, CO 80302	63
3	SWF	2787WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	CANYON AUTOMOTIVE INC	6519 ARAPAHOE ROAD,, BOULDER, CO 80303	66
3	SWF	2789WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	THE WORKS GARAGE	6519 ARAPAHOE ROAD,, BOULDER, CO 80303	67
3	SWF	2790WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	ALTERNATIVE ENTERPRISES INC.	6519 ARAPAHOE ROAD,, BOULDER, CO 80303	68
3	SWF	883WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	GDIR INC	6519 ARAPAHOE RD,, BOULDER, CO 80303	69
3	UST	3819UST	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER	6519 ARAPAHOE RD STE A, BOULDER, CO 80303	70
4	LST	4732	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	DIAMOND LUMBER CO	6400 ARAPAHOE AVE, BOULDER, CO 80303	71
4	RECYCLERS	1181666895	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	ECO-CYCLE CHARM	6400 ARAPAHOE RD., BOULDER, CO 80301	73
4	RECYCLERS	4057685373	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	BLUE STAR RECYCLERS	6400 ARAPAHOE RD., BOULDER, CO 80301	74
4	SWF	1493803548RE C	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	ECO-CYCLE CHARM	6400 ARAPAHOE RD., BOULDER, CO 80301	75
4	UST	4732UST	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	DIAMOND LUMBER INC	6400 ARAPAHOE AVE, BOULDER, CO 80302	76
5	UST	1378UST	Lower (5,252 ft.)	0.069 mi. N (364 ft.)	ACTION ELECTRIC INC	6687 ARAPAHOE RD, BOULDER, CO 80303	77
6	CLEANERS	013-0650CL	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	THE CLEANERS IN BOULDER, INC.	6367 ARAPAHOE RD # A-4, BOULDER, CO 80303	78
6	HWSG	COR000201434	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	THE CLEANERS IN BOULDER INC	6367 ARAPAHOE AVE, BOULDER, CO 80303	79
6	SWF	1373WTR	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	SIMONS MOTORSPORTS GROUP, LLC	6367 ARAPAHOE ROA, BOULDER, CO 80303	80
6	VCRA	130401-1	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	JOHNS 4X4 CENTER INC.	6367 ARAPAHOE ROAD, BOULDER, CO 80303	81

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 #
7	SPILLS	2009-0251	Lower (5,242 ft.)	0.182 mi. WNW (961 ft.)		1630 N. 63RD ST, BOULDER, CO 80301	82
8	LST	16095	Lower (5,245 ft.)	0.199 mi. W (1051 ft.)	SINCLAIR STATION	6301 ARAPAHOE RD, BOULDER, CO 80303	83
8	SEMSARCH	CON000802609	Lower (5,245 ft.)	0.208 mi. W (1098 ft.)	LEGGETT INLET CANAL	NEAR 63RD STREET AND ARAPAHOE, BOULDER, CO 80301	85
8	UST	16095UST	Lower (5,245 ft.)	0.199 mi. W (1051 ft.)	SINCLAIR STATION	6301 ARAPAHOE RD, BOULDER, CO 80303	86
9	SWF	2791WTR	Lower (5,248 ft.)	0.259 mi. W (1368 ft.)	AA AND E CORPORATION	6270 ARAPAHOE ROAD, BOULDER, CO 80303	87
10	LST	1614	Lower (5,241 ft.)	0.288 mi. N (1521 ft.)	VALMONT STEAM PLANT	1800 N 63RD ST, BOULDER, CO 80301	88
11	RECYCLERS	1011074412	Lower (5,229 ft.)	0.406 mi. WNW (2144 ft.)	BOULDER COUNTY RECYCLING CENTER	1901 63RD ST, BOULDER, CO 80301	113
11	SWF	2199WTR	Lower (5,229 ft.)	0.406 mi. WNW (2144 ft.)	BOULDER COUNTY RESOURCE CONSERVA	1901 63RD STREET, BOULDER, CO 80301	114
11	SWF	3540507011REC	Lower (5,229 ft.)	0.406 mi. WNW (2144 ft.)	BOULDER COUNTY RECYCLING CENTER	1901 63RD ST, BOULDER, CO 80301	115
12	LST	14920	Lower (5,232 ft.)	0.498 mi. W (2629 ft.)	FISHER CHEVROLET	6025 ARAPAHOE RD, BOULDER, CO 80303	116
12	SWF	1083WTR	Lower (5,232 ft.)	0.498 mi. W (2629 ft.)	FISHER AUTO INC	6025 ARAPAHOE, BOULDER, CO 80303	118

Site Summary By Database

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

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
1	ALTFUELS	62277	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT - EDUCATION CENTER	6500 ARAPAHOE AVE, BOULDER, CO 80303
2	ALTFUELS	164922	Higher (5,276 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT	6600 ARAPAHOE RD, AURORA, CO 80014
1	ASBESTOS	1301826111	Lower (5,265 ft.)	TP	COMPLETE ABATEMENT SERVICES, LLC.	6500 ARAPAHOE RD PO BOX 9011, BOULDER, CO
1	ASBESTOS	1385060762	Lower (5,265 ft.)	TP	COLORADO HAZARD CONTROL LLC-DENVER	6500 ARAPAHOE AVE, BOULDER, CO
1	ASBESTOS	1713975622	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT	6500 EAST ARAPAHOE, BOULDER, CO
1	ASBESTOS	2437569370	Lower (5,265 ft.)	TP	RISK REMOVAL, INC.	6500 ARAPAHOE RD., BOULDER, CO
1	ASBESTOS	4139685155	Lower (5,265 ft.)	TP	ENVIRONMENTAL DEMOLITION INC.	6500 ARAPAHOE, BOULDER, CO
1	ASBESTOS	685271808	Lower (5,265 ft.)	TP	COLORADO HAZARD CONTROL LLC	6500 ARAPAHOE AVE., BOULDER, CO
1	ASBESTOS	832638212	Lower (5,265 ft.)	TP	DYER CONSTRUCTION, INC.	6500 ARAPAHOE RD., BOULDER, CO
2	ASBESTOS	3119787623	Higher (5,276 ft.)	TP	COLORADO HAZARD CONTROL LLC-DENVER	6600 ARAPAHOE RD., BOULDER, CO
2	ASBESTOS	3361393736	Higher (5,276 ft.)	TP	ARGUS CONTRACTING, LP	6600 E. ARAPAHOE RD., BOULDER, CO
2	ASBESTOS	3931429305	Higher (5,276 ft.)	TP	RISK REMOVAL, INC.	6600 ARAPAHOE RD., BOULDER, CO
6	CLEANERS	013-0650CL	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	THE CLEANERS IN BOULDER, INC.	6367 ARAPAHOE RD # A-4, BOULDER, CO 80303
1	ECHOR08	110070519545	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303
2	ECHOR08	110002981603	Higher (5,276 ft.)	TP	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301
1	FRSCO	110011667892	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT	6500 ARAPAHOE ROAD, BOULDER, CO 80303
1	FRSCO	110050448547	Lower (5,265 ft.)	TP	GOLD HILL ELEM SCHOOL-CHLORINATION FACILITY	6500 E ARAPAHOE BLVD RE2, BOULDER, CO 80301
1	FRSCO	110070519545	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303
2	FRSCO	110002981603	Higher (5,276 ft.)	TP	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301
2	FRSCO	110036837297	Higher (5,276 ft.)	TP	ARAPAHOE RIDGE HIGH SCHOOL	6600 ARAPAHOE AVE, BOULDER, CO 80303
3	HWSG	COD980955447	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	ARAPAHOE PAINT & BODY	6519 ARAPAHOE # 3, BOULDER, CO 80303
6	HWSG	COR000201434	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	THE CLEANERS IN BOULDER INC	6367 ARAPAHOE AVE, BOULDER, CO 80303

Site Summary By Database

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

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
1	ICISNPDES	COR03U811INP DES	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303
1	ICISNPDES	COR402437INP DES	Lower (5,265 ft.)	TP	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303
1	LST	5301	Lower (5,265 ft.)	TP	BOULDER VALLEY SCHOOL DISTRICT EDUCATION CENTER	6500 E ARAPAHOE PO BOX 9011, BOULDER, CO 80301
3	LST	3819	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER	6519 ARAPAHOE RD STE A, BOULDER, CO 80303
4	LST	4732	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	DIAMOND LUMBER CO	6400 ARAPAHOE AVE, BOULDER, CO 80303
8	LST	16095	Lower (5,245 ft.)	0.199 mi. W (1051 ft.)	SINCLAIR STATION	6301 ARAPAHOE RD, BOULDER, CO 80303
10	LST	1614	Lower (5,241 ft.)	0.288 mi. N (1521 ft.)	VALMONT STEAM PLANT	1800 N 63RD ST, BOULDER, CO 80301
12	LST	14920	Lower (5,232 ft.)	0.498 mi. W (2629 ft.)	FISHER CHEVROLET	6025 ARAPAHOE RD, BOULDER, CO 80303
3	RCRAC	COD983793621	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	SCANDINAVIAN AUTOMOTIVE INC	6519 ARAPAHOE RD #5, BOULDER, CO 80302
3	RCRAGR08	COD983793621	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	SCANDINAVIAN AUTOMOTIVE INC	6519 ARAPAHOE RD #5, BOULDER, CO 80302
2	RCRANGR08	COD982648669	Higher (5,276 ft.)	TP	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301
4	RECYCLERS	1181666895	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	ECO-CYCLE CHARM	6400 ARAPAHOE RD., BOULDER, CO 80301
4	RECYCLERS	4057685373	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	BLUE STAR RECYCLERS	6400 ARAPAHOE RD., BOULDER, CO 80301
11	RECYCLERS	1011074412	Lower (5,229 ft.)	0.406 mi. WNW (2144 ft.)	BOULDER COUNTY RECYCLING CENTER	1901 63RD ST, BOULDER, CO 80301
8	SEMSARCH	CON000802609	Lower (5,245 ft.)	0.208 mi. W (1098 ft.)	LEGGETT INLET CANAL	NEAR 63RD STREET AND ARAPAHOE, BOULDER, CO 80301
1	SPILLS	2018-0247	Lower (5,265 ft.)	TP		6500 ARAPAHOE ST., BOULDER, CO 80303
7	SPILLS	2009-0251	Lower (5,242 ft.)	0.182 mi. WNW (961 ft.)		1630 N. 63RD ST, BOULDER, CO 80301
3	SWF	2787WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	CANYON AUTOMOTIVE INC	6519 ARAPAHOE ROAD,, BOULDER, CO 80303
3	SWF	2789WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	THE WORKS GARAGE	6519 ARAPAHOE ROAD,, BOULDER, CO 80303
3	SWF	2790WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	ALTERNATIVE ENTERPRISES INC.	6519 ARAPAHOE ROAD,, BOULDER, CO 80303
3	SWF	883WTR	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	GDIR INC	6519 ARAPAHOE RD., BOULDER, CO 80303
4	SWF	1493803548RE C	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	ECO-CYCLE CHARM	6400 ARAPAHOE RD., BOULDER, CO 80301
6	SWF	1373WTR	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	SIMONS MOTORSPORTS GROUP, LLC	6367 ARAPAHOE ROA, BOULDER, CO 80303

Site Summary By Database

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

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
9	SWF	2791WTR	Lower (5,248 ft.)	0.259 mi. W (1368 ft.)	AA AND E CORPORATION	6270 ARAPAHOE ROAD, BOULDER, CO 80303
11	SWF	2199WTR	Lower (5,229 ft.)	0.406 mi. WNW (2144 ft.)	BOULDER COUNTY RESOURCE CONSERVA	1901 63RD STREET, BOULDER, CO 80301
11	SWF	3540507011REC	Lower (5,229 ft.)	0.406 mi. WNW (2144 ft.)	BOULDER COUNTY RECYCLING CENTER	1901 63RD ST, BOULDER, CO 80301
12	SWF	1083WTR	Lower (5,232 ft.)	0.498 mi. W (2629 ft.)	FISHER AUTO INC	6025 ARAPAHOE, BOULDER, CO 80303
1	UST	5301UST	Lower (5,265 ft.)	TP	BOULDER SCHOOL DISTRICT	6500 E ARAPAHOE, BOULDER, CO 80303
3	UST	3819UST	Lower (5,241 ft.)	0.058 mi. N (306 ft.)	IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER	6519 ARAPAHOE RD STE A, BOULDER, CO 80303
4	UST	4732UST	Lower (5,252 ft.)	0.060 mi. W (317 ft.)	DIAMOND LUMBER INC	6400 ARAPAHOE AVE, BOULDER, CO 80302
5	UST	1378UST	Lower (5,252 ft.)	0.069 mi. N (364 ft.)	ACTION ELECTRIC INC	6687 ARAPAHOE RD, BOULDER, CO 80303
8	UST	16095UST	Lower (5,245 ft.)	0.199 mi. W (1051 ft.)	SINCLAIR STATION	6301 ARAPAHOE RD, BOULDER, CO 80303
6	VCRA	130401-1	Lower (5,242 ft.)	0.139 mi. WNW (734 ft.)	JOHNS 4X4 CENTER INC.	6367 ARAPAHOE ROAD, BOULDER, CO 80303

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: 5269 ft.

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

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
2	ALTFUELS	5,276 ft.	BOULDER VALLEY SCHOOL DISTRICT	6600 ARAPAHOE RD, AURORA, CO 80014	48
2	ASBESTOS	5,276 ft.	COLORADO HAZARD CONTROL LLC-DENVER	6600 ARAPAHOE RD., BOULDER, CO	49
2	ASBESTOS	5,276 ft.	ARGUS CONTRACTING, LP	6600 E. ARAPAHOE RD., BOULDER, CO	51
2	ASBESTOS	5,276 ft.	RISK REMOVAL, INC.	6600 ARAPAHOE RD., BOULDER, CO	52
2	ECHOR08	5,276 ft.	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301	53
2	FRSCO	5,276 ft.	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301	54
2	FRSCO	5,276 ft.	ARAPAHOE RIDGE HIGH SCHOOL	6600 ARAPAHOE AVE, BOULDER, CO 80303	55
2	RCRANGR08	5,276 ft.	VOCATIONAL EDUCATION CENTER	6600 E ARAPAHOE ST, BOULDER, CO 80301	56

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	ALTFUELS	5,265 ft.	BOULDER VALLEY SCHOOL DISTRICT - EDUCATION CENTER	6500 ARAPAHOE AVE, BOULDER, CO 80303	23
1	ASBESTOS	5,265 ft.	COMPLETE ABATEMENT SERVICES, LLC.	6500 ARAPAHOE RD PO BOX 9011, BOULDER, CO	24
1	ASBESTOS	5,265 ft.	COLORADO HAZARD CONTROL LLC-DENVER	6500 ARAPAHOE AVE, BOULDER, CO	25
1	ASBESTOS	5,265 ft.	BOULDER VALLEY SCHOOL DISTRICT	6500 EAST ARAPAHOE, BOULDER, CO	26
1	ASBESTOS	5,265 ft.	RISK REMOVAL, INC.	6500 ARAPAHOE RD., BOULDER, CO	27
1	ASBESTOS	5,265 ft.	ENVIRONMENTAL DEMOLITION INC.	6500 ARAPAHOE, BOULDER, CO	28
1	ASBESTOS	5,265 ft.	COLORADO HAZARD CONTROL LLC	6500 ARAPAHOE AVE., BOULDER, CO	29
1	ASBESTOS	5,265 ft.	DYER CONSTRUCTION, INC.	6500 ARAPAHOE RD., BOULDER, CO	30
1	ECHOR08	5,265 ft.	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	31
1	FRSCO	5,265 ft.	BOULDER VALLEY SCHOOL DISTRICT	6500 ARAPAHOE ROAD, BOULDER, CO 80303	32
1	FRSCO	5,265 ft.	GOLD HILL ELEM SCHOOL-CHLORINATION FACILITY	6500 E ARAPAHOE BLVD RE2, BOULDER, CO 80301	33
1	FRSCO	5,265 ft.	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	34
1	ICISNPDES	5,265 ft.	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	35
1	ICISNPDES	5,265 ft.	CENTRAL KITCHEN	6500 ARAPAHOE RD, BOULDER, CO 80303	37

Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	LST	5,265 ft.	BOULDER VALLEY SCHOOL DISTRICT EDUCATION CENTER	6500 E ARAPAHOE PO BOX 9011, BOULDER, CO 80301	39
1	SPILLS	5,265 ft.		6500 ARAPAHOE ST., BOULDER, CO 80303	46
1	UST	5,265 ft.	BOULDER SCHOOL DISTRICT	6500 E ARAPAHOE, BOULDER, CO 80303	47
3	HWSG	5,241 ft.	ARAPAHOE PAINT & BODY	6519 ARAPAHOE # 3, BOULDER, CO 80303	58
3	LST	5,241 ft.	IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER	6519 ARAPAHOE RD STE A, BOULDER, CO 80303	59
3	RCRAC	5,241 ft.	SCANDINAVIAN AUTOMOTIVE INC	6519 ARAPAHOE RD #5, BOULDER, CO 80302	60
3	RCRAGR08	5,241 ft.	SCANDINAVIAN AUTOMOTIVE INC	6519 ARAPAHOE RD #5, BOULDER, CO 80302	63
3	SWF	5,241 ft.	CANYON AUTOMOTIVE INC	6519 ARAPAHOE ROAD,, BOULDER, CO 80303	66
3	SWF	5,241 ft.	THE WORKS GARAGE	6519 ARAPAHOE ROAD,, BOULDER, CO 80303	67
3	SWF	5,241 ft.	ALTERNATIVE ENTERPRISES INC.	6519 ARAPAHOE ROAD,, BOULDER, CO 80303	68
3	SWF	5,241 ft.	GDIR INC	6519 ARAPAHOE RD.,, BOULDER, CO 80303	69
3	UST	5,241 ft.	IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER	6519 ARAPAHOE RD STE A, BOULDER, CO 80303	70
4	LST	5,252 ft.	DIAMOND LUMBER CO	6400 ARAPAHOE AVE, BOULDER, CO 80303	71
4	RECYCLERS	5,252 ft.	ECO-CYCLE CHARM	6400 ARAPAHOE RD., BOULDER, CO 80301	73
4	RECYCLERS	5,252 ft.	BLUE STAR RECYCLERS	6400 ARAPAHOE RD., BOULDER, CO 80301	74
4	SWF	5,252 ft.	ECO-CYCLE CHARM	6400 ARAPAHOE RD., BOULDER, CO 80301	75
4	UST	5,252 ft.	DIAMOND LUMBER INC	6400 ARAPAHOE AVE, BOULDER, CO 80302	76
5	UST	5,252 ft.	ACTION ELECTRIC INC	6687 ARAPAHOE RD, BOULDER, CO 80303	77
6	CLEANERS	5,242 ft.	THE CLEANERS IN BOULDER, INC.	6367 ARAPAHOE RD # A-4, BOULDER, CO 80303	78
6	HWSG	5,242 ft.	THE CLEANERS IN BOULDER INC	6367 ARAPAHOE AVE, BOULDER, CO 80303	79
6	SWF	5,242 ft.	SIMONS MOTORSPORTS GROUP, LLC	6367 ARAPAHOE ROA, BOULDER, CO 80303	80
6	VCRA	5,242 ft.	JOHNS 4X4 CENTER INC.	6367 ARAPAHOE ROAD, BOULDER, CO 80303	81
7	SPILLS	5,242 ft.		1630 N. 63RD ST, BOULDER, CO 80301	82
8	LST	5,245 ft.	SINCLAIR STATION	6301 ARAPAHOE RD, BOULDER, CO 80303	83
8	SEMSARCH	5,245 ft.	LEGGETT INLET CANAL	NEAR 63RD STREET AND ARAPAHOE, BOULDER, CO 80301	85
8	UST	5,245 ft.	SINCLAIR STATION	6301 ARAPAHOE RD, BOULDER, CO 80303	86

Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
9	SWF	5,248 ft.	AA AND E CORPORATION	6270 ARAPAHOE ROAD, BOULDER, CO 80303	87
10	LST	5,241 ft.	VALMONT STEAM PLANT	1800 N 63RD ST, BOULDER, CO 80301	88
11	RECYCLERS	5,229 ft.	BOULDER COUNTY RECYCLING CENTER	1901 63RD ST, BOULDER, CO 80301	113
11	SWF	5,229 ft.	BOULDER COUNTY RESOURCE CONSERVA	1901 63RD STREET, BOULDER, CO 80301	114
11	SWF	5,229 ft.	BOULDER COUNTY RECYCLING CENTER	1901 63RD ST, BOULDER, CO 80301	115
12	LST	5,232 ft.	FISHER CHEVROLET	6025 ARAPAHOE RD, BOULDER, CO 80303	116
12	SWF	5,232 ft.	FISHER AUTO INC	6025 ARAPAHOE, BOULDER, CO 80303	118

Alternative Fueling Stations (ALTFUELS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 62277

UNIQUE IDENTIFIER FOR THIS SPECIFIC STATION: 62277

STATION NAME: BOULDER VALLEY SCHOOL DISTRICT - EDUCATION CENTER

ADDRESS: 6500 ARAPAHOE AVE
BOULDER, CO 80303

INTERSECTION DIRECTIONS: NOT REPORTED

STATION PHONE: 720-561-5931

STATION CURRENT STATUS: OPEN: THE STATION IS OPEN.

TYPE OF ALTERNATIVE FUEL THE STATION PROVIDES: ELECTRIC

OWNER TYPE: LOCAL GOVERNMENT OWNED

FEDERAL AGENCY ID: NOT REPORTED

FEDERAL AGENCY NAME: NOT REPORTED

DATE THAT THE STATION BEGAN OFFERING THE FUEL: 5/13/2014

DATE THE STATION'S DETAILS WERE LAST CONFIRMED: 1/13/2020

TIME THE STATION'S DETAILS WERE LAST UPDATED (ISO 8601 FORMAT): 2020-01-21 18:34:38 UTC

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Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 1301826111

CONTRACTOR NAME: COMPLETE ABATEMENT SERVICES, LLC.

ADDRESS: 6500 ARAPAHOE RD PO BOX 9011

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 15RO1443A

PERMIT BEGIN DATE: 04/30/15

SQUARE FEET: 900

PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15RO1443A

PERMIT BEGIN DATE: 04/30/15

SQUARE FEET: 900

PROJECT LENGTH (IN DAYS): 30

[Back to Report Summary](#)

Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 1385060762

CONTRACTOR NAME: COLORADO HAZARD CONTROL LLC-DENVER

ADDRESS: 6500 ARAPAHOE AVE

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 15BO1510N

PERMIT BEGIN DATE: 03/24/15

SQUARE FEET: 754

[Back to Report Summary](#)

Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 1713975622

CONTRACTOR NAME: BOULDER VALLEY SCHOOL DISTRICT

ADDRESS: 6500 EAST ARAPAHOE

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: SCHOOL 12

PERMIT BEGIN DATE: 11/28/12

SQUARE FEET: NOT REPORTED

[Back to Report Summary](#)

Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 2437569370

CONTRACTOR NAME: RISK REMOVAL, INC.

ADDRESS: 6500 ARAPAHOE RD.

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 12BO2344A

PERMIT BEGIN DATE: 06/25/12

SQUARE FEET: 674

PROJECT LENGTH (IN DAYS): 30

[Back to Report Summary](#)

Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 4139685155

CONTRACTOR NAME: ENVIRONMENTAL DEMOLITION INC.

ADDRESS: 6500 ARAPAHOE

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 12BO0609A-EX

PERMIT BEGIN DATE: 03/23/12

SQUARE FEET: 1188

PROJECT LENGTH (IN DAYS): 90

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Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 685271808

CONTRACTOR NAME: COLORADO HAZARD CONTROL LLC

ADDRESS: 6500 ARAPAHOE AVE.

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 13BO3930N

PERMIT BEGIN DATE: 08/10/13

SQUARE FEET: 365

PERMIT NUMBER: 13BO2880N

PERMIT BEGIN DATE: 06/20/13

SQUARE FEET: 555

PERMIT NUMBER: 12BO1712A

PERMIT BEGIN DATE: 06/14/12

SQUARE FEET: 964

PROJECT LENGTH (IN DAYS): 30

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Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 832638212

CONTRACTOR NAME: DYER CONSTRUCTION, INC.

ADDRESS: 6500 ARAPAHOE RD.

BOULDER, CO

PROJECT TYPE: DEMOLITION PROJECT

SITE DETAILS

PERMIT NUMBER: 16BO0343D

PERMIT BEGIN DATE: 02/02/16

BEGIN DATE PROJECT: 02/02/16

SQUARE FEET: NOT REPORTED

PERMIT NUMBER: 16BO0344D

PERMIT BEGIN DATE: 02/02/16

BEGIN DATE PROJECT: 02/02/16

SQUARE FEET: NOT REPORTED

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Enforcement and Compliance History Information (ECHOR08)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 110070519545

REGISTRY ID: 110070519545

NAME: CENTRAL KITCHEN

ADDRESS: 6500 ARAPAHOE RD
BOULDER, CO 80303

COUNTY: BOULDER

FACILITY LINK: [Facility Detail Report](#)

[Back to Report Summary](#)

Facility Registry System (FRSCO)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

REGISTRY ID: 110011667892

NAME: BOULDER VALLEY SCHOOL DISTRICT

LOCATION ADDRESS: 6500 ARAPAHOE ROAD
BOULDER, CO 80303-1407

COUNTY: BOULDER

EPA REGION: 08

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

BOULDER VALLEY SCHOOL DISTRICT

PROGRAM/S LISTED FOR THIS FACILITY

ICIS - INTEGRATED COMPLIANCE INFORMATION SYSTEM

NCDB - NATIONAL COMPLIANCE DATABASE SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

8211 - ELEMENTARY AND SECONDARY SCHOOLS

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

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Facility Registry System (FRSCO)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

REGISTRY ID: 110050448547

NAME: GOLD HILL ELEM SCHOOL-CHLORINATION FACILITY

LOCATION ADDRESS: 6500 E ARAPAHOE BLVD RE2
BOULDER, CO 80301

COUNTY: NOT REPORTED

EPA REGION: 08

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

GOLD HILL ELEM SCHOOL-CHLORINATION FACILITY

PROGRAM/S LISTED FOR THIS FACILITY

SFDW - SFDW

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

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Facility Registry System (FRSCO)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

REGISTRY ID: 110070519545

NAME: CENTRAL KITCHEN

LOCATION ADDRESS: 6500 ARAPAHOE RD
BOULDER, CO 80303

COUNTY: BOULDER

EPA REGION: 08

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

NO ALTERNATIVE NAME(S) LISTED FOR THIS FACILITY

PROGRAM/S LISTED FOR THIS FACILITY

NPDES - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

1542 - GENERAL CONTRACTORS-NONRESIDENTIAL BUILDINGS, OTHER THAN INDUSTRIAL BUILDINGS AND WAREHOUSES

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

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Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES)

MAP ID# 1

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: **COR03U811NPDES**
NPDES ID: **COR03U811** FACILITY #: **110070519545**
NAME: **CENTRAL KITCHEN**
PHYSICAL ADDRESS: **6500 ARAPAHOE RD**
BOULDER CO 80303
COUNTY: **BOULDER**
FACILITY TYPE: **NOT REPORTED**
IMPAIRED WATERS: **NOT REPORTED**

STANDARD INDUSTRIAL CLASSIFICATION

1542-NONRESIDENTIAL CONSTRUCTION

PERMITS

FACILITY TYPE INDICATOR: **NON-POTABLE WATER**
PERMIT TYPE: **GENERAL PERMIT COVERED FACILITY**
MAJOR MINOR FACILITY: **MINOR DISCHARGER**
PERMIT STATUS: **TERMINATED**
WATER BODY: **HILLCREST RESERVOIR**
PERMIT NAME: **JHL CONSTRUCTORS INC**
AGENCY TYPE: **STATE**
ORIGINAL ISSUE DATE: **1/30/2019**
ISSUE DATE: **1/30/2019**
ISSUING AGENCY: **STA**
EFFECTIVE DATE: **1/30/2019**
EXPIRATION DATE: **6/30/2020**
RETIREMENT DATE: **NOT REPORTED**
TERMINATION DATE: **4/1/2019**
PERMIT COMPLIANCE STATUS: **YES**
PERMIT SUBJECT TO DMR RUN: **NOT REPORTED**
REPORTABLE NONCOMPLIANCE TRACKING IS ON: **YES**

INSPECTIONS

- NO INSPECTIONS REPORTED -

HISTORIC COMPLIANCE

HISTORIC NON-COMPLIANCE QUARTER (YYYYQ): **20193**
HISTORIC NON-COMPLIANCE: **UNDETERMINED QNCR STATUS - INSUFFICIENT DATA, OR PERMITEE IS A MINOR DISCHARGER NOT SUBJECT TO MANDATORY REPORTING**
NUMBER OF E90 VIOLATIONS: **0**
NUMBER OF COMPLIANCE SCHEDULE VIOLATIONS: **0**
NUMBER OF SINGLE EVENT VIOLATIONS: **0**
NUMBER OF PERMIT SCHEDULE VIOLATIONS: **0**

SINGLE EVENT VIOLATIONS

- NO SINGLE EVENT VIOLATIONS REPORTED -

Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES)

FORMAL ENFORCEMENT ACTIONS

- NO FORMAL ENFORCEMENT ACTIONS REPORTED -

EFFLUENT VIOLATIONS

- NOT REPORTED -

EFFLUENT VIOLATIONS contd..

- NOT REPORTED -

EFFLUENT VIOLATIONS contd..

- NOT REPORTED -

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Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES)

MAP ID# 1

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: **COR402437INPDES**
NPDES ID: **COR402437** FACILITY #: **110070519545**
NAME: **CENTRAL KITCHEN**
PHYSICAL ADDRESS: **6500 ARAPAHOE RD**
BOULDER CO 80303
COUNTY: **BOULDER**
FACILITY TYPE: **NOT REPORTED**
IMPAIRED WATERS: **NOT REPORTED**

STANDARD INDUSTRIAL CLASSIFICATION

1542-NONRESIDENTIAL CONSTRUCTION

PERMITS

FACILITY TYPE INDICATOR: **NON-POTABLE WATER**
PERMIT TYPE: **GENERAL PERMIT COVERED FACILITY**
MAJOR MINOR FACILITY: **MINOR DISCHARGER**
PERMIT STATUS: **EFFECTIVE**
WATER BODY: **HILLCREST RESERVOIR**
PERMIT NAME: **JHL CONSTRUCTORS INC**
AGENCY TYPE: **STATE**
ORIGINAL ISSUE DATE: **4/1/2019**
ISSUE DATE: **4/1/2019**
ISSUING AGENCY: **STA**
EFFECTIVE DATE: **4/1/2019**
EXPIRATION DATE: **3/31/2023**
RETIREMENT DATE: **NOT REPORTED**
TERMINATION DATE: **NOT REPORTED**
PERMIT COMPLIANCE STATUS: **YES**
PERMIT SUBJECT TO DMR RUN: **NOT REPORTED**
REPORTABLE NONCOMPLIANCE TRACKING IS ON: **YES**

INSPECTIONS

- NO INSPECTIONS REPORTED -

HISTORIC COMPLIANCE

- NO HISTORIC COMPLIANCE REPORTED -

SINGLE EVENT VIOLATIONS

- NO SINGLE EVENT VIOLATIONS REPORTED -

FORMAL ENFORCEMENT ACTIONS

- NO FORMAL ENFORCEMENT ACTIONS REPORTED -

EFFLUENT VIOLATIONS

- NOT REPORTED -

EFFLUENT VIOLATIONS contd..

- NOT REPORTED -

Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPDES)

EFFLUENT VIOLATIONS contd..

- NOT REPORTED -

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Leaking Storage Tank Facilities (LST)

MAP ID# 1

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 5301
SITE NAME: BOULDER VALLEY SCHOOL DISTRICT EDUCATION CENTER
ADDRESS: 6500 E ARAPAHOE PO BOX 9011
BOULDER, CO 80301
COUNTY: BOULDER
CONTACT: KYLE CAMPBELL
PHONE: 303-318-8531
EMAIL: KYLE.CAMPBELL@STATE.CO.US

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
3357	5301	CLOSED	2/12/1990	HISTORICAL CONTAMINATION	UNKNOWN	TIER I	4/7/2020
OPUS LINK: CLICK HERE							
3357	5301	CLOSED	1/28/2020	HISTORICAL CONTAMINATION	UNKNOWN	TIER I	4/7/2020
OPUS LINK: CLICK HERE							
3357	5301	CLOSED	2/12/1990			TIER I	4/7/2020
OPUS LINK: CLICK HERE							
13312	5301	CLOSED	5/17/2019	HISTORICAL CONTAMINATION	UNKNOWN	TIER I	9/4/2019
OPUS LINK: CLICK HERE							

UST INFORMATION

FACILITY ID: 5301
EVENT ID: 3357
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14595
TANK TAG: 5301-1
CAPACITY (Gallons): 12000
PRODUCT: UNLEADED REGULAR (RUL)
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 2/12/1990

FACILITY ID: 5301
EVENT ID: 13312
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE

Leaking Storage Tank Facilities (LST)

CITY: **BOULDER**
ZIPCODE: **80303**
FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**
OWNER ID: **647**
TANK ID: **14595**
TANK TAG: **5301-1**
CAPACITY (Gallons): **12000**
PRODUCT: **UNLEADED REGULAR (RUL)**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **5/17/2019**

FACILITY ID: **5301**
EVENT ID: **3357**
FACILITY NAME: **BOULDER SCHOOL DISTRICT**
ADDRESS: **6500 E ARAPAHOE**
CITY: **BOULDER**
ZIPCODE: **80303**
FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**
OWNER ID: **647**
TANK ID: **14596**
TANK TAG: **5301-2**
CAPACITY (Gallons): **12000**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **2/12/1990**

FACILITY ID: **5301**
EVENT ID: **13312**
FACILITY NAME: **BOULDER SCHOOL DISTRICT**
ADDRESS: **6500 E ARAPAHOE**
CITY: **BOULDER**
ZIPCODE: **80303**
FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**
OWNER ID: **647**
TANK ID: **14596**
TANK TAG: **5301-2**
CAPACITY (Gallons): **12000**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **5/17/2019**

Leaking Storage Tank Facilities (LST)

FACILITY ID: 5301
EVENT ID: 3357
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14597
TANK TAG: 5301-3
CAPACITY (Gallons): 5000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 2/12/1990

FACILITY ID: 5301
EVENT ID: 13312
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14597
TANK TAG: 5301-3
CAPACITY (Gallons): 5000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/17/2019

FACILITY ID: 5301
EVENT ID: 3357
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14598
TANK TAG: 5301-4
CAPACITY (Gallons): 5000
PRODUCT: DIESEL
TANK TYPE: UST

Leaking Storage Tank Facilities (LST)

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **2/12/1990**

FACILITY ID: **5301**

EVENT ID: **13312**

FACILITY NAME: **BOULDER SCHOOL DISTRICT**

ADDRESS: **6500 E ARAPAHOE**

CITY: **BOULDER**

ZIPCODE: **80303**

FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**

OWNER ID: **647**

TANK ID: **14598**

TANK TAG: **5301-4**

CAPACITY (Gallons): **5000**

PRODUCT: **DIESEL**

TANK TYPE: **UST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **5/17/2019**

FACILITY ID: **5301**

EVENT ID: **3357**

FACILITY NAME: **BOULDER SCHOOL DISTRICT**

ADDRESS: **6500 E ARAPAHOE**

CITY: **BOULDER**

ZIPCODE: **80303**

FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**

OWNER ID: **647**

TANK ID: **14599**

TANK TAG: **5301-5**

CAPACITY (Gallons): **6000**

PRODUCT: **GASOLINE**

TANK TYPE: **UST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **2/12/1990**

FACILITY ID: **5301**

EVENT ID: **13312**

FACILITY NAME: **BOULDER SCHOOL DISTRICT**

ADDRESS: **6500 E ARAPAHOE**

CITY: **BOULDER**

ZIPCODE: **80303**

FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**

OWNER ID: **647**

TANK ID: **14599**

Leaking Storage Tank Facilities (LST)

TANK TAG: 5301-5
CAPACITY (Gallons): 6000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/17/2019

FACILITY ID: 5301
EVENT ID: 3357
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14600
TANK TAG: 5301-6
CAPACITY (Gallons): 6000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 2/12/1990

FACILITY ID: 5301
EVENT ID: 13312
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14600
TANK TAG: 5301-6
CAPACITY (Gallons): 6000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/17/2019

FACILITY ID: 5301
EVENT ID: 3357
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER

Leaking Storage Tank Facilities (LST)

ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14601
TANK TAG: 5301-7
CAPACITY (Gallons): 20000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 2/12/1990

FACILITY ID: 5301
EVENT ID: 13312
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14601
TANK TAG: 5301-7
CAPACITY (Gallons): 20000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/17/2019

FACILITY ID: 5301
EVENT ID: 3357
FACILITY NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: BOULDER VALLEY SCHOOLS RE-2
OWNER ID: 647
TANK ID: 14602
TANK TAG: 5301-8
CAPACITY (Gallons): 6000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 2/12/1990

FACILITY ID: 5301

Leaking Storage Tank Facilities (LST)

EVENT ID: **13312**
FACILITY NAME: **BOULDER SCHOOL DISTRICT**
ADDRESS: **6500 E ARAPAHOE**
CITY: **BOULDER**
ZIPCODE: **80303**
FULL NAME: **BOULDER VALLEY SCHOOLS RE-2**
OWNER ID: **647**
TANK ID: **14602**
TANK TAG: **5301-8**
CAPACITY (Gallons): **6000**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **5/17/2019**

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Spills Listing (SPILLS)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

INCIDENT INFORMATION

CASE NUMBER: 2018-0247 NRC NUMBER:

SPILL DATE: 5/18/2018

SPILL LOCATION: 6500 ARAPAHOE ST.

SPILL CITY/STATE/ZIP: BOULDER, CO 80303

SPILL COUNTY: BOULDER

RESPONSIBLE PARTY

NAME: BOULDER VALLEY SCHOOL DISTRICT ADMIN

ADDRESS: 6500 ARAPAHOE ST.
BOULDER, CO 80303

COUNTY:

CONTACT: AARON MIKULEWICZ

PHONE: 303-591-6907

INCIDENT DETAILS

SOURCE: FIXED FACILITY

SOURCE TYPE: BUILDING

MEDIUM: AIR

WATERWAY:

CAUSE: NATURAL PHENOMENON

MATERIAL TYPE: HAZARDOUS

MATERIAL DESCRIPTION:
ASBESTOS

MATERIAL QUANTITY:

WATER QUANTITY:

CAUSE INFORMATION:

A HEAVY HAILSTORM CAUSED AN ACCUMULATION OF WATER ON THE FLAT ROOF, HIGHER THAN IT HAS BEEN IN THE PAST, AND THE WATER CAME INSIDE AND CAUSED SOME OF THE CEILING TILES TO COME OFF. ASBESTOS WAS EXPOSED AND THEY ASKED FOR AN EMERGENCY PERMIT TO DO REPAIRS SO THAT THE BUILDING COULD BE USED ON MONDAY. MELANIE WAS ON CALL AND WAS ABLE TO REACH LAURA SHUMPERT. LAURA WORKED WITH THE CALLER ON THE PERMIT AND REPAIRS.

ACTION:

RESPONSE COMMENTS:

COMMENTS:

BOULDER COUNTY EH

ADDITIONAL COMMENTS:

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Underground Storage Tank Facilities (UST)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,265 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 5301
NAME: BOULDER SCHOOL DISTRICT
ADDRESS: 6500 E ARAPAHOE
BOULDER, CO 80303
OPUS LINK: [CLICK HERE](#)

OWNER INFORMATION

OWNER ID: 647

TANK INFORMATION

TANK ID:	TANK TAG:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:
14595	5301-1	UST	GASOLINE - UNLEADED REGULAR (RUL)	12000	PERMANENTLY CLOSED
14596	5301-2	UST	DIESEL	12000	PERMANENTLY CLOSED
14597	5301-3	UST	DIESEL	5000	PERMANENTLY CLOSED
14598	5301-4	UST	DIESEL	5000	PERMANENTLY CLOSED
14599	5301-5	UST	GASOLINE	6000	PERMANENTLY CLOSED
14600	5301-6	UST	GASOLINE	6000	PERMANENTLY CLOSED
14601	5301-7	UST	GASOLINE	20000	PERMANENTLY CLOSED
14602	5301-8	UST	DIESEL	6000	PERMANENTLY CLOSED

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Alternative Fueling Stations (ALTFUELS)

[MAP ID# 2](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 164922

UNIQUE IDENTIFIER FOR THIS SPECIFIC STATION: 164922

STATION NAME: BOULDER VALLEY SCHOOL DISTRICT

ADDRESS: 6600 ARAPAHOE RD
AURORA, CO 80014

INTERSECTION DIRECTIONS: NOT REPORTED

STATION PHONE: NOT REPORTED

STATION CURRENT STATUS: OPEN: THE STATION IS OPEN.

TYPE OF ALTERNATIVE FUEL THE STATION PROVIDES: ELECTRIC

OWNER TYPE: LOCAL GOVERNMENT OWNED

FEDERAL AGENCY ID: NOT REPORTED

FEDERAL AGENCY NAME: NOT REPORTED

DATE THAT THE STATION BEGAN OFFERING THE FUEL: 4/10/2020

DATE THE STATION'S DETAILS WERE LAST CONFIRMED: 10/9/2020

TIME THE STATION'S DETAILS WERE LAST UPDATED (ISO 8601 FORMAT): 2020-10-09 12:41:43 UTC

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Asbestos Abatement and Demolition Projects (ASBESTOS)

MAP ID# 2

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: 3119787623
CONTRACTOR NAME: COLORADO HAZARD CONTROL LLC-DENVER
ADDRESS: 6600 ARAPAHOE RD.
BOULDER, CO
PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 15BO2910A
PERMIT BEGIN DATE: 06/10/15
LINEAR FEET: 181
SQUARE FEET: 5381
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A-01
PERMIT BEGIN DATE: 06/10/15
LINEAR FEET: 5
SQUARE FEET: 4023
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A-02
PERMIT BEGIN DATE: 06/10/15
LINEAR FEET: 176
SQUARE FEET: NOT REPORTED
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A-03
PERMIT BEGIN DATE: 06/10/15
SQUARE FEET: 1368
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A
PERMIT BEGIN DATE: 06/10/15
LINEAR FEET: 181
SQUARE FEET: 5381
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A-01
PERMIT BEGIN DATE: 06/10/15
LINEAR FEET: 5
SQUARE FEET: 4023
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A-02
PERMIT BEGIN DATE: 06/10/15
LINEAR FEET: 176
SQUARE FEET: NOT REPORTED
PROJECT LENGTH (IN DAYS): 30

PERMIT NUMBER: 15BO2910A-03

Asbestos Abatement and Demolition Projects (ASBESTOS)

PERMIT BEGIN DATE: **06/10/15**

SQUARE FEET: **1368**

PROJECT LENGTH (IN DAYS): **30**

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Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 2](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: 3361393736

CONTRACTOR NAME: ARGUS CONTRACTING, LP

ADDRESS: 6600 E. ARAPAHOE RD.

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 12BO0833N

PERMIT BEGIN DATE: 03/19/12

SQUARE FEET: 664

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Asbestos Abatement and Demolition Projects (ASBESTOS)

[MAP ID# 2](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID: 3931429305

CONTRACTOR NAME: RISK REMOVAL, INC.

ADDRESS: 6600 ARAPAHOE RD.

BOULDER, CO

PROJECT TYPE: ASBESTOS ABATEMENT PROJECT

SITE DETAILS

PERMIT NUMBER: 12BO2345A

PERMIT BEGIN DATE: 06/25/12

SQUARE FEET: 8850

PROJECT LENGTH (IN DAYS): 30

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Enforcement and Compliance History Information (ECHOR08)

MAP ID# 2

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

FACILITY INFORMATION

UNIQUE ID: 110002981603

REGISTRY ID: 110002981603

NAME: VOCATIONAL EDUCATION CENTER

ADDRESS: 6600 E ARAPAHOE ST

BOULDER, CO 80301

COUNTY: BOULDER

FACILITY LINK: [Facility Detail Report](#)

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Facility Registry System (FRSCO)

[MAP ID# 2](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: 110002981603

NAME: VOCATIONAL EDUCATION CENTER

LOCATION ADDRESS: 6600 E ARAPAHOE ST
BOULDER, CO 80301

COUNTY: BOULDER

EPA REGION: 08

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

VOCATIONAL EDUCATION CENTER

PROGRAM/S LISTED FOR THIS FACILITY

RCRAINFO - RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

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Facility Registry System (FRSCO)

MAP ID# 2

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: 110036837297

NAME: ARAPAHOE RIDGE HIGH SCHOOL

LOCATION ADDRESS: 6600 ARAPAHOE AVE
BOULDER, CO 80303-1408

COUNTY: BOULDER COUNTY

EPA REGION: 08

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

ARAPAHOE RIDGE HIGH SCHOOL

PROGRAM/S LISTED FOR THIS FACILITY

NCES - NATIONAL CENTER FOR EDUCATION STATISTICS

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

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Resource Conservation & Recovery Act - Non-Generator (RCRANGR08)

MAP ID# 2

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 5,276 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: COD982648669

OWNER TYPE: DISTRICT

NAME: VOCATIONAL EDUCATION CENTER

OWNER NAME: BOULDER SCHOOL

ADDRESS: 6600 E ARAPAHOE ST

OPERATOR TYPE: NOT REPORTED

BOULDER, CO 80301

OPERATOR NAME:

CONTACT NAME: BARBARA DAVIS

CONTACT ADDRESS: P O BOX 9011

BOULDER CO 80303

CONTACT PHONE: 303-447-1010

NON-NOTIFIER:

DATE RECEIVED BY AGENCY: 08/25/1988

CERTIFICATION - NO CERTIFICATION REPORTED -

INDUSTRY CLASSIFICATION (NAICS) - NO NAICS INFORMATION REPORTED -

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: NON-GENERATOR LAST UPDATED DATE: 01/21/2004

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: NO

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NO

UNIVERSAL WASTE DESTINATION FACILITY: NO

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

HAZARDOUS WASTE

D001 IGNITABLE WASTE

D002 CORROSIVE WASTE

D003 REACTIVE WASTE

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

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Hazardous Waste Sites- Generator (HWSG)

[MAP ID# 3](#)

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

SITE INFORMATION

EPA ID: **COD980955447**

SITE NAME: **ARAPAHOE PAINT & BODY**

SITE ADDRESS: **6519 ARAPAHOE # 3**
BOULDER, CO 80303

SITE COUNTY: **BOULDER**

FACILITY TYPE: **SQG**

STATUS: **ACTIVE**

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Leaking Storage Tank Facilities (LST)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 3819
SITE NAME: IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER
ADDRESS: 6519 ARAPAHOE RD STE A
BOULDER, CO 80303
COUNTY: BOULDER
CONTACT: MICHELLE HOWARD
PHONE: 303-318-8507
EMAIL: MICHELLE.HOWARD@STATE.CO.US

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
13384	3819	CLOSED		UNKNOWN	OTHER	TIER I	7/10/2019
OPUS LINK: CLICK HERE							
13384	3819	CLOSED				TIER I	7/10/2019
OPUS LINK: CLICK HERE							

UST INFORMATION

FACILITY ID: 3819
EVENT ID: 13384
FACILITY NAME: IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER
ADDRESS: 6519 ARAPAHOE RD STE A
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: GDIR INC
OWNER ID: 22960
TANK ID: 10753
TANK TAG: 3819-1
CAPACITY (Gallons): 560
PRODUCT: USED OIL (WASTE OIL)
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 7/5/2019

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Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: COD983793621

NAME: SCANDINAVIAN AUTOMOTIVE INC

ADDRESS: 6519 ARAPAHOE RD #5
BOULDER, CO 80302

CONTACT NAME: BRENDON JOHNSON

CONTACT ADDRESS: 6519 ARAPAHOE RD #5
BOULDER CO 80302

CONTACT PHONE: 303-447-9988

NON-NOTIFIER:

DATE RECEIVED BY AGENCY: 06/29/2001

CERTIFICATION - NO CERTIFICATION REPORTED -

INDUSTRY CLASSIFICATION (NAICS) - NO NAICS INFORMATION REPORTED -

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: VSG LAST UPDATED DATE: 02/02/2002

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: YES

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NO

UNIVERSAL WASTE DESTINATION FACILITY: NO

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA (RELEASE)

AREA NAME:

AIR:

GROUNDWATER:

SOIL:

SURFACE WASTE:

ENTIRE FACILITY

Y

Y

CORRECTIVE ACTION EVENT

CA EVENT CODE: CA999NF

Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC)

EVENT DESCRIPTION: **CA PROCESS IS TERMINATED-NO FURTHER ACTION**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/05/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA831AS**
EVENT DESCRIPTION: **OTHER REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/14/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA370**
EVENT DESCRIPTION: **PETITION FOR NO FUR. ACTION RECEIPT DATE**
EVENT SEQUENCE NUMBER: **2**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/14/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA155**
EVENT DESCRIPTION: **INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **05/05/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA190**
EVENT DESCRIPTION: **INVESTIGATION REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/20/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA370**
EVENT DESCRIPTION: **PETITION FOR NO FUR. ACTION RECEIPT DATE**
EVENT SEQUENCE NUMBER: **1**

Resource Conservation & Recovery Act - Corrective Action Facilities (RCRAC)

EVENT RESPONSIBLE AGENCY: **STATE**

ACTUAL DATE OF EVENT: **04/20/2015**

ORIGINAL SCHEDULE DATE OF EVENT:

NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA100**

EVENT DESCRIPTION: **INVESTIGATION IMPOSITION**

EVENT SEQUENCE NUMBER: **1**

EVENT RESPONSIBLE AGENCY: **STATE**

ACTUAL DATE OF EVENT: **03/17/2015**

ORIGINAL SCHEDULE DATE OF EVENT:

NEW SCHEDULE DATE OF EVENT:

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Resource Conservation & Recovery Act - Generator (RCRAGR08)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: COD983793621

NAME: SCANDINAVIAN AUTOMOTIVE INC

ADDRESS: 6519 ARAPAHOE RD #5
BOULDER, CO 80302

CONTACT NAME: BRENDON JOHNSON

CONTACT ADDRESS: 6519 ARAPAHOE RD #5
BOULDER CO 80302

CONTACT PHONE: 303-447-9988

NON-NOTIFIER:

DATE RECEIVED BY AGENCY: 06/29/2001

CERTIFICATION - NO CERTIFICATION REPORTED -

INDUSTRY CLASSIFICATION (NAICS) - NO NAICS INFORMATION REPORTED -

CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: VSG LAST UPDATED DATE: 02/02/2002

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: YES

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NO

UNIVERSAL WASTE DESTINATION FACILITY: NO

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA (RELEASE)

AREA NAME:	AIR:	GROUNDWATER:	SOIL:	SURFACE WASTE:
ENTIRE FACILITY		Y	Y	

CORRECTIVE ACTION EVENT

CA EVENT CODE: CA999NF

Resource Conservation & Recovery Act - Generator (RCRAGR08)

EVENT DESCRIPTION: **CA PROCESS IS TERMINATED-NO FURTHER ACTION**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **08/05/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA831AS**
EVENT DESCRIPTION: **OTHER REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/14/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA370**
EVENT DESCRIPTION: **PETITION FOR NO FUR. ACTION RECEIPT DATE**
EVENT SEQUENCE NUMBER: **2**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **07/14/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA155**
EVENT DESCRIPTION: **INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **05/05/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA190**
EVENT DESCRIPTION: **INVESTIGATION REPORT RECEIVED**
EVENT SEQUENCE NUMBER: **1**
EVENT RESPONSIBLE AGENCY: **STATE**
ACTUAL DATE OF EVENT: **04/20/2015**
ORIGINAL SCHEDULE DATE OF EVENT:
NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA370**
EVENT DESCRIPTION: **PETITION FOR NO FUR. ACTION RECEIPT DATE**
EVENT SEQUENCE NUMBER: **1**

Resource Conservation & Recovery Act - Generator (RCRAGR08)

EVENT RESPONSIBLE AGENCY: **STATE**

ACTUAL DATE OF EVENT: **04/20/2015**

ORIGINAL SCHEDULE DATE OF EVENT:

NEW SCHEDULE DATE OF EVENT:

CA EVENT CODE: **CA100**

EVENT DESCRIPTION: **INVESTIGATION IMPOSITION**

EVENT SEQUENCE NUMBER: **1**

EVENT RESPONSIBLE AGENCY: **STATE**

ACTUAL DATE OF EVENT: **03/17/2015**

ORIGINAL SCHEDULE DATE OF EVENT:

NEW SCHEDULE DATE OF EVENT:

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Solid Waste Facilities (SWF)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 2787WTR

NAME: **CANYON AUTOMOTIVE INC**

ADDRESS: **6519 ARAPAHOE ROAD,
BOULDER, CO 80303**

COUNTY:

CERTIFICATION ID: **2787**

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

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Solid Waste Facilities (SWF)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 2789WTR

NAME: **THE WORKS GARAGE**

ADDRESS: **6519 ARAPAHOE ROAD,
BOULDER, CO 80303**

COUNTY:

CERTIFICATION ID: **2789**

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

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Solid Waste Facilities (SWF)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 2790WTR

NAME: **ALTERNATIVE ENTERPRISES INC.**

ADDRESS: **6519 ARAPAHOE ROAD,
BOULDER, CO 80303**

COUNTY:

CERTIFICATION ID: **2790**

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

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Solid Waste Facilities (SWF)

MAP ID# 3

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: **883WTR**

NAME: **GDIR INC**

ADDRESS: **6519 ARAPAHOE RD.,
BOULDER, CO 80303**

COUNTY:

CERTIFICATION ID: **883**

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

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Underground Storage Tank Facilities (UST)

[MAP ID# 3](#)

Distance from Property: 0.058 mi. (306 ft.) N
Elevation: 5,241 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 3819
NAME: IMPORT SPECIALISTS AUTOMOTIVE OF BOULDER
ADDRESS: 6519 ARAPAHOE RD STE A
BOULDER, CO 80303
OPUS LINK: [CLICK HERE](#)

OWNER INFORMATION

OWNER ID: 22960

TANK INFORMATION

TANK ID:	TANK TAG:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:
10753	3819-1	UST	WASTE OIL	560	PERMANENTLY CLOSED

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Leaking Storage Tank Facilities (LST)

MAP ID# 4

Distance from Property: 0.060 mi. (317 ft.) W
Elevation: 5,252 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 4732
SITE NAME: DIAMOND LUMBER CO
ADDRESS: 6400 ARAPAHOE AVE
BOULDER, CO 80303
COUNTY: BOULDER
CONTACT: TECHNICAL ASSISTANCE LINE
PHONE: 303-318-8547
EMAIL: CDLE_OPS_PUBLIC_RECORDS_CENTER@STATE.CO.US

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
2053	4732	CLOSED	2/6/1990			TIER I	7/12/1994

OPUS LINK: [CLICK HERE](#)

UST INFORMATION

FACILITY ID: 4732
EVENT ID: 2053
FACILITY NAME: DIAMOND LUMBER INC
ADDRESS: 6400 ARAPAHOE AVE
CITY: BOULDER
ZIPCODE: 80302
FULL NAME: DIAMOND LUMBER INC
OWNER ID: 1825
TANK ID: 13202
TANK TAG: 4732-1
CAPACITY (Gallons): 4000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 2/6/1990

FACILITY ID: 4732
EVENT ID: 2053
FACILITY NAME: DIAMOND LUMBER INC
ADDRESS: 6400 ARAPAHOE AVE
CITY: BOULDER
ZIPCODE: 80302
FULL NAME: DIAMOND LUMBER INC
OWNER ID: 1825
TANK ID: 13203
TANK TAG: 4732-2
CAPACITY (Gallons): 750
PRODUCT: USED OIL (WASTE OIL)

Leaking Storage Tank Facilities (LST)

TANK TYPE: **UST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **2/6/1990**

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Registered Recycling Facilities (RECYCLERS)

[MAP ID# 4](#)

Distance from Property: 0.060 mi. (317 ft.) W
Elevation: 5,252 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 1181666895

NAME: ECO-CYCLE CHARM

ADDRESS: 6400 ARAPAHOE RD.
BOULDER, CO 80301

COUNTY: BOULDER

CLASSIFICATION: 8.3 MRF (MATERIAL RECOVERY FACILITY): A FACILITY CONSISTING OF STRUCTURES, MACHINERY, DEVICES, OR PERSONS TO SORT, BALE, OR OTHERWISE MANAGE OR PROCESS SOURCE SEPARATED RECYCLABLE MATERIALS PRIOR TO CONVEYANCE TO END MARKETS.

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Registered Recycling Facilities (RECYCLERS)

[MAP ID# 4](#)

Distance from Property: 0.060 mi. (317 ft.) W
Elevation: 5,252 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 4057685373

NAME: BLUE STAR RECYCLERS

ADDRESS: 6400 ARAPAHOE RD.
BOULDER, CO 80301

COUNTY: BOULDER

CLASSIFICATION: 8.3 MRF (MATERIAL RECOVERY FACILITY): A FACILITY CONSISTING OF STRUCTURES, MACHINERY, DEVICES, OR PERSONS TO SORT, BALE, OR OTHERWISE MANAGE OR PROCESS SOURCE SEPARATED RECYCLABLE MATERIALS PRIOR TO CONVEYANCE TO END MARKETS.

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Solid Waste Facilities (SWF)

[MAP ID# 4](#)

Distance from Property: 0.060 mi. (317 ft.) W
Elevation: 5,252 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 1493803548REC

NAME: **ECO-CYCLE CHARM**

ADDRESS: **6400 ARAPAHOE RD.**

BOULDER, CO 80301

COUNTY: **BOULDER**

FACILITY TYPE: **RECYCLING FACILITY**

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Underground Storage Tank Facilities (UST)

[MAP ID# 4](#)

Distance from Property: 0.060 mi. (317 ft.) W
Elevation: 5,252 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 4732

NAME: DIAMOND LUMBER INC

ADDRESS: 6400 ARAPAHOE AVE
BOULDER, CO 80302

OPUS LINK: [CLICK HERE](#)

OWNER INFORMATION

OWNER ID: 1825

TANK INFORMATION

TANK ID:	TANK TAG:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:
13202	4732-1	UST	GASOLINE	4000	PERMANENTLY CLOSED
13203	4732-2	UST	WASTE OIL	750	PERMANENTLY CLOSED

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Underground Storage Tank Facilities (UST)

[MAP ID# 5](#)

Distance from Property: 0.069 mi. (364 ft.) N
Elevation: 5,252 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 1378
NAME: ACTION ELECTRIC INC
ADDRESS: 6687 ARAPAHOE RD
BOULDER, CO 80303
OPUS LINK: [CLICK HERE](#)

OWNER INFORMATION

OWNER ID: 2389

TANK INFORMATION

TANK ID:	TANK TAG:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:
3833	1378-1	UST	GASOLINE		PERMANENTLY CLOSED

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Dry Cleaning Facilities (CLEANERS)

[MAP ID# 6](#)

Distance from Property: 0.139 mi. (734 ft.) WNW
Elevation: 5,242 ft. (Lower than TP)

SITE INFORMATION

UNIQUEID: 013-0650CL
FACILITY ID: 013-0650
NAME: THE CLEANERS IN BOULDER, INC.
ADDRESS: 6367 ARAPAHOE RD # A-4
BOULDER, CO 80303-8400
CONTACT: ROBERT LEWIS

OWNER INFORMATION

ADDRESS: 6367 ARAPAHOE AVE.
BOULDER, CO 80303

SITE DETAILS

MAKE/MODEL/SERIAL: BOWE PERMAC/FLEX M30/40918605
CONSTRUCTION PERMIT #: 00BO0225
EMISSION UNIT ID: 001
EMISSION UNIT DESCRIPTION: (2) DRY-DRY UNITS.CN
EMISSION PROCESS DESCRIPTION: (2) DRY-DRY UNITS/PERC USEAGE
ANNUAL THROUGHPUT: 0 GALLONS SOLVENT CONSUMED

MAKE/MODEL/SERIAL: SAILSTAR/P460/60250201
CONSTRUCTION PERMIT #: 00BO0225
EMISSION UNIT ID: 001
EMISSION UNIT DESCRIPTION: (2) DRY-DRY UNITS.CN
EMISSION PROCESS DESCRIPTION: (2) DRY-DRY UNITS/PERC USEAGE
ANNUAL THROUGHPUT: 0 GALLONS SOLVENT CONSUMED

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Hazardous Waste Sites- Generator (HWSG)

MAP ID# 6

Distance from Property: 0.139 mi. (734 ft.) WNW

Elevation: 5,242 ft. (Lower than TP)

SITE INFORMATION

EPA ID: **COR000201434**

SITE NAME: **THE CLEANERS IN BOULDER INC**

SITE ADDRESS: **6367 ARAPAHOE AVE**

BOULDER, CO 80303

SITE COUNTY: **BOULDER**

FACILITY TYPE: **SQG**

STATUS: **ACTIVE**

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Solid Waste Facilities (SWF)

[MAP ID# 6](#)

Distance from Property: 0.139 mi. (734 ft.) WNW
Elevation: 5,242 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 1373WTR

NAME: **SIMONS MOTORSPORTS GROUP, LLC**

ADDRESS: **6367 ARAPAHOE ROA
BOULDER, CO 80303**

COUNTY:

CERTIFICATION ID: 1373

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

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Voluntary Cleanup and Redevelopment Program Sites (VCRA)

MAP ID# 6

Distance from Property: 0.139 mi. (734 ft.) WNW
Elevation: 5,242 ft. (Lower than TP)

SITE INFORMATION

FILE NUMBER: 130401-1

SITE NO: 598

ID NO: 850

NAME: JOHNS 4X4 CENTER INC.

ADDRESS: 6367 ARAPAHOE ROAD
BOULDER, CO 80303

COUNTY: BOULDER

SITE DETAILS

APPLICATION TYPE: NO ACTION DETERMINATION

REVIEW DATE DUE: 5/16/2013

DECISION: APPROVAL

REMEDY START DATE:

REMEDY END DATE:

ACTUAL COST: 637.50

CLEANUP ACRES: 2.2

OTHER ISSUES:

LAND USE RESTRICTIONS: COMMERCIAL

PROJECT MANAGER:

INDOOR AIR:

MEDIA SEDIMENT:

MEDIA GROUND WATER:

MEDIA SURFACE WATER:

MEDIA SOIL:

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Spills Listing (SPILLS)

MAP ID# 7

Distance from Property: 0.182 mi. (961 ft.) WNW
Elevation: 5,242 ft. (Lower than TP)

INCIDENT INFORMATION

CASE NUMBER: 2009-0251 NRC NUMBER:
SPILL DATE: 06/04/09
SPILL LOCATION: 1630 N. 63RD ST
SPILL CITY/STATE/ZIP: BOULDER, CO 80301
SPILL COUNTY: BOULDER

RESPONSIBLE PARTY

NAME: CITY OF BOULDER, PUBLIC WORKS
ADDRESS: 5050 PEARL ST.
BOULDER, CO 80301
COUNTY: BOULDER
CONTACT: MIKE EMARINE
PHONE: 303-413-7133

INCIDENT DETAILS

SOURCE: SEWER SYSTEM
SOURCE TYPE: SANITARY SEWER/LIFT STATION
MEDIUM: WATER AND LAND
WATERWAY: STORM WATER BAR DITCH THAT DEAD ENDS
CAUSE: OTHER
MATERIAL TYPE: SANITARY SEWER OVERFLOW

MATERIAL DESCRIPTION:	MATERIAL QUANTITY:	WATER QUANTITY:
SSO	499 GALLONS	

CAUSE INFORMATION:

GREASE BLOCKAGE IN SEWER MAIN RESULTED IN BACKUP THROUGH MANHOLE #3 ON THIS PROPERTY. THE BLOCKAGE WAS CLEARED WITHIN ONE HOUR, SO LESS THAN 500 GALLONS WAS PROBABLY RELEASED. THE RELEASED SEWAGE SPILLED ONTO AN ASPHALT PARKING LOT AND THEN POOLED IN A

ACTION:

UNCLOGGED THE MAIN SEWER LINE. BROUGHT IN A VACTOR TRUCK. HOSED DOWN THE PARKING LOT. VACUUMED UP THE WASHINGS AND THE POOLED MATERIAL IN THE BAR DITCH.

RESPONSE COMMENTS:

CALLER'S E-MAIL: EMARINEM@BOULDERCOLORADO.GOV

COMMENTS:

ADDITIONAL COMMENTS:

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Leaking Storage Tank Facilities (LST)

MAP ID# 8

Distance from Property: 0.199 mi. (1,051 ft.) W
Elevation: 5,245 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 16095
SITE NAME: SINCLAIR STATION
ADDRESS: 6301 ARAPAHOE RD
BOULDER, CO 80303
COUNTY: BOULDER
CONTACT: TECHNICAL ASSISTANCE LINE
PHONE: 303-318-8547
EMAIL: CDLE_OPS_PUBLIC_RECORDS_CENTER@STATE.CO.US

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
9331	16095	CLOSED				TIER I	10/28/2003

OPUS LINK: [CLICK HERE](#)

UST INFORMATION

FACILITY ID: 16095
EVENT ID: 9331
FACILITY NAME: SINCLAIR STATION
ADDRESS: 6301 ARAPAHOE RD
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: 6301 ARAPAHOE RD
OWNER ID: 19209
TANK ID: 35277
TANK TAG: 16095-1
CAPACITY (Gallons): 1000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 9/9/2003

FACILITY ID: 16095
EVENT ID: 9331
FACILITY NAME: SINCLAIR STATION
ADDRESS: 6301 ARAPAHOE RD
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: 6301 ARAPAHOE RD
OWNER ID: 19209
TANK ID: 35278
TANK TAG: 16095-2
CAPACITY (Gallons): 1000
PRODUCT: GASOLINE

Leaking Storage Tank Facilities (LST)

TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **9/9/2003**

FACILITY ID: **16095**
EVENT ID: **9331**
FACILITY NAME: **SINCLAIR STATION**
ADDRESS: **6301 ARAPAHOE RD**
CITY: **BOULDER**
ZIPCODE: **80303**
FULL NAME: **6301 ARAPAHOE RD**
OWNER ID: **19209**
TANK ID: **35279**
TANK TAG: **16095-3**
CAPACITY (Gallons): **560**
PRODUCT: **USED OIL (WASTE OIL)**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **9/9/2003**

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Superfund Enterprise Management System Archived Site Inventory (SEMSARCH)

[MAP ID# 8](#)

Distance from Property: 0.208 mi. (1,098 ft.) W
Elevation: 5,245 ft. (Lower than TP)

FACILITY INFORMATION

EPA ID#: CON000802609

SITE ID#: 0802609

NAME: LEGGETT INLET CANAL

ADDRESS: NEAR 63RD STREET AND ARAPAHOE
BOULDER, CO 80301

COUNTY: BOULDER

FEDERAL FACILITY: NOT A FEDERAL FACILITY

SUPERFUND ALTERNATIVE AGREEMENT IN PLACE?: NO

NPL: NOT ON THE NPL

NON NPL STATUS: NFRAP-SITE DOES NOT QUALIFY FOR THE NPL BASED ON EXISTING INFORMATION

SUPERFUND SITE INFORMATION: [CLICK HERE](#)

Below information was gathered from the prior NFRAP update completed in 10/2013 update:

ACTION	START DATE	COMPLETION DATE	RESPONSIBILITY
NX - COMBINED PRELIMINARY ASSESSMENT/SITE INSPECTION	4/14/2006	3/8/2007	STATE (FUND)
DS - DISCOVERY	NOT REPORTED	11/30/2005	EPA FUND
VS - ARCHIVE SITE	NOT REPORTED	3/29/2007	EPA IN-HOUSE

ACTION DESCRIPTIONS

NX - (COMBINED PRELIMINARY ASSESSMENT/SITE INSPECTION) - A COMBINED PA/SI IS DESIGNED TO REDUCE REPETITIVE TASKS AND COSTS. THE RESULTS OF A COMBINED PA/SI CAN BE DOCUMENTED IN ONE REPORT AS LONG AS THE REPORT CONTAINS ALL THE ELEMENTS THAT WOULD HAVE BEEN ADDRESSED UNDER SEPARATE PA AND SI REPORTS.

DS - (DISCOVERY) - THE PROCESS BY WHICH A POTENTIAL HAZARDOUS WASTE SITE IS BROUGHT TO THE ATTENTION OF THE EPA. THE PROCESS CAN OCCUR THROUGH THE USE OF SEVERAL MECHANISMS SUCH AS A PHONE CALL OR REFERRAL BY ANOTHER GOVERNMENT AGENCY.

VS - (ARCHIVE SITE) - THE DECISION IS MADE THAT NO FURTHER ACTIVITY IS PLANNED AT THE SITE.

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Underground Storage Tank Facilities (UST)

MAP ID# 8

Distance from Property: 0.199 mi. (1,051 ft.) W
Elevation: 5,245 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 16095
NAME: SINCLAIR STATION
ADDRESS: 6301 ARAPAHOE RD
BOULDER, CO 80303
OPUS LINK: [CLICK HERE](#)

OWNER INFORMATION

OWNER ID: 19209

TANK INFORMATION

TANK ID:	TANK TAG:	TANK TYPE:	TANK PRODUCT:	TANK CAPACITY:	TANK STATUS:
35277	16095-1	UST	GASOLINE	1000	PERMANENTLY CLOSED
35278	16095-2	UST	GASOLINE	1000	PERMANENTLY CLOSED
35279	16095-3	UST	WASTE OIL	560	PERMANENTLY CLOSED

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Solid Waste Facilities (SWF)

MAP ID# 9

Distance from Property: 0.259 mi. (1,368 ft.) W

Elevation: 5,248 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 2791WTR

NAME: **AA AND E CORPORATION**

ADDRESS: **6270 ARAPAHOE ROAD**

BOULDER, CO 80303

COUNTY:

CERTIFICATION ID: **2791**

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

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Leaking Storage Tank Facilities (LST)

MAP ID# 10

Distance from Property: 0.288 mi. (1,521 ft.) N
Elevation: 5,241 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 1614
SITE NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
BOULDER, CO 80301
COUNTY: BOULDER
CONTACT: TECHNICAL ASSISTANCE LINE
PHONE: 303-318-8547
EMAIL: CDLE_OPS_PUBLIC_RECORDS_CENTER@STATE.CO.US

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
4754	1614	CLOSED	5/14/1990	DISPENSER	UNKNOWN	TIER I	1/25/1996
OPUS LINK: CLICK HERE							
4754	1614	CLOSED	5/14/1990			TIER I	1/25/1996
OPUS LINK: CLICK HERE							
4758	1614	CLOSED	4/26/1989	DISPENSER	UNKNOWN	TIER I	1/25/1996
OPUS LINK: CLICK HERE							
4758	1614	CLOSED	4/26/1989			TIER I	1/25/1996
OPUS LINK: CLICK HERE							
9375	1614	CLOSED	11/7/2003	DISPENSER	UNKNOWN	TIER I	3/5/2004
OPUS LINK: CLICK HERE							
9375	1614	CLOSED	11/7/2003			TIER I	3/5/2004
OPUS LINK: CLICK HERE							
11329	1614	CLOSED				OTHER/UNKNOWN	3/2/2011
OPUS LINK: CLICK HERE							
11334	1614	CLOSED	1/3/2011	DISPENSER	UNKNOWN	TIER I	3/17/2011
OPUS LINK: CLICK HERE							
11346	1614	CLOSED				OTHER/UNKNOWN	3/2/2011
OPUS LINK: CLICK HERE							

AST INFORMATION

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4506
TANK TAG: 1614-7
CAPACITY (Gallons): 1000
PRODUCT: UNKNOWN
TANK TYPE: AST

Leaking Storage Tank Facilities (LST)

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **5/14/1990**

FACILITY ID: **1614**

EVENT ID: **4758**

FACILITY NAME: **VALMONT STEAM PLANT**

ADDRESS: **1800 N 63RD ST**

CITY: **BOULDER**

ZIPCODE: **80301**

FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**

OWNER ID: **4289**

TANK ID: **4506**

TANK TAG: **1614-7**

CAPACITY (Gallons): **1000**

PRODUCT: **UNKNOWN**

TANK TYPE: **AST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **4/26/1989**

FACILITY ID: **1614**

EVENT ID: **9375**

FACILITY NAME: **VALMONT STEAM PLANT**

ADDRESS: **1800 N 63RD ST**

CITY: **BOULDER**

ZIPCODE: **80301**

FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**

OWNER ID: **4289**

TANK ID: **4506**

TANK TAG: **1614-7**

CAPACITY (Gallons): **1000**

PRODUCT: **UNKNOWN**

TANK TYPE: **AST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **11/10/2003**

FACILITY ID: **1614**

EVENT ID: **11329**

FACILITY NAME: **VALMONT STEAM PLANT**

ADDRESS: **1800 N 63RD ST**

CITY: **BOULDER**

ZIPCODE: **80301**

FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**

OWNER ID: **4289**

TANK ID: **4506**

Leaking Storage Tank Facilities (LST)

TANK TAG: 1614-7
CAPACITY (Gallons): 1000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 12/23/2010

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4506
TANK TAG: 1614-7
CAPACITY (Gallons): 1000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4506
TANK TAG: 1614-7
CAPACITY (Gallons): 1000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER

Leaking Storage Tank Facilities (LST)

ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4507
TANK TAG: 1614-8
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4507
TANK TAG: 1614-8
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4507
TANK TAG: 1614-8
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 11/10/2003

FACILITY ID: 1614

Leaking Storage Tank Facilities (LST)

EVENT ID: 11329
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4507
TANK TAG: 1614-8
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 12/23/2010

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4507
TANK TAG: 1614-8
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4507
TANK TAG: 1614-8
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED

Leaking Storage Tank Facilities (LST)

LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4508
TANK TAG: 1614-9
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4508
TANK TAG: 1614-9
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4508
TANK TAG: 1614-9

Leaking Storage Tank Facilities (LST)

CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 11/10/2003

FACILITY ID: 1614
EVENT ID: 11329
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4508
TANK TAG: 1614-9
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 12/23/2010

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4508
TANK TAG: 1614-9
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301

Leaking Storage Tank Facilities (LST)

FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4508
TANK TAG: 1614-9
CAPACITY (Gallons): 2000
PRODUCT: UNKNOWN
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4509
TANK TAG: 1614-10
CAPACITY (Gallons): 1000
PRODUCT: DIESEL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4509
TANK TAG: 1614-10
CAPACITY (Gallons): 1000
PRODUCT: DIESEL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375

Leaking Storage Tank Facilities (LST)

FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4509
TANK TAG: 1614-10
CAPACITY (Gallons): 1000
PRODUCT: DIESEL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 11/10/2003

FACILITY ID: 1614
EVENT ID: 11329
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4509
TANK TAG: 1614-10
CAPACITY (Gallons): 1000
PRODUCT: DIESEL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 12/23/2010

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4509
TANK TAG: 1614-10
CAPACITY (Gallons): 1000
PRODUCT: DIESEL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

Leaking Storage Tank Facilities (LST)

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4509
TANK TAG: 1614-10
CAPACITY (Gallons): 1000
PRODUCT: DIESEL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4510
TANK TAG: 1614-11
CAPACITY (Gallons): 1000
PRODUCT: WASTE OIL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4510
TANK TAG: 1614-11
CAPACITY (Gallons): 1000
PRODUCT: WASTE OIL

Leaking Storage Tank Facilities (LST)

TANK TYPE: **AST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **4/26/1989**

FACILITY ID: **1614**
EVENT ID: **9375**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4510**
TANK TAG: **1614-11**
CAPACITY (Gallons): **1000**
PRODUCT: **WASTE OIL**
TANK TYPE: **AST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **11/10/2003**

FACILITY ID: **1614**
EVENT ID: **11329**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4510**
TANK TAG: **1614-11**
CAPACITY (Gallons): **1000**
PRODUCT: **WASTE OIL**
TANK TYPE: **AST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **12/23/2010**

FACILITY ID: **1614**
EVENT ID: **11334**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**

Leaking Storage Tank Facilities (LST)

TANK ID: 4510
TANK TAG: 1614-11
CAPACITY (Gallons): 1000
PRODUCT: WASTE OIL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4510
TANK TAG: 1614-11
CAPACITY (Gallons): 1000
PRODUCT: WASTE OIL
TANK TYPE: AST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

UST INFORMATION

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4500
TANK TAG: 1614-1
CAPACITY (Gallons): 600
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST

Leaking Storage Tank Facilities (LST)

CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4500**
TANK TAG: **1614-1**
CAPACITY (Gallons): **600**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **4/26/1989**

FACILITY ID: **1614**
EVENT ID: **9375**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4500**
TANK TAG: **1614-1**
CAPACITY (Gallons): **600**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **11/10/2003**

FACILITY ID: **1614**
EVENT ID: **11329**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4500**
TANK TAG: **1614-1**
CAPACITY (Gallons): **600**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **12/23/2010**

Leaking Storage Tank Facilities (LST)

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4500
TANK TAG: 1614-1
CAPACITY (Gallons): 600
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4500
TANK TAG: 1614-1
CAPACITY (Gallons): 600
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4501
TANK TAG: 1614-2
CAPACITY (Gallons): 300
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED

Leaking Storage Tank Facilities (LST)

LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4501
TANK TAG: 1614-2
CAPACITY (Gallons): 300
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4501
TANK TAG: 1614-2
CAPACITY (Gallons): 300
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 11/10/2003

FACILITY ID: 1614
EVENT ID: 11329
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4501
TANK TAG: 1614-2

Leaking Storage Tank Facilities (LST)

CAPACITY (Gallons): 300
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 12/23/2010

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4501
TANK TAG: 1614-2
CAPACITY (Gallons): 300
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4501
TANK TAG: 1614-2
CAPACITY (Gallons): 300
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301

Leaking Storage Tank Facilities (LST)

FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4502
TANK TAG: 1614-3
CAPACITY (Gallons): 2000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4502
TANK TAG: 1614-3
CAPACITY (Gallons): 2000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4502
TANK TAG: 1614-3
CAPACITY (Gallons): 2000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 11/10/2003

FACILITY ID: 1614
EVENT ID: 11329

Leaking Storage Tank Facilities (LST)

FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4502
TANK TAG: 1614-3
CAPACITY (Gallons): 2000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 12/23/2010

FACILITY ID: 1614
EVENT ID: 11334
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4502
TANK TAG: 1614-3
CAPACITY (Gallons): 2000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4502
TANK TAG: 1614-3
CAPACITY (Gallons): 2000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

Leaking Storage Tank Facilities (LST)

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4503
TANK TAG: 1614-4
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4503
TANK TAG: 1614-4
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4503
TANK TAG: 1614-4
CAPACITY (Gallons): 2000
PRODUCT: DIESEL

Leaking Storage Tank Facilities (LST)

TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **11/10/2003**

FACILITY ID: **1614**
EVENT ID: **11329**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4503**
TANK TAG: **1614-4**
CAPACITY (Gallons): **2000**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **12/23/2010**

FACILITY ID: **1614**
EVENT ID: **11334**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4503**
TANK TAG: **1614-4**
CAPACITY (Gallons): **2000**
PRODUCT: **DIESEL**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **1/4/2011**

FACILITY ID: **1614**
EVENT ID: **11346**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**

Leaking Storage Tank Facilities (LST)

TANK ID: 4503
TANK TAG: 1614-4
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4504
TANK TAG: 1614-5
CAPACITY (Gallons): 1000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4504
TANK TAG: 1614-5
CAPACITY (Gallons): 1000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 4/26/1989

FACILITY ID: 1614
EVENT ID: 9375
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST

Leaking Storage Tank Facilities (LST)

CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4504**
TANK TAG: **1614-5**
CAPACITY (Gallons): **1000**
PRODUCT: **GASOLINE**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **11/10/2003**

FACILITY ID: **1614**
EVENT ID: **11329**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4504**
TANK TAG: **1614-5**
CAPACITY (Gallons): **1000**
PRODUCT: **GASOLINE**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **12/23/2010**

FACILITY ID: **1614**
EVENT ID: **11334**
FACILITY NAME: **VALMONT STEAM PLANT**
ADDRESS: **1800 N 63RD ST**
CITY: **BOULDER**
ZIPCODE: **80301**
FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**
OWNER ID: **4289**
TANK ID: **4504**
TANK TAG: **1614-5**
CAPACITY (Gallons): **1000**
PRODUCT: **GASOLINE**
TANK TYPE: **UST**
TANK STATUS: **PERMANENTLY CLOSED**
LOG DATE: **1/4/2011**

Leaking Storage Tank Facilities (LST)

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4504
TANK TAG: 1614-5
CAPACITY (Gallons): 1000
PRODUCT: GASOLINE
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

FACILITY ID: 1614
EVENT ID: 4754
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4505
TANK TAG: 1614-6
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 5/14/1990

FACILITY ID: 1614
EVENT ID: 4758
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4505
TANK TAG: 1614-6
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST

Leaking Storage Tank Facilities (LST)

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **4/26/1989**

FACILITY ID: **1614**

EVENT ID: **9375**

FACILITY NAME: **VALMONT STEAM PLANT**

ADDRESS: **1800 N 63RD ST**

CITY: **BOULDER**

ZIPCODE: **80301**

FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**

OWNER ID: **4289**

TANK ID: **4505**

TANK TAG: **1614-6**

CAPACITY (Gallons): **2000**

PRODUCT: **DIESEL**

TANK TYPE: **UST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **11/10/2003**

FACILITY ID: **1614**

EVENT ID: **11329**

FACILITY NAME: **VALMONT STEAM PLANT**

ADDRESS: **1800 N 63RD ST**

CITY: **BOULDER**

ZIPCODE: **80301**

FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**

OWNER ID: **4289**

TANK ID: **4505**

TANK TAG: **1614-6**

CAPACITY (Gallons): **2000**

PRODUCT: **DIESEL**

TANK TYPE: **UST**

TANK STATUS: **PERMANENTLY CLOSED**

LOG DATE: **12/23/2010**

FACILITY ID: **1614**

EVENT ID: **11334**

FACILITY NAME: **VALMONT STEAM PLANT**

ADDRESS: **1800 N 63RD ST**

CITY: **BOULDER**

ZIPCODE: **80301**

FULL NAME: **PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC**

OWNER ID: **4289**

TANK ID: **4505**

Leaking Storage Tank Facilities (LST)

TANK TAG: 1614-6
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/4/2011

FACILITY ID: 1614
EVENT ID: 11346
FACILITY NAME: VALMONT STEAM PLANT
ADDRESS: 1800 N 63RD ST
CITY: BOULDER
ZIPCODE: 80301
FULL NAME: PUBLIC SERVICE CO OF COLORADO DBA XCEL ENERGY INC
OWNER ID: 4289
TANK ID: 4505
TANK TAG: 1614-6
CAPACITY (Gallons): 2000
PRODUCT: DIESEL
TANK TYPE: UST
TANK STATUS: PERMANENTLY CLOSED
LOG DATE: 1/13/2011

[Back to Report Summary](#)

Registered Recycling Facilities (RECYCLERS)

[MAP ID# 11](#)

Distance from Property: 0.406 mi. (2,144 ft.) WNW

Elevation: 5,229 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 1011074412

NAME: BOULDER COUNTY RECYCLING CENTER

ADDRESS: 1901 63RD ST
BOULDER, CO 80301

COUNTY: BOULDER

CLASSIFICATION: 8.3 MRF (MATERIAL RECOVERY FACILITY): A FACILITY CONSISTING OF STRUCTURES, MACHINERY, DEVICES, OR PERSONS TO SORT, BALE, OR OTHERWISE MANAGE OR PROCESS SOURCE SEPARATED RECYCLABLE MATERIALS PRIOR TO CONVEYANCE TO END MARKETS.

[Back to Report Summary](#)

Solid Waste Facilities (SWF)

MAP ID# 11

Distance from Property: 0.406 mi. (2,144 ft.) WNW
Elevation: 5,229 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 2199WTR

NAME: BOULDER COUNTY RESOURCE CONSERVA

ADDRESS: 1901 63RD STREET
BOULDER, CO 80301

COUNTY:

CERTIFICATION ID: 2199

FACILITY TYPE: REGISTERED TIRE HAULER

TIRE RETAILER/WHOLESALE: YES

HAULER: NO

END USER: NO

COLLECTION: NO

PROCESSOR: NO

MONOFILL: NO

[Back to Report Summary](#)

Solid Waste Facilities (SWF)

[MAP ID# 11](#)

Distance from Property: 0.406 mi. (2,144 ft.) WNW

Elevation: 5,229 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: 3540507011REC

NAME: **BOULDER COUNTY RECYCLING CENTER**

ADDRESS: **1901 63RD ST**
BOULDER, CO 80301

COUNTY: **BOULDER**

FACILITY TYPE: **RECYCLING FACILITY**

[Back to Report Summary](#)

Leaking Storage Tank Facilities (LST)

MAP ID# 12

Distance from Property: 0.498 mi. (2,629 ft.) W
Elevation: 5,232 ft. (Lower than TP)

FACILITY INFORMATION

UNIQUE ID: 14920
SITE NAME: FISHER CHEVROLET
ADDRESS: 6025 ARAPAHOE RD
BOULDER, CO 80303
COUNTY: BOULDER
CONTACT: TECHNICAL ASSISTANCE LINE
PHONE: 303-318-8547
EMAIL: CDLE_OPS_PUBLIC_RECORDS_CENTER@STATE.CO.US

LEAKING INFORMATION

EVENT ID:	FACILITY ID:	STATUS:	RELEASE DATE:	RELEASE SOURCE:	RELEASE CAUSE:	TYPE:	CLOSURE DATE:
7523	14920	CLOSED	6/17/1999			TIER I	10/29/1999

OPUS LINK: [CLICK HERE](#)

AST INFORMATION

FACILITY ID: 14920
EVENT ID: 7523
FACILITY NAME: FISHER KIA - HONDA
ADDRESS: 6025 ARAPAHOE RD
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: FISHER AUTO INC
OWNER ID: 2282
TANK ID: 32802
TANK TAG: 14920-1
CAPACITY (Gallons): 1000
PRODUCT: WASTE OIL
TANK TYPE: AST
TANK STATUS: CURRENTLY IN USE
LOG DATE: 6/22/1999

FACILITY ID: 14920
EVENT ID: 7523
FACILITY NAME: FISHER KIA - HONDA
ADDRESS: 6025 ARAPAHOE RD
CITY: BOULDER
ZIPCODE: 80303
FULL NAME: FISHER AUTO INC
OWNER ID: 2282
TANK ID: 39591
TANK TAG: 14920-2
CAPACITY (Gallons): 1000
PRODUCT: GASOLINE - UNLEADED REGULAR (RUL)

Leaking Storage Tank Facilities (LST)

TANK TYPE: **AST**

TANK STATUS: **CURRENTLY IN USE**

LOG DATE: **6/22/1999**

[Back to Report Summary](#)

Solid Waste Facilities (SWF)

[MAP ID# 12](#)

Distance from Property: 0.498 mi. (2,629 ft.) W
Elevation: 5,232 ft. (Lower than TP)

SITE INFORMATION

GEOSEARCH ID: **1083WTR**

NAME: **FISHER AUTO INC**

ADDRESS: **6025 ARAPAHOE
BOULDER, CO 80303**

COUNTY:

CERTIFICATION ID: **1083**

FACILITY TYPE: **REGISTERED TIRE HAULER**

TIRE RETAILER/WHOLESALE: **YES**

HAULER: **NO**

END USER: **NO**

COLLECTION: **NO**

PROCESSOR: **NO**

MONOFILL: **NO**

[Back to Report Summary](#)

Unlocated Sites Summary

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

No Records Found

Environmental Records Definitions - FEDERAL

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. Enforcement and Compliance History Online (ECHO) Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014, the EPA retired this system for Clean Air Act stationary sources.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 10/28/20

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).

BF

Brownfields Management System

VERSION DATE: 01/11/21

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.

BRS

Biennial Reporting System

VERSION DATE: 12/31/17

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.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 06/17/20

Environmental Records Definitions - FEDERAL

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.

DNPL Delisted National Priorities List

VERSION DATE: 02/22/21

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.

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.

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.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 02/23/21

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. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. 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

Environmental Records Definitions - FEDERAL

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: 11/28/20

The U.S. Environmental Protection Agency'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.

ERNSCO Emergency Response Notification System

VERSION DATE: 03/28/21

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.

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.

FRSCO Facility Registry System

VERSION DATE: 10/02/20

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.

FUDS Formerly Used Defense Sites

VERSION DATE: 12/31/18

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

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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.

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.

HMIRS08

Hazardous Materials Incident Reporting System

VERSION DATE: 10/27/20

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.

HWCD

Hazardous Waste Compliance Docket Facilities

VERSION DATE: 10/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

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ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/19/20

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 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.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 09/19/20

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. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 04/26/20

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.

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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. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. A few updates last occurred 2015 and early 2016 for select mine site area/s.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/07/20

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).

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/22/21

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.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/22/21

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.

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,

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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.

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 ICIS 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.

NPL National Priorities List

VERSION DATE: 02/22/21

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.

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.

PADS PCB Activity Database System

VERSION DATE: 11/19/20

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

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The historic Permit Compliance System tracked enforcement status and permit compliance of facilities controlled

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by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. This database includes permitted facilities located in EPA Region 8 states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. This system has since been modernized by United States Environmental Protection Agency and is now integrated into the Integrated Compliance Information System (ICIS). Please refer to the ICIS database as the current source for this data.

PNPL Proposed National Priorities List

VERSION DATE: 02/22/21

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: 03/22/21

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 corrective action activity.

RCRAGR08 Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/22/21

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 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: 03/22/21

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

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Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

RCRASC RCRA Sites with Controls

VERSION DATE: 02/02/21

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.

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

VERSION DATE: 03/22/21

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.

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

VERSION DATE: 03/22/21

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).

RODS Record of Decision System

VERSION DATE: 09/21/20

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.

SEMS Superfund Enterprise Management System

VERSION DATE: 02/22/21

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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: 02/22/21

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.

SEMSLIENS

SEMS Lien on Property

VERSION DATE: 06/22/20

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.

SMCRA

Surface Mining Control and Reclamation Act Sites

VERSION DATE: 12/18/20

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

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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.

SSEHRIPFAS

SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Please access the following source link for the most current information: <https://pfasproject.com/pfas-contamination-site-tracker/>

SSTS

Section Seven Tracking System

VERSION DATE: 08/04/20

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. For this database, the Product Information is only available for establishments up through 2014 or prior years, product details are no longer released by the EPA within the current SSTS non-Confidential Business Information data.

TRI

Toxics Release Inventory

VERSION DATE: 12/31/18

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.

TSCA

Toxic Substance Control Act Inventory

VERSION DATE: 12/31/16

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured,

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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 (EPA) 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. The EPA has collected Chemical Data Reporting (CDR) data since in 1986 (as Inventory Update Reporting). Collections occur approximately every four years and reporting requirements changed from collection to collection.

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 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).

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APCDP

Air Pollution Control Division Permitted Facilities

VERSION DATE: 06/29/20

This list of Air Pollution Control Division Permitted Facilities is maintained by the Colorado Department of Public Health and Environment. The Stationary Sources Program 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.

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.

AST

Aboveground Storage Tank Facilities

VERSION DATE: 01/04/21

This list of aboveground storage tank (AST) facilities is maintained by the Colorado Department of Public Health and Environment. Types of tanks included are: currently in use, never installed/existed, never installed-permit revoked, not regulated, other, pending installation, permanently closed, temporarily out of use.

BF

Colorado Brownfield Sites

VERSION DATE: 11/12/20

This list of Colorado brownfields is maintained by the Colorado Department of Public Health & Environment (CDPHE) Hazardous Materials and Waste Management Division Brownfields Program in conjunction with the Voluntary Cleanup Program (VCUP). The brownfields database is an inventory of sites for which CDPHE has provided brownfields assistance in the form of targeted brownfields assessments, a revolving loan or grant through the Colorado Brownfields Revolving Loan Fund, and/or assistance through our state brownfields grants program. Most of these incentives are available only to local governments or nonprofits. In some cases, sites that receive state incentives also go through the VCUP program but most of the VCUP applicants are private entities not eligible for other state brownfields incentives.

CDPS

Colorado Discharge Permit System Facilities

VERSION DATE: 02/03/19

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the

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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.

CLEANERS Dry Cleaning Facilities

VERSION DATE: 01/06/21

This list of dry cleaners, which have obtained an air permit through the Air Pollution Control Division, is maintained by the Colorado Department of Public Health and Environment.

COVENANTS Environmental Real Covenants List

VERSION DATE: 11/23/20

This list of environmental covenants is maintained by the Colorado Division of Public Health and Environment. 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.

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.

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

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completed the RCRA Subtitle C corrective Action process. This data was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

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 in 2008, please contact the agency directly to verify current site details.

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.

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.

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 in 2008, please contact the agency directly to verify current site details.

LST Leaking Storage Tank Facilities

VERSION DATE: 02/11/21

This database of aboveground and underground storage tank facilities with confirmed releases is a compilation of several lists maintained by the Colorado Department of Labor and Employment. Currently In Use, Never Installed/Existed, Never Installed-Permit Revoked, Not Regulated, Other, Pending Installation, Permanently Closed, Temporarily Out of Use tanks are included in this data. The next set of data is obtained from the Active

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and Closed OPS Petroleum Release Events in Colorado database. This data includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination). The Events data utilized in this database includes the following status types: Brownfield, Closed, Enforcement, LUST Trust, Open and State Lead. Please note some Events (confirmed releases) may not have a contaminant present.

LUSTTRUST

Leaking Underground Storage Tanks Trust Fund Sites

VERSION DATE: 01/01/00

Suspected tank leaks have been discovered at the sites are included in this database, but the facility responsible for 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 data was originally collected in 2002 from the Colorado Department of Labor & Employment, Division of Oil & Public Safety, State Fund Section by a former environmental database company known as Satisfi. Please refer to State LST database as source of current LUST Trust sites.

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.

RECYCLERS

Registered Recycling Facilities

VERSION DATE: 09/01/19

This list of registered recycling facilities in Colorado is maintained by the Colorado Department of Public Health & Environment. This list includes primarily processing facilities for recyclable materials, such as: material recovery facilities, industrial recycling operations, and recyclable material end user sites. Collection centers/drop-off locations are not included unless the site is also processing recyclable materials (separating, sorting, dismantling, grinding, baling, etc.).

SF

Superfund Sites

VERSION DATE: 12/10/20

This list of Superfund Sites is maintained by the Colorado Department of Public Health and Environment. This list 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

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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.

SPILLS Spills Listing

VERSION DATE: 02/28/21

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

SWF Solid Waste Facilities

VERSION DATE: 12/18/20

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. As of 11-6-19, the Waste Grease list has been discontinued and no new sites will be added as waste grease.

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 (UMTRA). These nine sites, know 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 in 2008, please contact the agency directly to verify current site details.

UST Underground Storage Tank Facilities

VERSION DATE: 01/04/21

This list of underground storage tank (UST) facilities is maintained by the Colorado Department of Public Health and Environment. Types of tanks included are: currently in use, never installed/existed, never installed-permit revoked, not regulated, other, pending installation, permanently closed, temporarily out of use.

VCRA Voluntary Cleanup and Redevelopment Program Sites

VERSION DATE: 02/12/21

This list of Voluntary Cleanup and Redevelopment Program Sites is maintained by the Colorado Department of Public Health and Environment (CDPHE) and includes both voluntary cleanup and brownfield properties. The

Environmental Records Definitions - STATE (CO)

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.

Environmental Records Definitions - TRIBAL

INDIANRES

Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

LUSTR08

Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/09/20

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).

USTR08

Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/09/20

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.

ROY ROMER
Governor

JOHN J. DONLON
Executive Director

RICHARD O. PIPER
State Inspector of Oils



DEPARTMENT OF LABOR AND EMPLOYMENT

Oil Inspection Section

Tower 3, Suite 600
1515 Arapahoe Street
Denver CO 80202-2117
(303) 620-4300; Fax (303) 620-4303

October 11, 1996

BOULDER VALLEY PUBLIC SCHOOLS
MR. PATRICK SANDHAM
PO BOX 9011
BOULDER CO 80301

FILE COPY

RE: Closure for Petroleum Storage Tank(s) at Boulder Valley School District RE-2 located at 6500 East Arapahoe Road in Boulder, Colorado.

Dear Mr. Sandham:

The Oil Inspection Section ("OIS") has reviewed the removal report and corrective action plan for the tank(s) at the above referenced location dated July 1, 1996. Based upon the information submitted it appears you have removed the source of contamination and reduced the potential for endangerment to human health, safety, and the environment as a result of the contamination at this property.

In light of the remedial action taken at this site, the OIS hereby approves your remedial action and does not require any further investigation or remedial action at this time. If conditions change, the OIS reserves the right to determine if any additional actions are necessary.

Please be aware the OIS cannot release you from any liability which may be associated with contamination at this site.

Please address correspondence regarding this site to me and if you have any questions contact me at (303) 620-4012.

Sincerely,

Joe'l Mary Robinson
Environmental Protection Specialist
Oil Inspection Section
Storage Tank Remediation Program

Scott H. Winters, Unit Leader
Compliance and Enforcement
Oil Inspection Section
Storage Tank Remediation Program

cc: Boulder County Health Department



COLORADO
Department of
Labor and Employment

Division of Oil and Public Safety - Petroleum Remediation Section
633 17th Street, Suite 500
Denver, CO 80202-3610
303-318-8525 | www.colorado.gov/ops

September 4, 2019

VIA EMAIL

ALBERT SAMORA
BOULDER VALLEY SCHOOLS RE-2
6500 E ARAPAHOE AVE
BOULDER CO 80303

Re: No Further Action (NFA) Determination for Boulder School District, 6500 E. Arapahoe, Boulder, Boulder County, Colorado (Event ID #13312, Facility ID #5301)

Dear Mr. Samora:

The Division of Oil and Public Safety (OPS) has reviewed the Site Characterization Report (SCR) for the above-referenced site received August 27, 2019.

Based solely upon the information submitted, it appears you have removed the source of contamination and reduced the potential for endangerment to human health, safety and the environment as a result of the contamination at this property. In light of the remedial action taken at this site, OPS does not require any further investigation or remedial action at this time. If conditions change, OPS reserves the right to determine if any additional actions are necessary. This NFA letter is in reference to a confirmed release reported on May 17, 2019.

OPS cannot release you from any liability that may be associated with any contamination at or from this site.

Please address correspondence regarding this site to me and if you have any questions, please contact me at (303) 318-8531 or via email at kyle.campbell@state.co.us.

Sincerely,

Kyle Campbell
Environmental Protection Specialist
Petroleum Program

cc: Kory Pund, Hirsch and Gibney, sent via email

APPENDIX C

ACRONYMS

REGULATORY AND TECHNICAL ACRONYMS

AAI	All Appropriate Inquiry
ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CERC-NFRAP	CERCLIS facility where No Further Remedial Action Planned
CDPHE	Colorado Department of Public Health & Environment
CORRACTS	RCRA Corrective Action Sites
CREC	Controlled Recognized Environmental Condition, as defined by ASTM
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FRSCO	Facility Registry System for Colorado
HREC	Historical Recognized Environmental Condition, as defined by ASTM
LUST/LST	Leaking Underground Storage Tank/Leaking Storage Tank
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
OGCC	Oil & Gas Conservation Commission
OPS	Division of Oil and Public Safety, Colorado Department of Labor & Employment (formerly the Oil Inspection Section, OIS)
PCB	Polychlorinated Biphenyl
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition, as defined by ASTM
SEMS	Superfund Enterprise Management System, previous known as CERCLIS.
SEMSARCH	SEMS Archive, previously known as CERC-NFRAP.
TRIS	Toxic Release Inventory System
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank

VCP/VCRA

Voluntary Clean Up Program/Voluntary Cleanup and
Redevelopment Act

APPENDIX D

**RECORDS OF COMMUNICATION/
USER-PROVIDED INFORMATION/
USER QUESTIONNAIRE/
LIEN SEARCH REPORT**

USER QUESTIONNAIRE for PHASE I ESAs

AS REQUIRED by new ASTM Standard E1527-13 (published 2013)

User: _____ From: Todd Warth
 Contact: _____ At: Freedom Environmental Consultants
 Fax: _____ Pages: _____
 Phone: _____ Date: _____
 Site Name: _____
 Address: _____

In order to qualify for one of the *Landowner Liability Protections* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the Brownfields Amendments), the User must provide the following information, if available, to Freedom Environmental's Environmental Professional. Failure to provide this information could result in the determination that "all appropriate inquiry" is not complete.

Please fill in this form to the best of your ability, explaining any Yes answers on a separate sheet of paper. Without these answers, our report will note that the Phase I is incomplete, and your Landowner Liability Protections could be at risk. We need these answers before we conduct the site visit.

1. **Environmental Cleanup Liens that are filed or recorded against the site.** ASTM requires the User to check for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law. In Colorado, such liens might be listed in the "exceptions to coverage" in the property's title insurance commitment or policy.

Have you checked for these environmental cleanup liens?

☐ Yes ☐ No

Are you aware of any such liens against the subject property?

☐ Yes ☐ No

2. **Activity and Use Limitations (AULs) that are in place or filed or recorded in a registry.** These include engineering controls (e.g., slurry walls, caps) and land use restrictions or institutional controls (e.g., deed restrictions, covenants) that may be in place at the site or filed under federal, tribal, state or local law.

Are you aware of any possible AULs involving the subject site?

☐ Yes ☐ No

3. **Specialized Knowledge.** This involves personal knowledge or experience related to the subject property or nearby properties. For example, if you are involved in the same line of business as the current or former occupants of the property or an adjoining property, you would probably know of any chemicals, oil, degreasers, gasoline, or other hazardous substances commonly used in that type of business.

Do you have any specialized knowledge that might indicate the past or present use of such substances on the subject or nearby properties?

☐ Yes ☐ No

4. **Relationship of the purchase price to the Fair Market Value of the property if it were not contaminated.** Does the purchase price being paid for this property reasonably reflect the FMV of the site? If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the site? Please note that this question does not require an appraisal of the property.

Is the purchase price significantly below fair market value?

☐ Yes ☐ No

If yes, is it likely that the differential relates to the presence of contamination?

☐ Yes ☐ No

5. **Obvious Indicators.** As the User of this ESA, based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site?

Do you know of any obvious indicators of possible contamination on or near the site?

☐ Yes ☐ No

6. **Common Knowledge.** Are you aware of commonly known or reasonably ascertainable information about the property that would help Freedom Environmental personnel to identify conditions indicative of releases or threatened releases? Please use a separate sheet if necessary.

a. Do you know the past uses of the site?: _____

b. Do you know specific chemicals that are present or may have been present at the site?: _____

c. Do you know of spills or other chemical releases that have taken place at the site?: _____

d. Do you know of any environmental cleanups that have taken place at the site?: _____

Your Signature

Date

of separate sheets attached: _____

Explain Yes answers on a separate sheet.

APPENDIX E
QUALIFICATIONS

EDUCATION AND TRAINING

B.S., Geological Engineering,
Michigan Technological University, 1976

Colorado-certified Asbestos Building
Inspector - #9348

AHERA-accredited Asbestos Inspector

OSHA 40-Hour HAZWOPER
OSHA Site Supervisor

Colorado Dept. of Transportation Erosion
Control Supervisor

REGISTRATION

Professional Geologist Wyoming PG-2961

Professional Scientist Colorado 5107,
Petroleum Storage
Tank Committee

EXPERIENCE SUMMARY

Mr. Luce is a 40-year professional with practical experience as a geologist, engineer, and project/program manager. He qualifies as an Environmental Professional as defined by ASTM based upon his academic training, work experience, and professional registration. He has completed hundreds of Phase I Environmental Site Assessments (ESAs) and reviewed more than 3,000 Phase I ESAs prepared by others. The types of properties assessed have included hundreds of industrial and commercial facilities as well as multi-family residential and vacant lands. These Phase I ESAs have been conducted nationwide during the past 15 years.

Mr. Luce also has conducted many subsurface investigations at hazardous waste sites, gasoline stations, and oilfield

facilities. These have included numerous industrial and commercial sites, as well as several NPL and RCRA facilities. He has completed regulatory compliance audits, advised clients regarding compliance, waste management and minimization issues, and provided regulatory agency liaison. He also has conducted or supported the development of remedial alternatives studies, remedial designs and construction oversight, directed post-remediation monitoring and been involved with projects through obtaining regulatory case closure/No Further Action.

Mr. Luce has managed several indefinite quantities contracts for both public and private sector clients. These projects have included hazardous waste/materials management, underground storage tank programs, industrial hygiene, and real estate transaction and facilities management support. He has been responsible for overall program/project management including technical quality control, health and safety, client and regulatory liaison. He is experienced at directing and coordinating the efforts of diverse groups of professional and support staff in the completion of concurrent and multi-phase projects.

As part of his ongoing client support, Mr. Luce has conducted private training seminars for environmental due diligence related issues and on the details of ASTM E1527 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the EPA's new *All Appropriate Inquiry* rule.

EDUCATION AND TRAINING

B.A., Geology,
University of Northern Iowa, 1987

Hydrogeology, Graduate Course
Iowa State University, Fall 1997

Environmental Geochemistry, Graduate Course
Iowa State University, Fall 1999

OSHA 40-Hour HAZWOPER

evaluation of the potential health risks associated with contaminated sites. In addition, Mr. Warth has conducted and supervised projects associated with underground storage tank removal and disposal, soil excavation, and soil disposal, including advising clients on disposal options and requirements. He also has assisted with the development, design, installation, and operation of groundwater and soil remedial systems and alternatives.

Mr. Warth has managed multi-facility projects for national and local clients, both public and private, including several municipalities. These projects have included hydrogeological investigations, RBCA assessments, underground storage tank programs, and real estate transactions. He has also been responsible for responding to, coordinating, and supervising emergency spill response teams.

EXPERIENCE SUMMARY

Mr. Warth is a 30+ year professional with practical experience as a geologist, hydrogeologist, and project manager. He qualifies as an Environmental Professional as defined by ASTM based upon his academic training and work experience. He has completed over two hundred Phase I Environmental Site Assessments (ESAs) and reviewed more than 300 Phase I ESAs prepared by others. The types of properties assessed have included industrial, retail and commercial facilities as well as multi-family residential and vacant lands. These Phase I ESAs have been conducted in the Midwest and in Colorado during the past 15 years.

Mr. Warth also has conducted many subsurface investigations at gasoline stations and hazardous waste facilities. These have included numerous industrial and commercial sites, as well as several RCRA facilities. He has performed hydrogeological assessments at leaking underground storage tank sites and industrial facilities. Used Risk Based Corrective Action (RBCA) principles for

Mr. Warth has been responsible for overall project management including client consultation, technical review and guidance, and regulatory agency liaison. He is experienced at supervising and coordinating professional staff and technicians in the completion of all phases of projects.