

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/06/2019  
Date Data Arrived at EDR: 11/25/2019  
Date Made Active in Reports: 01/28/2020  
Number of Days to Update: 64

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 02/25/2020  
Next Scheduled EDR Contact: 06/08/2020  
Data Release Frequency: Semi-Annually

## US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 02/28/2020  
Next Scheduled EDR Contact: 06/08/2020  
Data Release Frequency: Varies

## US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 02/28/2020  
Next Scheduled EDR Contact: 06/08/2020  
Data Release Frequency: Varies

## ABANDONED MINES: Abandoned Mines

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

Date of Government Version: 12/09/2019  
Date Data Arrived at EDR: 12/11/2019  
Date Made Active in Reports: 02/27/2020  
Number of Days to Update: 78

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 03/05/2020  
Next Scheduled EDR Contact: 06/22/2020  
Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/22/2019  
Date Data Arrived at EDR: 12/04/2019  
Date Made Active in Reports: 03/02/2020  
Number of Days to Update: 89

Source: EPA  
Telephone: (303) 312-6312  
Last EDR Contact: 03/03/2020  
Next Scheduled EDR Contact: 06/15/2020  
Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017  
Date Data Arrived at EDR: 01/17/2019  
Date Made Active in Reports: 04/01/2019  
Number of Days to Update: 74

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 04/03/2020  
Next Scheduled EDR Contact: 07/27/2020  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 02/21/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 06/08/2020
	Data Release Frequency: Varies

## ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/07/2020	Telephone: 202-564-2280
Date Made Active in Reports: 03/06/2020	Last EDR Contact: 04/07/2020
Number of Days to Update: 59	Next Scheduled EDR Contact: 07/20/2020
	Data Release Frequency: Quarterly

## FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019	Source: EPA
Date Data Arrived at EDR: 11/19/2019	Telephone: 800-385-6164
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 02/19/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 06/01/2020
	Data Release Frequency: Quarterly

## AIRS: Permitted Facility & Emissions Listing

A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 12/02/2019	Source: Department of Public Health & Environment
Date Data Arrived at EDR: 12/03/2019	Telephone: 303-692-3213
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 02/27/2020
Number of Days to Update: 17	Next Scheduled EDR Contact: 06/15/2020
	Data Release Frequency: Varies

## ASBESTOS: Asbestos Abatement & Demolition Projects

Asbestos abatement and demolition projects by the contractor.

Date of Government Version: 11/06/2019	Source: Department of Public Health & Environment
Date Data Arrived at EDR: 01/09/2020	Telephone: 303-692-3100
Date Made Active in Reports: 03/16/2020	Last EDR Contact: 03/13/2020
Number of Days to Update: 67	Next Scheduled EDR Contact: 08/17/2020
	Data Release Frequency: Semi-Annually

## METHANE SITE: Methane Site Investigations - Jefferson County 1980

The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste landfills.

Date of Government Version: 12/31/1980	Source: Jefferson County Health Department
Date Data Arrived at EDR: 02/13/1995	Telephone: 303-239-7175
Date Made Active in Reports: 04/04/1995	Last EDR Contact: 01/27/1995
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## METHANE INVESTIGATION: Methane Gas & Swamp Findings

The primary objective of this study was to assess methane gas related hazards at selected landfill sites in Colorado. These sites were selected by the Colorado Department of Health following evaluation of responses received from County and Municipal agencies about completed and existing landfills within their jurisdiction.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/15/1979  
Date Data Arrived at EDR: 02/13/1995  
Date Made Active in Reports: 04/04/1995  
Number of Days to Update: 50

Source: Department of Health  
Telephone: 303-640-3335  
Last EDR Contact: 01/27/1995  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## DRYCLEANERS: Drycleaner Facilities

A listing of drycleaning facilities.

Date of Government Version: 12/02/2019  
Date Data Arrived at EDR: 12/03/2019  
Date Made Active in Reports: 12/24/2019  
Number of Days to Update: 21

Source: Department of Public Health & Environment  
Telephone: 303-692-3213  
Last EDR Contact: 02/27/2020  
Next Scheduled EDR Contact: 06/15/2020  
Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/31/2019  
Date Data Arrived at EDR: 01/14/2020  
Date Made Active in Reports: 03/13/2020  
Number of Days to Update: 59

Source: Department of Public Health & Environment  
Telephone: 303-692-3350  
Last EDR Contact: 03/20/2020  
Next Scheduled EDR Contact: 07/13/2020  
Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/31/2019  
Date Data Arrived at EDR: 01/14/2020  
Date Made Active in Reports: 03/13/2020  
Number of Days to Update: 59

Source: Department of Public Health & Environment  
Telephone: 303-392-3350  
Last EDR Contact: 03/20/2020  
Next Scheduled EDR Contact: 07/13/2020  
Data Release Frequency: Quarterly

## LEAD: Lead Abatement Permit Listing

Lead inspection

Date of Government Version: 11/07/2019  
Date Data Arrived at EDR: 11/14/2019  
Date Made Active in Reports: 01/21/2020  
Number of Days to Update: 68

Source: Department of Public Health & Environment  
Telephone: 303-692-2000  
Last EDR Contact: 04/23/2020  
Next Scheduled EDR Contact: 08/17/2020  
Data Release Frequency: Varies

## MINES: Permitted Mines Listing

This dataset represents permitted mines in the State of Colorado

Date of Government Version: 12/11/2019  
Date Data Arrived at EDR: 01/14/2020  
Date Made Active in Reports: 03/16/2020  
Number of Days to Update: 62

Source: Division of Reclamation Mining and safety  
Telephone: 303-866-3567  
Last EDR Contact: 04/14/2020  
Next Scheduled EDR Contact: 07/27/2020  
Data Release Frequency: Semi-Annually

## NPDES: Permitted Facility Listing

A listing of permitted facilities from the Water Quality Control Division.

Date of Government Version: 01/02/2020  
Date Data Arrived at EDR: 01/29/2020  
Date Made Active in Reports: 04/10/2020  
Number of Days to Update: 72

Source: Department of Public Health & Environment  
Telephone: 303-692-3611  
Last EDR Contact: 04/28/2020  
Next Scheduled EDR Contact: 08/10/2020  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UIC: Underground Injection Control

A list of underground injection wells and their locations.

Date of Government Version: 04/27/2020

Date Data Arrived at EDR: 04/27/2020

Date Made Active in Reports: 05/01/2020

Number of Days to Update: 4

Source: Oil & Gas Conservation Commission

Telephone: 303-894-2100

Last EDR Contact: 04/23/2020

Next Scheduled EDR Contact: 08/24/2020

Data Release Frequency: Varies

## UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 11/23/2004

Date Data Arrived at EDR: 03/21/2007

Date Made Active in Reports: 05/02/2007

Number of Days to Update: 42

Source: Department of Public Health & Environment

Telephone: 970-248-7164

Last EDR Contact: 02/14/2020

Next Scheduled EDR Contact: 06/01/2020

Data Release Frequency: Varies

## MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018

Date Data Arrived at EDR: 10/21/2019

Date Made Active in Reports: 10/24/2019

Number of Days to Update: 3

Source: USGS

Telephone: 703-648-6533

Last EDR Contact: 02/28/2020

Next Scheduled EDR Contact: 06/08/2020

Data Release Frequency: Varies

## EDR HIGH RISK HISTORICAL RECORDS

### *EDR Exclusive Records*

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A

Date Data Arrived at EDR: N/A

Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: EDR, Inc.

Telephone: N/A

Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Public Health & Environment in Colorado.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/15/2014  
Number of Days to Update: 198

Source: Department of Public Health & Environment  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Labor and Employment, Oil Inspection Section in Colorado.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/02/2014  
Number of Days to Update: 185

Source: Department of Labor and Employment, Oil Inspection Section  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## COUNTY RECORDS

### ADAMS COUNTY:

LF ADAMS: Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County  
As of May 8, 1978, all known landfills or dumping sites in the Adams County area have been surveyed.

Date of Government Version: 05/08/1978  
Date Data Arrived at EDR: 02/16/1995  
Date Made Active in Reports: 04/04/1995  
Number of Days to Update: 47

Source: Tri-County Health Department  
Telephone: 303-761-1340  
Last EDR Contact: 01/27/1995  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### ARAPAHOE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LF ARAPAHOE: A Survey of Landfills in Arapahoe County

A survey of Arapahoe County was conducted from August through November, 1977, of all open and closed landfills and dumpsites in the county. Each of the sites found was classified as domestic or demolition.

Date of Government Version: 12/31/1978  
Date Data Arrived at EDR: 02/16/1995  
Date Made Active in Reports: 04/04/1995  
Number of Days to Update: 47

Source: Tri-County Health Department  
Telephone: 303-761-1340  
Last EDR Contact: 01/27/1995  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## BOULDER COUNTY:

### LF BOULDER: Old Landfill Sites

Landfill sites in Boulder county.

Date of Government Version: 05/01/1986  
Date Data Arrived at EDR: 11/14/1995  
Date Made Active in Reports: 12/07/1995  
Number of Days to Update: 23

Source: Boulder County Health Department  
Telephone: 303-441-1182  
Last EDR Contact: 01/30/1998  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## DENVER COUNTY:

### LF DENVER: Landfills in Denver County

Landfill sites in the city and county of Denver.

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 06/23/2017  
Date Made Active in Reports: 09/06/2017  
Number of Days to Update: 75

Source: City and County of Denver  
Telephone: 720-913-4839  
Last EDR Contact: 03/18/2020  
Next Scheduled EDR Contact: 06/29/2020  
Data Release Frequency: No Update Planned

### LF DENVER CO METHANE: Investigation of Methane Gas Hazards

The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old 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. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

Date of Government Version: 01/01/1981  
Date Data Arrived at EDR: 01/29/2013  
Date Made Active in Reports: 03/08/2013  
Number of Days to Update: 38

Source: City and County of Denver Department of Environmental Health  
Telephone: 720-865-5522  
Last EDR Contact: 01/15/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## DOUGLAS COUNTY:

### LF DOUGLAS: Douglas County Landfill Key

Landfill sites in Douglas county.

Date of Government Version: 06/12/1991  
Date Data Arrived at EDR: 02/16/1995  
Date Made Active in Reports: 04/04/1995  
Number of Days to Update: 47

Source: Tri-County Health Department  
Telephone: 303-761-1340  
Last EDR Contact: 01/27/1995  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## PUEBLO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LF PUEBLO: Designated Disposal & Landfill Sites

Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990

Date Data Arrived at EDR: 11/16/1995

Date Made Active in Reports: 12/07/1995

Number of Days to Update: 21

Source: Pueblo City-County Health Department

Telephone: 719-583-4300

Last EDR Contact: 11/13/1995

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

## TRI COUNTY:

### LF TRI: Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)

Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983

Date Data Arrived at EDR: 02/16/1995

Date Made Active in Reports: 04/04/1995

Number of Days to Update: 47

Source: Tri-County Health Department

Telephone: 303-761-1340

Last EDR Contact: 01/27/1995

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

## WELD COUNTY:

### LF WELD: Solid Waste Facilities in Weld County

Solid Waste Facilities in Weld County.

Date of Government Version: 01/16/2018

Date Data Arrived at EDR: 02/09/2018

Date Made Active in Reports: 02/23/2018

Number of Days to Update: 14

Source: Weld County Department of Public Health

Telephone: 970-304-6415

Last EDR Contact: 02/07/2020

Next Scheduled EDR Contact: 05/18/2020

Data Release Frequency: No Update Planned

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/30/2020

Date Data Arrived at EDR: 01/30/2020

Date Made Active in Reports: 03/09/2020

Number of Days to Update: 39

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375

Last EDR Contact: 01/30/2020

Next Scheduled EDR Contact: 05/25/2020

Data Release Frequency: No Update Planned

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019

Date Data Arrived at EDR: 05/01/2019

Date Made Active in Reports: 06/21/2019

Number of Days to Update: 51

Source: Department of Environmental Conservation

Telephone: 518-402-8651

Last EDR Contact: 04/29/2020

Next Scheduled EDR Contact: 08/10/2020

Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018  
Date Data Arrived at EDR: 07/19/2019  
Date Made Active in Reports: 09/10/2019  
Number of Days to Update: 53

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 04/02/2020  
Next Scheduled EDR Contact: 07/27/2020  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 06/19/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 76

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 03/09/2020  
Next Scheduled EDR Contact: 06/22/2020  
Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

## Electric Power Transmission Line Data

Source: Endeavor Business Media

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## Nursing Homes

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

## Public Schools

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## Private Schools

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Daycare Centers: Daycare Listing  
Source: Department of Human Services  
Telephone: 303-866-5958

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA  
Telephone: 877-336-2627  
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data  
Source: Division of Wildlife  
Telephone: 970-416-3360

### STREET AND ADDRESS INFORMATION

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## **APPENDIX IV**

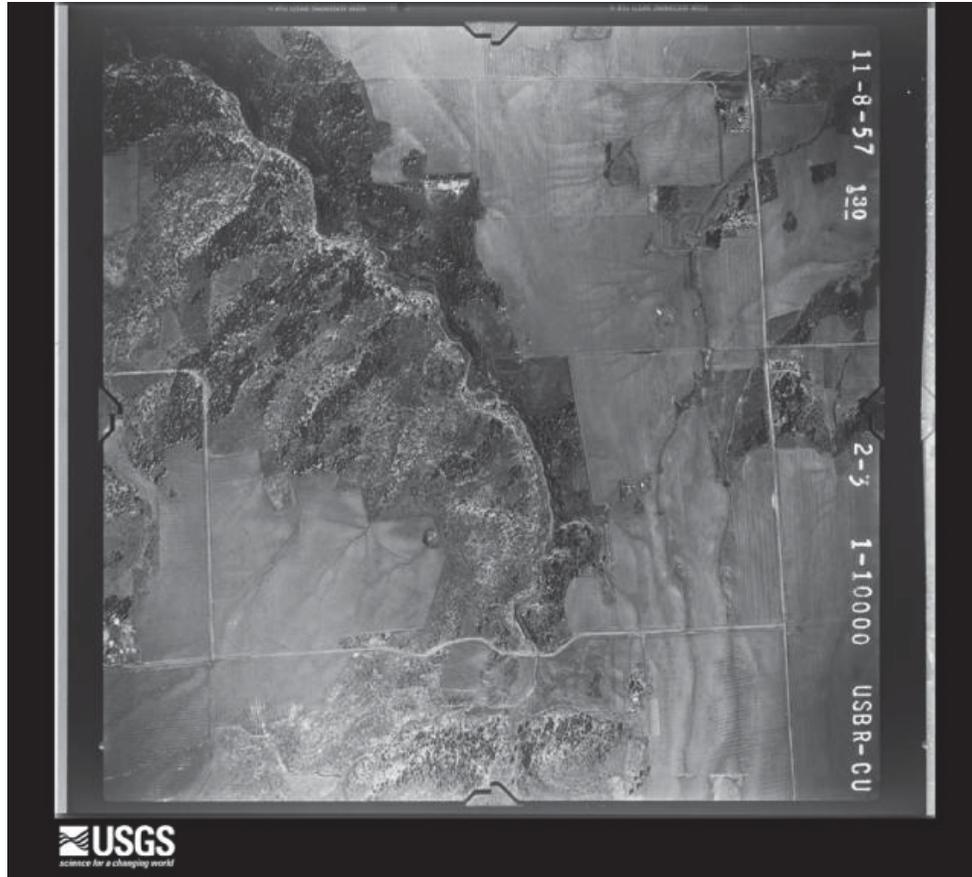
Historical Topographic Maps, Aerial Photos,  
Sanborn Maps and other Related Documents



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### Full Display of AR2CU0000020003



Standard Browse

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Rotate 90° Right →

Data Set Attribute	Attribute Value
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<a href="#">Vendor ID</a>	
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<a href="#">Frame</a>	000003
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<a href="#">Scale</a>	10000
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<a href="#">Strip Number</a>	0000
<a href="#">Image Type</a>	24
<a href="#">Quality</a>	8

Data Set Attribute	Attribute Value
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<a href="#">NE Corner lat</a>	37°42'04.52"N
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<a href="#">SE Corner Lat</a>	37°40'52.71"N
<a href="#">SE Corner Long</a>	108°45'18.72"W
<a href="#">SW Corner Lat</a>	37°40'58.42"N
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<a href="#">SE Corner Lat dec</a>	37.681308
<a href="#">SE Corner Long dec</a>	-108.755199
<a href="#">SW Corner Lat dec</a>	37.682895
<a href="#">SW Corner Long dec</a>	-108.7803

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Full Display of AR1VAXW00010256



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Data Set Attribute	Attribute Value
<a href="#">Entity ID</a>	AR1VAXW00010256
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<a href="#">Vendor ID</a>	
<a href="#">Recording Technique</a>	1
<a href="#">Project</a>	VAXW0
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<a href="#">Roll</a>	000001
<a href="#">Frame</a>	256
<a href="#">Acquisition Date</a>	1964/09/16
<a href="#">Scale</a>	33000
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<a href="#">Image Type</a>	24
<a href="#">Quality</a>	8

Data Set Attribute	Attribute Value
<a href="#">Cloud Cover</a>	0
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<a href="#">Center Latitude</a>	37°41'24.38"N
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<a href="#">NW Corner Lat</a>	37°43'33.76"N
<a href="#">NW Corner Long</a>	108°48'23.83"W
<a href="#">NE Corner lat</a>	37°43'33.63"N
<a href="#">NE Corner Long</a>	108°42'58.38"W
<a href="#">SE Corner Lat</a>	37°39'15.13"N
<a href="#">SE Corner Long</a>	108°42'58.69"W
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<a href="#">NW Corner Lat dec</a>	37.726044
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<a href="#">NE Corner Long dec</a>	-108.716216
<a href="#">SE Corner Lat dec</a>	37.654203
<a href="#">SE Corner Long dec</a>	-108.716303
<a href="#">SW Corner Lat dec</a>	37.654236
<a href="#">SW Corner Long dec</a>	-108.80662

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Full Display of AR1VEQO00020022



Standard Browse

Data Set Attribute	Attribute Value
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<a href="#">Vendor ID</a>	
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<a href="#">Project</a>	VEQO0
<a href="#">Event</a>	
<a href="#">Roll</a>	000002
<a href="#">Frame</a>	22
<a href="#">Acquisition Date</a>	1978/09/21
<a href="#">Scale</a>	78000
<a href="#">High Resolution Download Avail</a>	Y
<a href="#">Strip Number</a>	0000
<a href="#">Image Type</a>	24
<a href="#">Quality</a>	8

Data Set Attribute	Attribute Value
<a href="#">Cloud Cover</a>	0
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<a href="#">Stereo Overlap</a>	6
<a href="#">Other</a>	
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<a href="#">Center Longitude</a>	108°48'06.23"W
<a href="#">NW Corner Lat</a>	37°45'58.67"N
<a href="#">NW Corner Long</a>	108°54'08.47"W
<a href="#">NE Corner lat</a>	37°46'11.97"N
<a href="#">NE Corner Long</a>	108°42'20.79"W
<a href="#">SE Corner Lat</a>	37°36'50.19"N
<a href="#">SE Corner Long</a>	108°42'04.78"W
<a href="#">SW Corner Lat</a>	37°36'36.87"N
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<a href="#">SW Corner Lat dec</a>	37.610242
<a href="#">SW Corner Long dec</a>	-108.897493

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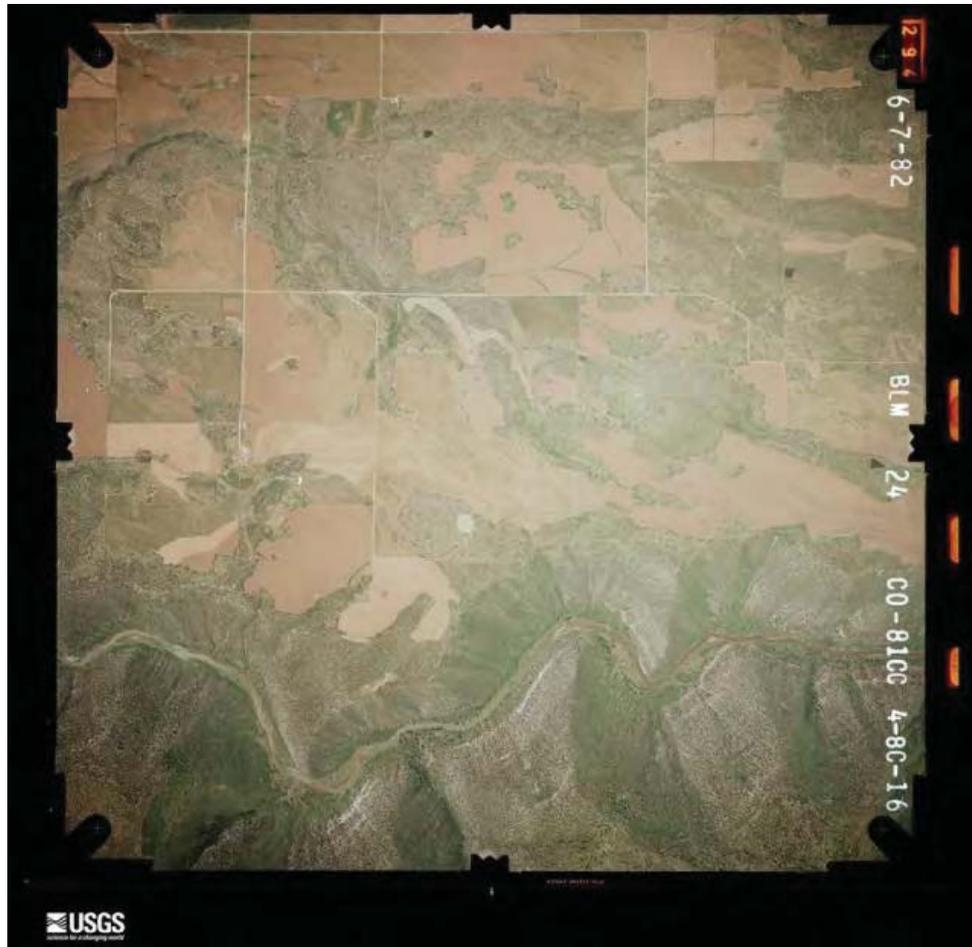
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Full Display of AR4CO81C0408C16



Standard Browse

← Rotate 90° Left Rotate 90° Right →

Data Set Attribute	Attribute Value
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Data Set Attribute	Attribute Value
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<a href="#">Center Longitude</a>	108°44'48.19"W
<a href="#">NW Corner Lat</a>	37°44'01.53"N
<a href="#">NW Corner Long</a>	108°46'17.62"W
<a href="#">NE Corner Lat</a>	37°44'02.44"N
<a href="#">NE Corner Long</a>	108°43'19.67"W
<a href="#">SE Corner Lat</a>	37°41'04.49"N
<a href="#">SE Corner Long</a>	108°43'18.76"W
<a href="#">SW Corner Lat</a>	37°41'03.58"N
<a href="#">SW Corner Long</a>	108°46'16.72"W
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<a href="#">SE Corner Long dec</a>	-108.721879
<a href="#">SW Corner Lat dec</a>	37.684329
<a href="#">SW Corner Long dec</a>	-108.77131

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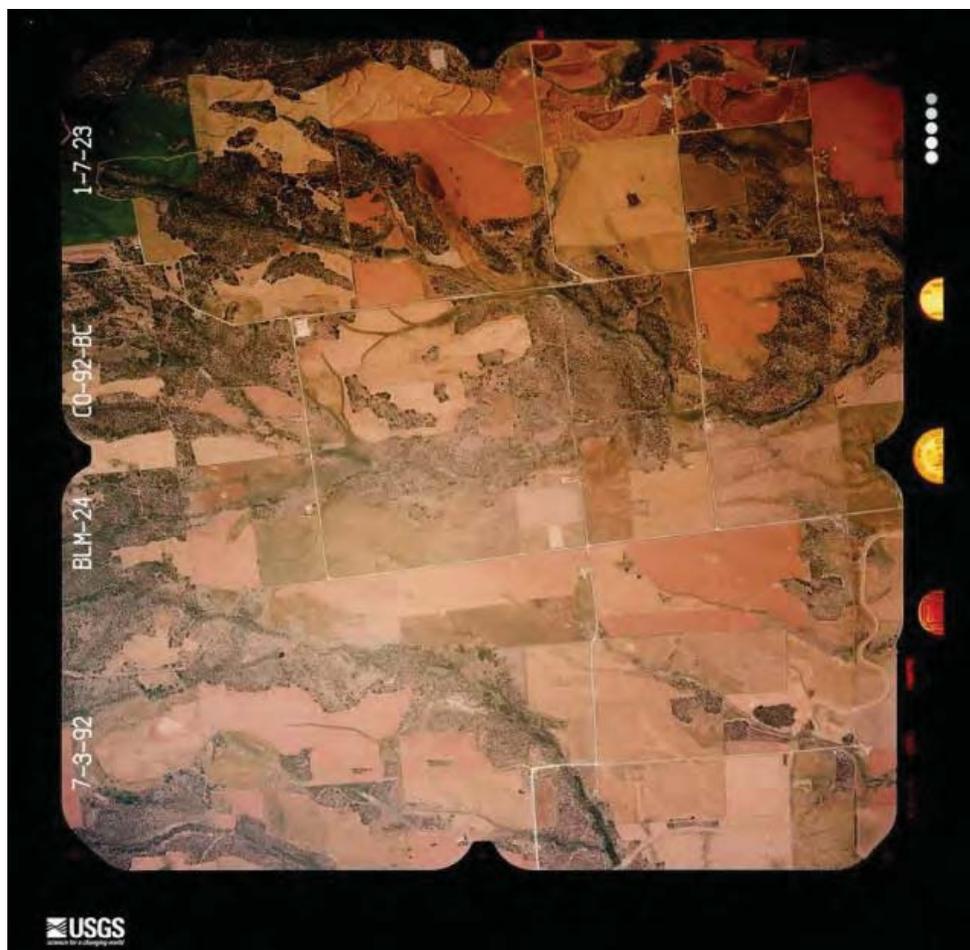
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Full Display of AR4CO92B0100723



Standard Browse

← Rotate 90° Left    Rotate 90° Right →

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<a href="#">Center Longitude</a>	108°45'51.44"W
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<a href="#">SE Corner Lat</a>	37°41'18.33"N
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<a href="#">SE Corner Long dec</a>	-108.739445
<a href="#">SW Corner Lat dec</a>	37.688165
<a href="#">SW Corner Long dec</a>	-108.788875

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Full Display of N10NAPPW11645028



Standard Browse

Data Set Attribute	Attribute Value
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<a href="#">Project Number</a>	9919
<a href="#">Roll</a>	11645
<a href="#">Frame</a>	28
<a href="#">Acquisition Date</a>	1999/09/27
<a href="#">Camera</a>	5163
<a href="#">Lens</a>	13203
<a href="#">Calibrated Focal Length</a>	152.85
<a href="#">Film Type</a>	Black and White
<a href="#">FlightLine</a>	1087E
<a href="#">Station</a>	440
<a href="#">State</a>	CO
<a href="#">County</a>	DOLORES

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<a href="#">SE Corner Long dec</a>	-108.72933
<a href="#">SW Corner Lat dec</a>	37.67768
<a href="#">SW Corner Long dec</a>	-108.83317

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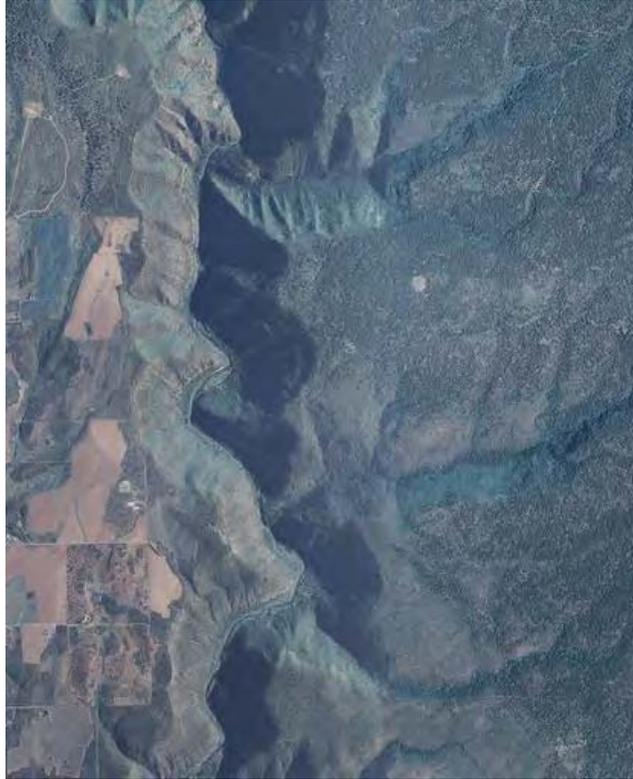
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## EarthExplorer - Metadata - NAIP - 392786

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## Full Display of M\_3710819\_NW\_12\_1\_20090630



Standard Browse

Data Set Attribute	Attribute Value
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<a href="#">Vendor</a>	USDA-FSA-APFO
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<a href="#">Projection_Zone</a>	12N
<a href="#">Datum</a>	NAD83
<a href="#">Resolution</a>	1.000000000000000
<a href="#">Units</a>	METER
<a href="#">Number_of_Bands</a>	4
<a href="#">Sensor_Type</a>	CNIR
<a href="#">Project_Name</a>	200906_COLORADO_NAIP_1X0000M_CNIR
<a href="#">Acquisition_Date</a>	2009/06/30
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<a href="#">SE Corner Long</a>	108°41'03.20"W
<a href="#">SW Corner Lat</a>	37°41'05.62"N
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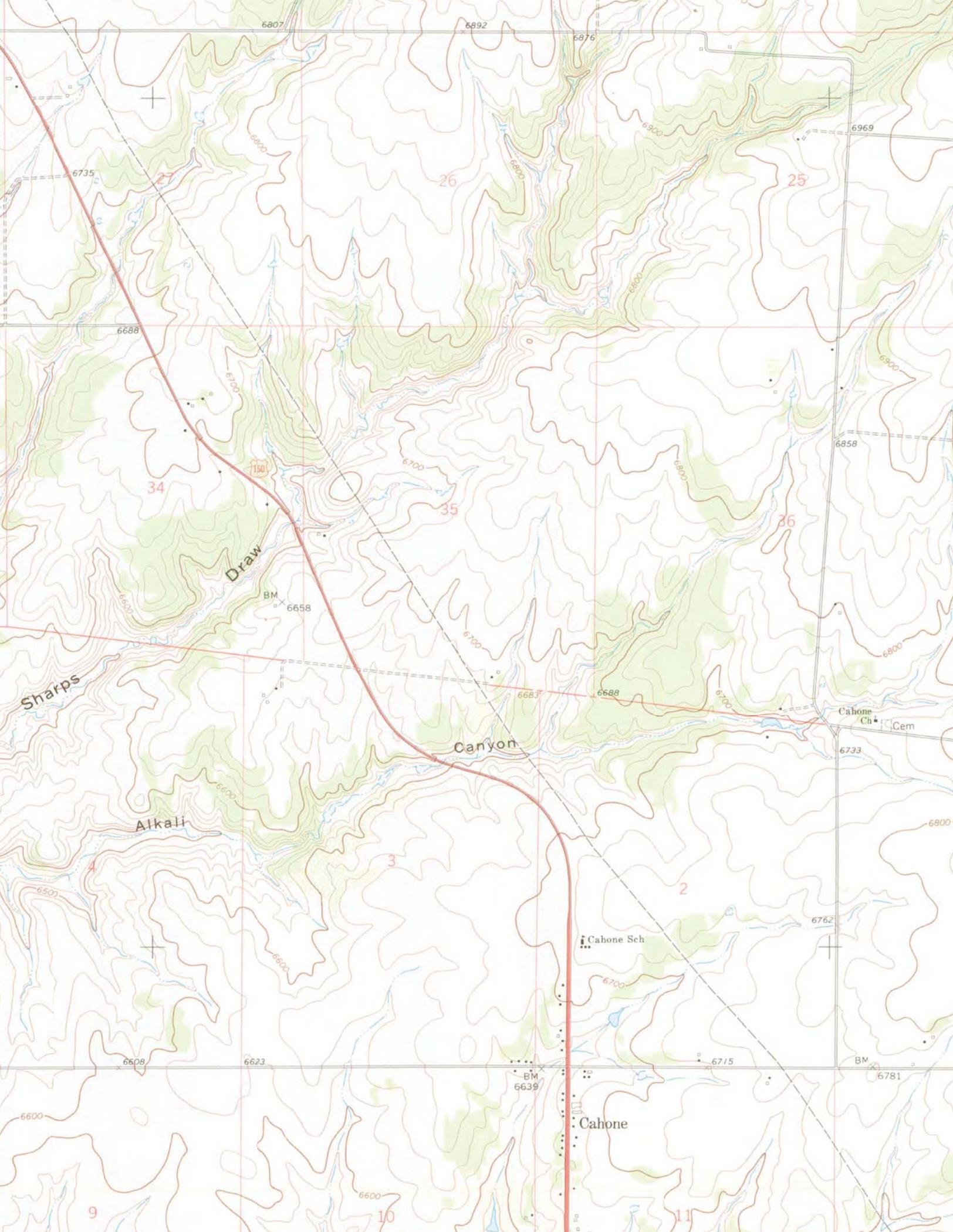
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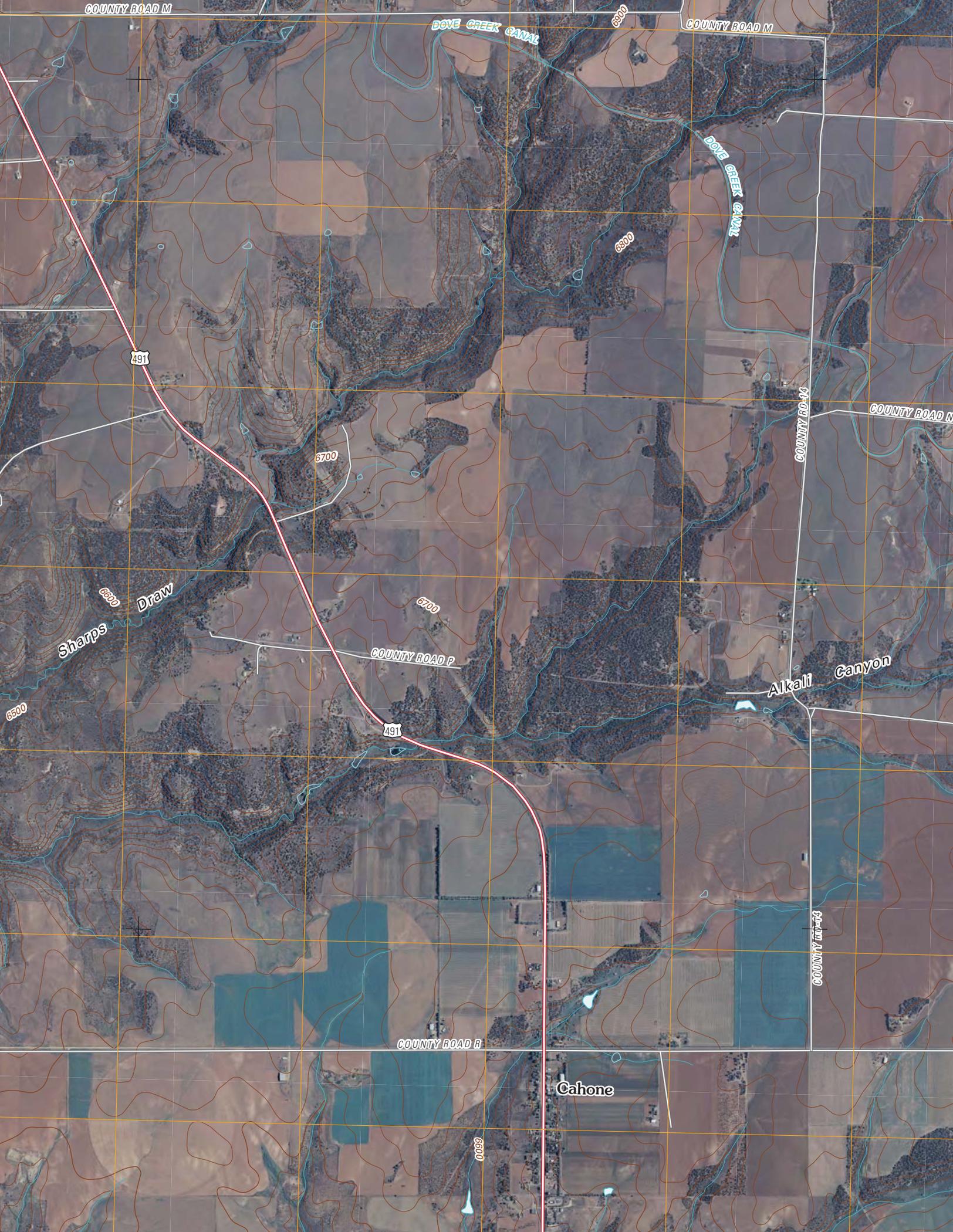
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COUNTY ROAD M

DOVE CREEK CANAL

COUNTY ROAD M

DOVE CREEK CANAL

491

6800

6700

COUNTY ROAD N

COUNTY RD-M

Sharps Draw

6600

6700

COUNTY ROAD P

Alkali Canyon

491

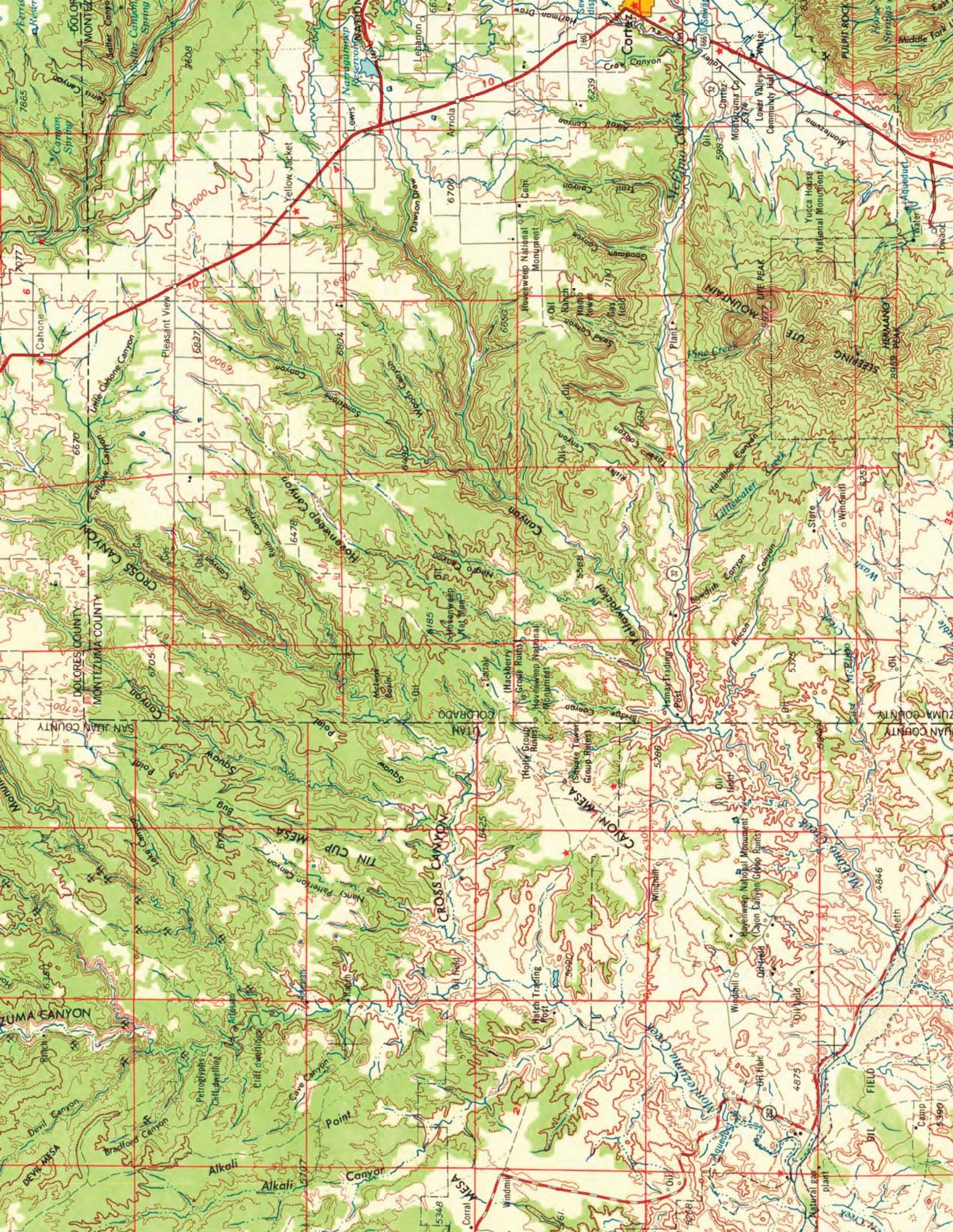
6500

COUNTY ROAD B

COUNTY RD-M

Cahone

6090



## **APPENDIX V**

### Interview Documentation

## AAI Questionnaire: Subject Property

In order to fulfill the All Appropriate Inquiry and/or qualify for Landowner Liability Protections, this questionnaire must be filled out **honestly, legibly, and completely**, to the best of your knowledge.

Job Number (For inspector use only): \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner:

Clifford (Lynn) Baker

Phone: 970-403-6227 Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: lynnbaker2012@gmail.com

Property Address: 12639 Rd 16 City: Cahone

County: Dolores State: CO Zip: 81320

How long has the property been owned by the current owner?

Since Sept 22, 2017

Authorized Representative / Escort (Only fill out if different from property owner):

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_

County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Target Property Questions

Check the box below that best describes the current use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Current Business: Farm Time Located at Property: \_\_\_\_\_

Check the box below that best describes the past use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Past Business: \_\_\_\_\_ Time Located at Property: \_\_\_\_\_

Other Past Business: \_\_\_\_\_ Time Located at Property: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

**PREVIOUS REPORTS, DOCUMENTS AND OWNERS**

1. Are you aware if a previous Environmental Assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

Yes  No Comments: \_\_\_\_\_

2. Do you have any other environmentally associated documents, such as compliance audits, environmental permits (such as an NPDES permit, boiler permit, wastewater permit), registrations (such as for an underground storage tank) or material safety data sheets? If yes, please provide a copy of the document(s)

Yes  No Comments: \_\_\_\_\_

3. Can you provide contact information (name and phone number) of the previous owner of the property? If yes, please provide below.

Yes  No Comments: \_\_\_\_\_

**HISTORICAL & PRESENT USAGE/SITE CONDITIONS – SUBJECT AND ADJOINING PROPERTIES**

1. Are you aware of the prior use of the subject property, i.e., any previous development, undeveloped? If so, please describe.

Yes  No Comments: \_\_\_\_\_

2. Has fill dirt ever been brought onto the subject property that originated from a contaminated site or from an unknown source?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or have there ever been any pits, ponds or lagoons on the subject property utilized in connection with waste treatment or waste disposal?

Yes  No Comments: \_\_\_\_\_

5. Have any of the adjoining properties ever been used for industrial purposes? (including but not limited to a gas station, dry cleaner, auto repair facility, landfill, waste treatment, printing facility etc)?

Yes  No Comments: \_\_\_\_\_

6. Are any of the adjoining properties currently being used for industrial purposes?

Yes  No Comments: \_\_\_\_\_

7. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No Comments: \_\_\_\_\_

8. If the subject property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system or that the well has been designated as contaminated by any government environmental/health agency? If an on-site well is present, please attach a copy of the most recent water quality testing report.

Yes  No Comments: \_\_\_\_\_

9. Are you aware of any problems with the soil or have you ever seen staining on the soil?

Yes  No Comments: \_\_\_\_\_

### AAI and REGULATORY QUESTIONS

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, you must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any past or current existence of hazardous substances, specific chemicals, or petroleum products on the subject property or any facility located on the property?

Yes  No Comments: Kinder Morgan has a capped well

2. Are you aware of any past or current spills or other chemical releases that have taken place at the property?

Yes  No Comments: \_\_\_\_\_

3. Do you know of any clean ups (with respect to hazardous substances, specific chemicals, or petroleum products) that have occurred at the property?

Yes  No Comments: \_\_\_\_\_

4. Are you aware, based on your knowledge of the property, if there are any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes  No Comments: \_\_\_\_\_

5. Do you have any knowledge of filed or recorded environmental cleanup liens under federals, state or local law or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

6. Are there any potential or pending lawsuits or administrative actions concerning a release or threatened release of hazardous substances or petroleum product involving the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

7. Are you aware of any areas of activity or use limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been recorded or filed in a registry under federal, state or tribal law?

Yes  No Comments: \_\_\_\_\_

8. (Answer this question only if this is an acquisition) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?

Yes  No Comments: \_\_\_\_\_

Yes  No Comments: \_\_\_\_\_

2. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?

Yes  No Comments: \_\_\_\_\_

**TRANSFORMERS AND HYDRAULIC EQUIPMENT**

1. Are there are any transformers, capacitors, and/or hydraulic equipment on the subject property?

Yes  No Comments: \_\_\_\_\_

2. If yes, are there any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation.

Yes  No Comments: \_\_\_\_\_

3. Are the transformers owned by the subject property or by the local utility? If owned by the utility, please note the name of the utility.

Yes  No Comments: \_\_\_\_\_

**COMMENTS/ADDITIONAL INFORMATION** (If necessary, please provide any additional relevant environmental information that has not been discussed above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I certify to the best of my ability and knowledge that all statements made on this questionnaire are true and accurate.

Date: 5/17/20

Printed Name of Property Owner/Authorized Representative:

Clifford Lynn Baker

Signature of Property Owner/Authorized Representative:

Clifford Lynn Baker

## AAI Questionnaire: Subject Property

In order to fulfill the All Appropriate Inquiry and/or qualify for Landowner Liability Protections, this questionnaire must be filled out **honestly, legibly, and completely**, to the best of your knowledge.

Job Number (For inspector use only): \_\_\_\_\_

Date: May 7, 2020

Property Owner:

Chris Lemoyne Bradford

Phone: 480-244-1559 Fax: \_\_\_\_\_ Cell: 480-244-1559

Email Address: \_\_\_\_\_

Property Address: 15762 Mo 9 City: Cahone

County: Dolores State: Colo Zip: 81320

How long has the property been owned by the current owner?

Authorized Representative / Escort (Only fill out if different from property owner):

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_

County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Target Property Questions

Check the box below that best describes the current use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Current Business: \_\_\_\_\_ Time Located at Property: \_\_\_\_\_

Check the box below that best describes the past use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Past Business: \_\_\_\_\_ Time Located at Property: May 2015

Other Past Business: \_\_\_\_\_ Time Located at Property: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

**PREVIOUS REPORTS, DOCUMENTS AND OWNERS**

1. Are you aware if a previous Environmental Assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

Yes  No Comments: \_\_\_\_\_

2. Do you have any other environmentally associated documents, such as compliance audits, environmental permits (such as an NPDES permit, boiler permit, wastewater permit), registrations (such as for a underground storage tank) or material safety data sheets? If yes, please provide a copy of the document(s)

Yes  No Comments: \_\_\_\_\_

3. Can you provide contact information (name and phone number) of the previous owner of the property? If yes, please provide below.

Yes  No Comments: Jack-Bobby Largent < Desc

**HISTORICAL & PRESENT USAGE/SITE CONDITIONS – SUBJECT AND ADJOINING PROPERTIES**

1. Are you aware of the prior use of the subject property, i.e., any previous development, undeveloped? If so, please describe.

Yes  No Comments: land was in CRP

2. Has fill dirt ever been brought onto the subject property that originated from a contaminated site or from an unknown source?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or have there ever been any pits, ponds or lagoons on the subject property utilized in connection with waste treatment or waste disposal?

Yes  No Comments: \_\_\_\_\_

4. Are you currently aware of or have there ever been any hazardous substances, petroleum products, tires, car or industrial batteries, pesticides or other chemicals or waste materials that have been dumped, buried or burned on the subject property?

Yes  No Comments: \_\_\_\_\_

5. Have any of the adjoining properties ever been used for industrial purposes? (including but not limited to a gas station, dry cleaner, auto repair facility, landfill, waste treatment, printing facility etc)?

Yes  No Comments: \_\_\_\_\_

6. Are any of the adjoining properties currently being used for industrial purposes?

Yes  No Comments: \_\_\_\_\_

7. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No Comments: \_\_\_\_\_

8. If the subject property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system or that the well has been designated as contaminated by any government environmental/health agency? If an on-site well is present, please attach a copy of the most recent water quality testing report.

Yes  No Comments: \_\_\_\_\_

9. Are you aware of any problems with the soil or have you ever seen staining on the soil?

Yes  No Comments: \_\_\_\_\_

### AAI and REGULATORY QUESTIONS

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, you must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any past or current existence of hazardous substances, specific chemicals, or petroleum products on the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

2. Are you aware of any past or current spills or other chemical releases that have taken place at the property?

Yes  No Comments: \_\_\_\_\_

3. Do you know of any clean ups (with respect to hazardous substances, specific chemicals, or petroleum products) that have occurred at the property?

Yes  No Comments: \_\_\_\_\_

4. Are you aware, based on your knowledge of the property, if there are any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes  No Comments: \_\_\_\_\_

5. Do you have any knowledge of filed or recorded environmental cleanup liens under federal, state or local law or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

6. Are there any potential or pending lawsuits or administrative actions concerning a release or threatened release of hazardous substances or petroleum product involving the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

7. Are you aware of any areas of activity or use limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been recorded or filed in a registry under federal, state or tribal law?

Yes  No Comments: \_\_\_\_\_

8. (Answer this question only if this is an acquisition) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?

Yes  No Comments: \_\_\_\_\_

#### STORAGE TANKS AND DRAINS

1. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information.

Yes  No Comments: \_\_\_\_\_

2. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?

Yes  No Comments: \_\_\_\_\_

**TRANSFORMERS AND HYDRAULIC EQUIPMENT**

1. Are there any transformers, capacitors, and/or hydraulic equipment on the subject property?

Yes  No Comments: \_\_\_\_\_

2. If yes, are there any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation.

Yes  No Comments: \_\_\_\_\_

3. Are the transformers owned by the subject property or by the local utility? If owned by the utility, please note the name of the utility.

Yes  No Comments: Empire Electric A

**COMMENTS/ADDITIONAL INFORMATION** (If necessary, please provide any additional relevant environmental information that has not been discussed above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

**I certify to the best of my ability and knowledge that all statements made on this questionnaire are true and accurate.**

Date: \_\_\_\_\_

Printed Name of Property Owner/Authorized Representative: \_\_\_\_\_

Signature of Property Owner/Authorized Representative: \_\_\_\_\_

DRYVAC EQUIPMENT

Tractors, Cabriolet

## AAI Questionnaire: Subject Property

In order to fulfill the All Appropriate Inquiry and/or qualify for Landowner Liability Protections, this questionnaire must be filled out **honestly, legibly, and completely**, to the best of your knowledge.

Job Number (For inspector use only): \_\_\_\_\_

Date: May 11, 2020

Property Owner:

Dwayne + Cherrie Garchar Family Trust 970-739-4566 - Dwayne

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: 970-739-4480 - Cherrie

Email Address: dcgarchr@gmail.com

Property Address: 16038 Road M.4 City: Cahone

County: Dolores State: CO. Zip: 81320

How long has the property been owned by the current owner?

400 acres - 30 yrs. / 290 acres - 9 yrs.

Authorized Representative / Escort (Only fill out if different from property owner):

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_

County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Target Property Questions

Check the box below that best describes the current use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Current Business: Farming Time Located at Property: \_\_\_\_\_

Check the box below that best describes the past use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Past Business: Farming Time Located at Property: \_\_\_\_\_

Other Past Business: \_\_\_\_\_ Time Located at Property: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

**PREVIOUS REPORTS, DOCUMENTS AND OWNERS**

1. Are you aware if a previous Environmental Assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

Yes  No Comments: \_\_\_\_\_

2. Do you have any other environmentally associated documents, such as compliance audits, environmental permits (such as an NPDES permit, boiler permit, wastewater permit), registrations (such as for a underground storage tank) or material safety data sheets? If yes, please provide a copy of the document(s)

Yes  No Comments: \_\_\_\_\_

3. Can you provide contact information (name and phone number) of the previous owner of the property? If yes, please provide below. *290 acres Clifford + Alberta Deely 970-562-4334*

Yes  No Comments: *all are deceased - 400 acres*

**HISTORICAL & PRESENT USAGE/SITE CONDITIONS – SUBJECT AND ADJOINING PROPERTIES**

1. Are you aware of the prior use of the subject property, i.e., any previous development, undeveloped? If so, please describe.

Yes  No Comments: \_\_\_\_\_

2. Has fill dirt ever been brought onto the subject property that originated from a contaminated site or from an unknown source?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or have there ever been any pits, ponds or lagoons on the subject property utilized in connection with waste treatment or waste disposal?

Yes  No Comments: \_\_\_\_\_

4. Are you currently aware of or have there ever been any hazardous substances, petroleum products, tires, car or industrial batteries, pesticides or other chemicals or waste materials that have been dumped, buried or burned on the subject property?

Yes  No Comments: \_\_\_\_\_

5. Have any of the adjoining properties ever been used for industrial purposes? (including but not limited to a gas station, dry cleaner, auto repair facility, landfill, waste treatment, printing facility etc)?

Yes  No Comments: Elect. Sub-Station - 400 Acres

6. Are any of the adjoining properties currently being used for industrial purposes?

Yes  No Comments: Electric Sub-Station / Tri-State 400 acres

7. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No Comments: \_\_\_\_\_

8. If the subject property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system or that the well has been designated as contaminated by any government environmental/health agency? If an on-site well is present, please attach a copy of the most recent water quality testing report.

Yes  No Comments: \_\_\_\_\_

9. Are you aware of any problems with the soil or have you ever seen staining on the soil?

Yes  No Comments: \_\_\_\_\_

### AAI and REGULATORY QUESTIONS

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, you must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any past or current existence of hazardous substances, specific chemicals, or petroleum products on the subject property or any facility located on the property?

Yes  No Comments: Fuel Tanks 400 Acres

2. Are you aware of any past or current spills or other chemical releases that have taken place at the property?

Yes  No Comments: \_\_\_\_\_

3. Do you know of any clean ups (with respect to hazardous substances, specific chemicals, or petroleum products) that have occurred at the property?

Yes  No Comments: \_\_\_\_\_

4. Are you aware, based on your knowledge of the property, if there are any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes  No Comments: \_\_\_\_\_

5. Do you have any knowledge of filed or recorded environmental cleanup liens under federals, state or local law or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

6. Are there any potential or pending lawsuits or administrative actions concerning a release or threatened release of hazardous substances or petroleum product involving the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

7. Are you aware of any areas of activity or use limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been recorded or filed in a registry under federal, state or tribal law?

Yes  No Comments: \_\_\_\_\_

8. (Answer this question only if this is an acquisition) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?

Yes  No Comments: \_\_\_\_\_

### STORAGE TANKS AND DRAINS

1. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information.

Yes  No Comments: Gas + Diesel Tanks For Farm equip.

2. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?

Yes  No Comments: \_\_\_\_\_

**TRANSFORMERS AND HYDRAULIC EQUIPMENT**

1. Are there are any transformers, capacitors, and/or hydraulic equipment on the subject property?

Yes  No Comments: Transformers on Elect. Poles / Tractors = Hydraulic to lift + run equip

2. If yes, are there any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation.

Yes  No Comments: \_\_\_\_\_

3. Are the transformers owned by the subject property or by the local utility? If owned by the utility, please note the name of the utility.

Yes  No Comments: Empire Electric Assoc.

**COMMENTS/ADDITIONAL INFORMATION** (If necessary, please provide any additional relevant environmental information that has not been discussed above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I certify to the best of my ability and knowledge that all statements made on this questionnaire are true and accurate.

Date: \_\_\_\_\_

Printed Name of Property Owner/Authorized Representative: \_\_\_\_\_

Signature of Property Owner/Authorized Representative: \_\_\_\_\_

Cherrie Garchar

Dwaine Garchar

Dwaine Garchar

Cherrie Garchar

290 Acres: W/2 of Sec. 29, Twp. 40 N, R. 17 W

Printed Names of People with Life-Estate in the  
above Property: Clifford H. Neely & Alberta M. Neely

Signature of People with Life Estate in the  
above Property:

Clifford H. Neely  
Alberta M. Neely

## AAI Questionnaire: Subject Property

In order to fulfill the All Appropriate Inquiry and/or qualify for Landowner Liability Protections, this questionnaire must be filled out **honestly, legibly, and completely**, to the best of your knowledge.

Job Number (For inspector use only): \_\_\_\_\_

Date: May 11, 2020

Property Owner:

Bryce James Tree Farm, Inc.

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: ~~tree~~ dcgarchr@gmail.com

Property Address: 16583 Road M. 9 City: Cahone

County: Dolores State: Co. Zip: 81320

How long has the property been owned by the current owner?

Been in the family over 100 yrs. 320 acres

Authorized Representative / Escort (Only fill out if different from property owner):

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_

County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Target Property Questions

Check the box below that best describes the current use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Current Business: Tree Farm Time Located at Property: 50 yrs

Check the box below that best describes the past use of the property.

Commercial  Residential  Industrial  Undeveloped Land/Agriculture  Institutional (School, University, etc.)

Past Business: Farming Time Located at Property: 50 yrs

Other Past Business: Hay, Beans, Wheat, Time Located at Property: \_\_\_\_\_

**ENVIRONMENTAL INFORMATION**

**PREVIOUS REPORTS, DOCUMENTS AND OWNERS**

1. Are you aware if a previous Environmental Assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?

Yes  No Comments: \_\_\_\_\_

2. Do you have any other environmentally associated documents, such as compliance audits, environmental permits (such as an NPDES permit, boiler permit, wastewater permit), registrations (such as for a underground storage tank) or material safety data sheets? If yes, please provide a copy of the document(s)

Yes  No Comments: \_\_\_\_\_

3. Can you provide contact information (name and phone number) of the previous owner of the property? If yes, please provide below.

Yes  No Comments: All are deceased

**HISTORICAL & PRESENT USAGE/SITE CONDITIONS – SUBJECT AND ADJOINING PROPERTIES**

1. Are you aware of the prior use of the subject property, i.e., any previous development, undeveloped? If so, please describe.

Yes  No Comments: \_\_\_\_\_

2. Has fill dirt ever been brought onto the subject property that originated from a contaminated site or from an unknown source?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or have there ever been any pits, ponds or lagoons on the subject property utilized in connection with waste treatment or waste disposal?

Yes  No Comments: \_\_\_\_\_

4. Are you currently aware of or have there ever been any hazardous substances, petroleum products, tires, car or industrial batteries, pesticides or other chemicals or waste materials that have been dumped, buried or burned on the subject property?

Yes  No Comments: \_\_\_\_\_

5. Have any of the adjoining properties ever been used for industrial purposes? (including but not limited to a gas station, dry cleaner, auto repair facility, landfill, waste treatment, printing facility etc)?

Yes  No Comments: \_\_\_\_\_

6. Are any of the adjoining properties currently being used for industrial purposes?

Yes  No Comments: \_\_\_\_\_

7. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No Comments: \_\_\_\_\_

8. If the subject property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system or that the well has been designated as contaminated by any government environmental/health agency? If an on-site well is present, please attach a copy of the most recent water quality testing report.

Yes  No Comments: \_\_\_\_\_

9. Are you aware of any problems with the soil or have you ever seen staining on the soil?

Yes  No Comments: \_\_\_\_\_

### AAI and REGULATORY QUESTIONS

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, you must provide the following information (if available). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any past or current existence of hazardous substances, specific chemicals, or petroleum products on the subject property or any facility located on the property?

Yes  No Comments: Gas + Diesel Tanks / Farm Fuel

2. Are you aware of any past or current spills or other chemical releases that have taken place at the property?

Yes  No Comments: \_\_\_\_\_

3. Do you know of any clean ups (with respect to hazardous substances, specific chemicals, or petroleum products) that have occurred at the property?

Yes  No Comments: \_\_\_\_\_

4. Are you aware, based on your knowledge of the property, if there are any obvious indicators that point to the presence or likely presence of contamination at the property?

Yes  No Comments: \_\_\_\_\_

5. Do you have any knowledge of filed or recorded environmental cleanup liens under federals, state or local law or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

6. Are there any potential or pending lawsuits or administrative actions concerning a release or threatened release of hazardous substances or petroleum product involving the subject property or any facility located on the property?

Yes  No Comments: \_\_\_\_\_

7. Are you aware of any areas of activity or use limitations (AULs) such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been recorded or filed in a registry under federal, state or tribal law?

Yes  No Comments: \_\_\_\_\_

8. (Answer this question only if this is an acquisition) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If there is a difference, have you considered or determined whether the lower price is because contamination is known or believed to be present at the property?

Yes  No Comments: \_\_\_\_\_

### STORAGE TANKS AND DRAINS

1. Are there currently or are you aware if there have ever previously been any registered or unregistered storage tanks, aboveground or underground, located on the subject property? If so, please attach copies of documentation such as tank closure/removal reports, tank tightness tests or registration/regulatory information.

Yes  No Comments: \_\_\_\_\_

2. Are there currently or are you aware if there have ever previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the subject property?

Yes  No Comments: \_\_\_\_\_

3. Are there currently or are you aware if there have ever previously been any current evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the subject property?

Yes  No Comments: \_\_\_\_\_

**TRANSFORMERS AND HYDRAULIC EQUIPMENT**

1. Are there are any transformers, capacitors, and/or hydraulic equipment on the subject property?

Yes  No Comments: \_\_\_\_\_

2. If yes, are there any records indicating the presence or absence of PCBs in this equipment. If so, please attach copies of this documentation.

Yes  No Comments: \_\_\_\_\_

3. Are the transformers owned by the subject property or by the local utility? If owned by the utility, please note the name of the utility.

Yes  No Comments: Empire Electric Assoc.

**COMMENTS/ADDITIONAL INFORMATION** (If necessary, please provide any additional relevant environmental information that has not been discussed above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

I certify to the best of my ability and knowledge that all statements made on this questionnaire are true and accurate.

Date: \_\_\_\_\_

Printed Name of Property Owner/Authorized Representative: \_\_\_\_\_

Cherris L. Garchar

Signature of Property Owner/Authorized Representative: \_\_\_\_\_

Cherris L. Garchar

President of Corp.

+  
25% owner

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dolores Canyon Solar Project  
Dolores County, Colorado



**Prepared for:**

Dolores Canyon Solar LLC & JSI Construction  
Group LLC  
Dave Kimmett AICP, Project Planner  
Juwi Inc.  
1710 29<sup>th</sup> Street, Suite 1068  
Boulder, Colorado 80301

**Prepared by:**

SME Environmental, Inc.  
679 East 2<sup>nd</sup> Ave. Unit E2  
Durango, CO 81301



January 2021

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## EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment was completed by SME Environmental, Inc. (SME) for Dolores Canyon Solar LLC & JSI Construction Group LLC (JSI) for the Dolores Canyon Solar Project property located approximately 3.5 miles northeast of the town of Cahone at a latitude, longitude of 37.704045°, -108.749024° respectively, within Dolores County, Colorado. It is the understanding of SME that this *Phase I ESA* was conducted as part of a potential property lease. The *User* of this *Phase I ESA*, as defined by the ASTM 1527-13 standard, is Dolores Canyon Solar LLC & JSI Construction Group LLC (JSI). The *target property* is depicted on [Figure 1: Appendix 1](#).

SME performed this *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Standard 1527-13, *Standard Practice for Environmental Site Assessments*. Any exceptions to, or deletions from, this practice are described in sections 7.0 and 8.1 of this report. The objective of a *Phase I ESA* is to identify *recognized environmental conditions (REC)s* or the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property. The *Phase I Environmental Site Assessment* included a review of public agency files and databases, historical aerial photography and topographic maps, and reviews of available historical city directories. The *Phase I ESA* also included a site inspection of the *target property*, limited site inspections of adjacent and nearby properties, and interviews with individuals with knowledge of the *target property* and its surroundings.

As a result of this *Phase I ESA*, SME identified a total of thirteen *findings*: two *findings* on the *target property* and eleven *finding* on adjoining properties, as defined by ASTM Standard 1527-13 as known or suspected *RECs*. These are discussed in detail in Section 7.0 of this report. After an evaluation of these *findings* for this *Phase I ESA*, it is the opinion of SME, as *environmental professional*, that **none of the *findings* constitutes a *REC***.

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## LIST OF ACRONYMS

AMSD	Approximate Minimum Search Distance
AMSL	Above Mean Sea Level
ASTM	American Society for Testing and Materials
AUL	Activity Use Limitation
CCR	Code of Colorado Regulations
CDPHE	Colorado Department of Public Health and Environment
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Report
COSTIS	Colorado Storage Tank Information System
CREC	Conditional Recognized Environmental Condition
DOPS	Division of Oil and Public Safety
DWR	Division of Water Resources
ERNS	Federal Emergency Response Notification System
EDR	Environmental Data Research
ESA	Environmental Site Assessment
GIS	Geographic Information Science
HMWMD	Hazardous Materials Waste Management Division
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
ISA	Initial Site Assessment
NFA	No Further Action
NFRAP	CERCLIS No Further Remedial Action Planned
NMDOT	New Mexico Department of Transportation
NPL	National Priorities List
NRCS	Natural Resource Conservation Service
PCB	Polychlorinated biphenyl
PG	Professional Geologist
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SME	SME Environmental, Inc.
<i>TP</i>	Target Property
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
VCUP	Voluntary Cleanup Program
WQCC	Water Quality Control Commission

## 1.0 INTRODUCTION

This report documents the methodology and *findings* of a Phase I Environmental Site Assessment (*Phase I ESA*) for the Dolores Canyon Solar Project property located approximately 3.5 miles northeast of the town of Cahone at a latitude, longitude of 37.704045°, -108.749024° respectively, within Dolores County, Colorado (Figure 1: Appendix 1). SME Environmental, Inc. (SME) performed this *Phase I ESA* for Dolores Canyon Solar LLC & JSI Construction Group LLC (JSI), who is the *User* for this *report*. It is our understanding and belief that the *Phase I ESA* is being performed in consideration of a property lease involving the *Target Property*. For the purposes of this report, this property will hereafter be called the “*target property*” or “*TP*”. Note: this *Target Property* is composed of 8 individual properties. They are treated as individual parts for this report.

Section 7.0 of this *report* provides the Findings and Opinions of this *Phase I ESA*, including known or suspected *recognized environmental conditions (REC)s* and *de minimis conditions*, and the *environmental professional's* opinions of the impact on the *target property* of conditions identified as *findings*.

### 1.1 Scope of Work and Purpose of the Phase I ESA

This *Phase I ESA* was performed in general accordance with industry practices, with additional requirements as specified by the ASTM International E1527-13 *Standard Practice for Environmental Site Assessments* (ASTM standard E 1527-13). The objective of a *Phase I ESA* is to identify *RECs*, or the presence or likely presence of any *hazardous substances* or petroleum products in, on, or at a *target property* due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. A *hazardous substance* is defined in the ASTM standard E 1527-13 as “a hazardous substance pursuant to CERCLA 42 U.S.C.§9601(14)” (ASTM International, 2013). The *Phase I ESA* is performed in an effort to satisfy one of the requirements to qualify for the *landowner liability protections* to CERCLA liability, specifically “the practice that constitutes *all appropriate inquiry* into the previous ownership and uses of the *property*, consistent with good commercial or customary practice as defined in 42 U.S.C. §9601(35) (B)” (ASTM International, 2013). Such evaluation is based upon a diligent search of reasonably ascertainable and available records, interviews and site reconnaissance.

This *Phase I ESA* is not intended to address *hazardous substances* which do not present potential liability as defined by Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) known also as Superfund. Nor is it intended to address radon, asbestos, lead-based paint, lead or any other contaminants in drinking water, or the identification of wetlands.

The methods, *findings* and conclusions of this assessment are documented in this report regarding the recognized environmental and health and safety conditions associated with the *target property*. Subsurface investigation, materials sampling, and laboratory analysis were not a part of the approved scope of work for this project. Completion of the tasks associated with the preparation of this report provided a baseline evaluation of the former uses, existing conditions on the surface, and the potential for contaminants to migrate onto and away from the *target property*.

Terms used in the ASTM standard E 1527-13 are italicized in this report. Any exceptions to, or deletions from this practice are described in Sections 7.0 and 8.1 of this *report*. The Scope for this *Phase I ESA* is based on the ASTM standard E 1527-13 guidance and includes the following:

- Review of federal, state, and local regulatory agency records for facilities that use, store, and/or generate hazardous chemicals, which would help reveal *RECs* (Section 4.2);
- Site visit to assess visually obvious features or materials that may present the potential for *RECs* (Section 5.0);
- Interviews with personnel with knowledge of the site's history (Section 6.0);
- Site historical sources review (Section 4.1).

SME has made certain assumptions in preparing the scope of this assessment:

- Data gathered from public information sources (i.e., libraries or public regulatory agencies) are accurate and reliable.
- Site operations reflect site conditions relative to potential releases and no intentional concealment of environmental conditions or releases has occurred.
- Interview information is directly reported as gathered by the assessor and is limited by the accuracy of the interviewee's recollection and experience.
- Published geologic information and site observations made by the environmental professional are used to estimate likely contaminant migration pathways in the subsurface. These estimates by the environmental professional are limited in accuracy and are generally cross-referenced with existing information about similar sites and environmental releases in the area.

The ASTM International E1527-13 standard describes this methodology as representing good commercial and customary practice for identifying *RECs*, *historically recognized environmental conditions (HRECs)*, and *controlled recognized environmental conditions (CRECs)*.

## **1.2 Definitions of Terminology**

---

The ASTM International E1527-13 standard defines the following terms:

- *Findings*. Known or suspect recognized *environmental conditions*, *controlled recognized environmental conditions*, *historical recognized environmental conditions*, and *de minimis conditions*.
- *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. Conditions determined to be *de minimis* conditions are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.

- *Recognized Environmental Condition.* The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *RECs*.
- *Historical Recognized Environmental Condition.* A *historical recognized environmental condition (HREC)*, as defined by ASTM International E1527-13 standard, is “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, Activity Use Limitations (AUL), institutional controls, or engineering controls).” *HRECs* are not *RECs*, though they have been in the past. *HRECs* are *de minimis* conditions, and, therefore, are not classified as *RECs*. For example, many *HRECs* will be historical auto service centers where the hazardous waste has either been cleared by a regulatory authority or naturally depleted over time to a *de minimis* condition.
- *Controlled Recognized Environmental Condition.* A *controlled recognized environmental condition (CREC)* is defined by ASTM International E1527-13 standard as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).” For example, lead-contaminated aquifers that are filtered before becoming available for human consumption are considered a *CREC*.

## 2.0 PROJECT AND SITE DESCRIPTION

### 2.1 Project Location

There are 8 *TPs* associated with this Phase I. They total 378 ac and lie approximately 3.5 miles northeast of the town of Cahone, within Dolores County, Colorado. Specific locations of each *TP* are provided below.

-1 Property #1 measures approximately 123 ac and lies at a latitude, longitude of 37.702734°, -108.77083°, respectively [Figure 1: Appendix 1](#)).

-2 Property #2 measures approximately 60 ac and lies at a latitude, longitude of 37.717299°, -108.773262°, respectively [Figure 1: Appendix 1](#)).

- 3 Property #3 measures approximately 112 ac and lies at a latitude, longitude of 37.712262°, -108.778224°, respectively [Figure 1: Appendix 1](#)).
- 4 Property #4 measures approximately 22 ac and lies at a latitude, longitude of 37.717457°, -108.777855°, respectively [Figure 1: Appendix 1](#)).
- 5 Property #5 measures approximately 26 ac and lies at a latitude, longitude of 37.719669°, -108.777855°, respectively [Figure 1: Appendix 1](#)).
- 6 Property #6 measures approximately 0.2 ac and lies at a latitude, longitude of 37.712927°, -108.751702°, respectively [Figure 1: Appendix 1](#)).
- 7 Property #7 measures approximately 19 ac and lies at a latitude, longitude of 37.718612°, -108.769725°, respectively [Figure 1: Appendix 1](#)).
- 8 Property #8 measures approximately 17 ac and lies at a latitude, longitude of 37.711591°, -108.742255°, respectively [Figure 1: Appendix 1](#)).

## **2.2 Physical Setting**

---

### *2.2.1 Topography*

- 1 Elevations on property #1 range from approximately 7,010 feet AMSL in the gulch bisecting the property to 7,111 feet AMSL on its northeast corner. The TP is a combination of mostly flat farmland on its western portion, and the hilly terrain surrounding the eastern terminus of County Road M. The TP drains into an unnamed gulch which trends southeast and drains into the Dolores River.
- 2 Elevations on property #2 range from approximately 7,148 feet on its southwestern corner to 7,200 feet AMSL on its northern edge. The TP is almost entirely rolling farmland, except for the southeastern corner which is undisturbed Pinyon Juniper habitat. The eastern half of the TP drains into an unnamed gulch which trends southeast and drains into the Dolores River. The western half of the TP drains into roadside ditches which trend south and east before draining into the same unnamed gulch as the eastern half.
- 3 Elevations on property #3 range from approximately 7,069 feet AMSL on its southern edge to 7,160 feet AMSL on its northeast corner. The TP is rolling farmland. The TP drains into an unnamed gulch which trends southwest before draining into Alkali Canyon, which drains into Cross Canon, then Montezuma Creek, before emptying into the San Juan River.
- 4 Elevations on property #4 range from approximately 7,126 feet AMSL on its eastern edge to 7,196 feet AMSL on its northeast corner. The TP is a rolling farmland. The TP drains into an unnamed gulch which trends southwest before draining into Alkali Canyon, which drains into Cross Canon, then Montezuma Creek, before emptying into the San Juan River.
- 5 Elevations on property #4 range from approximately 7,124 feet AMSL on its eastern edge to 7,197 feet AMSL on its northeast corner. The TP is a rolling farmland. The TP drains into an unnamed gulch which trends southwest before draining into Alkali Canyon, which drains into Cross Canon, then Montezuma Creek, before emptying into the San Juan River.

-6 Elevations on property #6 range from approximately 7,223 feet AMSL on its southwestern corner to 7,227 feet AMSL on its southeast corner. The TP is a mostly undisturbed Pinyon Juniper Habitat, with an old dirt two track cutting across the northeastern corner. TP drains into an unnamed gulch which trends southeast and drains into the Dolores River.

-7 Elevations on property #7 range from approximately 7,138 feet AMSL in the gulch that bisects its northeast arm to 7,198 feet AMSL on its southeast corner. The TP is a combination of rolling farmland and desert scrub habitat. TP drains into an unnamed gulch which trends southeast and drains into the Dolores River.

-8 Elevations on property #8 range from approximately 7,326 feet AMSL in its southwest corner to 7,374 feet AMSL on its northeast corner. The TP is a combination of rolling farmland and desert scrub habitat. TP drains into an unnamed gulch which trends southeast and drains into the Dolores River.

A topographic map with the location of the *target properties* depicted is provided as Figure 1 in Appendix 1.

### 2.2.2 Geology

-1 Bedrock underlying property #1 consist of eolian deposits, composed of unconsolidated silts and sands (Quaternary), and Dakota Sandstone and Burro Canyon Fm, composed of sedimentary conglomerates, shales, and sandstones (Cretaceous) (Tweto, 1979).

-2 Bedrock underlying property #2 consist of eolian deposits, composed of unconsolidated silts and sands (Quaternary) (Tweto, 1979).

-3 Bedrock underlying property #3 consist of eolian deposits, composed of unconsolidated silts and sands (Quaternary) (Tweto, 1979).

-4 Bedrock underlying property #4 consist of eolian deposits, composed of unconsolidated silts and sands (Quaternary) (Tweto, 1979).

-5 Bedrock underlying property #5 consist of eolian deposits, composed of unconsolidated silts and sands (Quaternary) and Dakota Sandstone and Burro Canyon Fm, composed of sedimentary conglomerates, shales, and sandstones (Cretaceous) (Tweto, 1979).

-6 Bedrock underlying property #6 consist of Dakota Sandstone and Burro Canyon Fm, composed of sedimentary conglomerates, shales, and sandstones (Cretaceous) (Tweto, 1979).

-7 Bedrock underlying property #7 consist of eolian deposits, composed of unconsolidated silts and sands (Quaternary) (Tweto, 1979).

-8 Bedrock underlying property #8 consist of Dakota Sandstone and Burro Canyon Fm, composed of sedimentary conglomerates, shales, and sandstones (Cretaceous) (Tweto, 1979).

### 2.2.3 Soils

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey has mapped soils within the vicinity of the target property as part of the soil mapping effort for Dolores County. The soils within the target property are within the “Cortez Area, Colorado, Parts of Dolores and Montezuma Counties” soil survey area. All below data comes from the USDA NRCS Web Soil Survey.

-1 Soils underlying property #1 consist of Cahona-Sharps-Wetherill complex, 2 to 6 percent slopes, Gladel-Pulpit complex, 3 to 9 percent slopes, Sharps-Cahona complex, 6 to 12 percent slopes, Wauquie, Stony-Dolcan complex, 6 to 25 percent slopes, Wetherill loam, 1 to 3 percent slopes, Wetherill loam, 3 to 6 percent slopes, and Wetherill loam, 6 to 12 percent slopes

-2 Soils underlying property #2 consist of Gladel-Pulpit complex, 3 to 9 percent slopes, Wetherill loam, 1 to 3 percent slopes, Wetherill loam, 3 to 6 percent slopes, and Wetherill loam, 6 to 12 percent slopes.

-3 Soils underlying property #3 consist of Cahona-Sharps-Wetherill complex, 2 to 6 percent slopes, Wauquie, Stony-Dolcan complex, 6 to 25 percent slopes, Wetherill loam, 1 to 3 percent slopes, Wetherill loam, 3 to 6 percent slopes, and Wetherill loam, 6 to 12 percent slopes.

-4 Soils underlying property #4 consist of Wauquie, Stony-Dolcan complex, 6 to 25 percent slopes, Wetherill loam, 3 to 6 percent slopes, and Wetherill loam, 6 to 12 percent slopes.

-5 Soils underlying property #5 consist of Wauquie, Stony-Dolcan complex, 6 to 25 percent slopes, Wetherill loam, 3 to 6 percent slopes, and Wetherill loam, 6 to 12 percent slopes.

-6 Soils underlying property #6 consist of Granath loam, 6 to 12 percent slopes.

-7 Soils underlying property #7 consist of Hesperus loam, 3 to 6 percent slopes, Ilex-Granath complex, 6 to 12 percent slopes, Ormiston-Granath complex, 1 to 12 percent slopes, Wauquie, Stony-Dolcan complex, 6 to 25 percent slopes, and Wetherill loam, 6 to 12 percent slopes.

-8 Soils underlying property #8 consist of Granath loam, 3 to 6 percent slopes, Granath loam, 6 to 12 percent slopes, Nortez-Granath complex, 0 to 6 percent slopes.

## 3.0 USER PROVIDED INFORMATION

### 3.1 Information Reported by User

A *User* is defined by ASTM International E1527-13 standard as the party seeking to use the standard to complete a *Phase I ESA* of the study area and may include a potential purchaser of land of the *TP*, a potential tenant of the *TP*, an owner of land in the *TP*, a lender, or a technical manager. The *User* for this *Phase I ESA* is Dolores Canyon Solar LLC & JSI Construction Group LLC (JSI).

The *User* or authorized representative of the *User* provided the following documents:

- *User Questionnaire*, per ASTM E1527-13 standard - Completed by Dave Kimmett, user representative.

- *Property Questionnaire*, per ASTM E1527-13 standard - Completed by Dwayne Garchar (property owner).
- *Property Questionnaire*, per ASTM E1527-13 standard - Completed by Joyce Tanner (property owner).
- *Property Questionnaire*, per ASTM E1527-13 standard - Completed by Iris Bradfield (property owner).
- *Property Questionnaire*, per ASTM E1527-13 standard - Completed by Mark Coffey (property owner).
- *Property Questionnaire*, per ASTM E1527-13 standard - Completed by Steven Diggle (property owner).
- *Property Questionnaire*, per ASTM E1527-13 standard - Completed by Josh Lucero (property owner).

### **3.2 Information Reported by the User Regarding Environmental Liens or Specialized Knowledge or Experience**

---

The *User* had no specialized knowledge or experience regarding environmental liens; Mr. Kimmett, representative of the *User*, informed SME that the *User* is not aware any of the following:

- Any environmental liens against the property.
- Any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or used petroleum products in, on or from the site.
- Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or used petroleum products in connection with the site.

Mr. Kimmett indicated no specialized knowledge regarding the *target property*.

### **3.3 Valuation Reduction for Environmental Issues**

---

The *User* indicated that the purchase price being paid for the property reasonably reflects the fair market value of the property.

### **3.4 Owner, Property Manager, and Occupant Information**

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The *User* verified that the *TP* is currently occupied by multiple tenants.

### **3.5 Reason for Performing Phase I ESA**

---

Mr. Kimmett indicated that the *Phase I ESA* is being performed in consideration of a property transaction regarding the *target property*.

## **4.0 RECORDS REVIEW**

### **4.1 Historical Use Information**

---

The objective of reviewing historical use information is to develop a history of previous land uses of the *TP*. Per the ASTM International E1527-13 standard, the *EP* should attempt to identify the

use back to 1940. This information was used to assess the previous land uses for potential hazardous materials impacts that may affect the *TP*. The following information regarding the past and current uses of the site and adjoining properties was obtained from various public and private sources that were *reasonably ascertainable* and likely to provide useful information, as defined by the ASTM International E1527-13 standard. Information available through these sources is usually incomplete but may provide a general outline of the *TP*'s historical uses.

The specific *findings* identified during the course of this historical records review are not discussed in this section; see Section 7.0 for discussion related to any *findings* that resulted from this portion of the assessment.

#### 4.1.1 Sanborn Fire Insurance Maps

Sanborn Maps were drawn by the Sanborn Fire Insurance Company to assist in underwriting properties from the late 1800s to the mid-1900s. For certain time intervals, the maps show much detail of buildings, improvements, and land uses. However, the coverage of this resource is typically limited to older districts in established towns and cities, and Sanborn Maps were not available for the study area.

#### 4.1.2 Aerial Photography Review

Historical aerial photographs are valuable for the *EP* to review features of the *TP* and surrounding properties over a long period of time. A review of historical aerial photography may indicate past activities at a *property* not documented by other means or observed during a site inspection. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. Historical aerial imagery was obtained through earthexplorer.gov. Copies of the photos are included in [Appendix IV](#).

Aerial photography was reviewed for the following years: 1955, 1957, 1964, 1978, 1982, 1988, 1992, 1999, 2009, and 2017. Aerial photography was not found for dates prior to 1955.

#### 4.1.3 Historical Topographic Maps

Historical topographic maps are valuable for the environmental assessor to review features of the *TP* and surrounding properties over a long period of time. A review of historical topographic maps may indicate past activities at a property not documented by other means or observed during a site inspection. The effectiveness of this technique depends on the scale and detail of maps. Historical topographic maps were obtained through [ngmdb.usgs.gov/topoview](http://ngmdb.usgs.gov/topoview) and are included in [Appendix IV](#) or referenced in Section 9.0.

A review of topographic maps was conducted for the following years: 1956, 1965, 1982, 1993, 1994, 2010, 2011, and 2019.

## 4.2 Public Records Review

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SME reviewed records within the Approximate Minimum Search Distance (*AMSD*) of the *TP*, or the area for which records must be obtained and reviewed as per ASTM Standard E1527-13. The review included federal, state, local, and tribal databases as defined by ASTM Standard E1527-13. *AMSDs* for each database reviewed are listed in Table 4.1 and Table 4.2, below.

Table 4.1 Federal Records (ASTM Standard Environmental Record Sources).

Federal Database	Approximate Minimum Search Distance
National Priorities List (NPL)	1.0 mile
Federal Delisted NPL site list	0.5 mile
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List	0.5 mile
CERCLIS No Further Remedial Action Planned (NFRAP) List	0.25 mile
Corrective Action Report (CORRACTS)	1.0 mile
Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal facilities (TSD) list	0.5 mile
RCRA Generators lists	Property & adjoining property
Federal institutional control/engineering control registries	Property only
Federal Emergency Response Notification System (ERNS) list	Property only

\*For a detailed list of databases searched and search radii refer to the EDR database report (Appendix III).

Table 4.2 State and Local Records (ASTM Standard Environmental Record Sources).

State Database	Approximate Minimum Search Distance
State- and tribal-equivalent NPL	1.0 mile
State- and tribal-equivalent CERCLIS	0.5 mile
State and tribal landfill and/or solid waste disposal site lists	0.5 mile
State and tribal leaking storage tank lists	0.5 mile
State and tribal registered storage tank lists	Property & adjoining property
State and tribal institutional control/ engineering control registries	Property only
State and tribal voluntary cleanup sites	0.5 mile
State and tribal Brownfields sites	0.5 mile

\*For a detailed list of databases searched and search radii refer to the EDR database report (Appendix III).

#### 4.2.1 EDR Radius Map™

EDR was contracted by SME to complete a database search of federal, state, local, and tribal environmental record listings for the TP. The separate TPs were combined and an overall boundary encompassing all of them was implemented for the boundaries of this search. A computerized environmental information database search was performed for the TP on October 29, 2020. The databases searched included federal, state, local, and tribal databases as defined by ASTM Standard E1527-13, as well as additional EDR proprietary databases. For a detailed list of databases searched and AMSD refer to the EDR database report (Appendix III)].

The results of the database search reported no sites and no “orphan” listings (listings for sites with insufficient or conflicting address information, which renders the sites un-mappable) were identified. A complete copy of the EDR environmental database report is included in Appendix III, which provides the locations and further details of these results (EDR, 2020).

Results of SME's review of the EDR report relevant to this *Phase I ESA* are summarized in Section 7.0.

#### 4.2.2 Additional Records Review

SME conducted additional records reviews to gather information concerning site *findings* and supplement the *findings* of the review of standard environmental records sources. Records were requested and/or files were viewed online from the following sources:

- U.S. Environmental Protection Agency (USEPA) Envirofacts System Data Search (U.S. Environmental Protection Agency, 2019);
- USEPA Enforcement Compliance History Online (ECHO) database (US Environmental Protection Agency, 2019);
- Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials Waste Management Division (HMWMD);
- Colorado Oil and Gas Conservation commission (COGCC) Interactive Map

Results of SME's review of these additional records relevant to this *Phase I ESA* are discussed in Section 7.0.

## 5.0 SITE INSPECTION

A site reconnaissance was conducted on Nov 27, 2020 by Clint Casey of SME. The purpose of the visit was to look for obvious visual indications of historical or current operations that may have resulted in possible soil and/or groundwater contamination. The site visit included a visual evaluation of the grounds for indications of hazardous waste storage and disposal areas, storm drainage, underground and aboveground storage tank locations, and hazardous material storage and use areas.

The *TP* was generally inspected for evidence of hazardous materials and/or petroleum product contamination of surface soils. During the site visit, the *TP* and relevant adjoining properties were observed and photographed. These photographs document the conditions observed at the time of the site reconnaissance and help provide future reference for site identification. Photographs taken at the time of the site inspection are included in [Appendix II](#).

Portions of the site were not visible due to dense vegetation and due to the size of the *TP* not all of the property was visually inspected. Additionally, SME did not have access to a residence and several structures within TP-1 at the time of the site visit; this is considered a limiting condition.

Observations leading to identification of *findings* are discussed in Section 7.0.

### 5.1 Historic and Current Uses

The following information is based upon Dolores County Assessor's records, historical aerial photography and maps, and interviews. These properties have traditionally been used for

farming (Garchar, 2020). The readily available ownership history of the TP is depicted in Table 5.1.

*Table 5.1 Ownership History for Parcel 505929400037 (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)*

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
<i>Bryce James Tree Farm, Inc.</i>		?

*Table 5.2 Ownership History for Parcel 505930400070 (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)*

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
<i>Jaclynn M. Thoes Et Al</i>	<i>Iris Lemoyne Bradfield (50%) and Patrick H. Thielen (Thielen Trust 50%)</i>	2014

*Table 5.3 Ownership History for Parcel 505929200071 (split into two sections) (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)*

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
<i>Albert D. Garchar and Cherrie L. Garchar</i>	<i>Clifford H. Neely, Jr. and Alberta M. Neely</i>	2011

*Table 5.4 Ownership History for Parcel 505929200122 (split into two sections) (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)*

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
<i>Dwayne Garchar and Cherrie Family Trust</i>		?

Table 5.5 Ownership History for Parcel 505920400123 (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
Dwayne Garchar and Cherrie Family Trust		?

Table 5.6 Ownership History for Parcel 505920300124 (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
John N. Garchar and Kristina S. Garchar		?

Table 5.7 Ownership History for Parcel 505919100011 (source: Dolores County Assessor and Dolores County Colorado Online Map Viewer)

<b>Property Owner (Grantor)</b>	<b>Property Purchaser (Grantee)</b>	<b>Date of Property Transaction</b>
Robin E. Miller	Clifford Lynn Baker	2017

More detailed information on this parcel, and the structures located on the parcel, is located in Section 5.2.

#### 5.1.1 Adjacent Properties

-1

- **East:** Open space, residential property, agricultural land, local roads.
- **South:** Open space, residential property, agricultural land, local roads.
- **West:** Open space, agricultural land, local roads.
- **North:** Open space, electrical substation, residential property, agricultural land, local roads

-2

- **East:** Open space, agricultural land, local roads.
- **South:** Open space, agricultural land, local roads, electrical substation.
- **West:** Open space, agricultural land, local roads.
- **North:** Open space, agricultural land, local roads.

-3

- **East:** Open space, agricultural land, local roads, electrical substation.
- **South:** Open space, agricultural land, local roads, residential property.
- **West:** Open space, agricultural land, local roads, residential property.
- **North:** Open space, agricultural land.

-4

- **East:** Open space, agricultural land.
- **South:** Agricultural land.
- **West:** Open space.
- **North:** Open space, agricultural land.

-5

- **East:** Agricultural land, local roads.
- **South:** Agricultural land.
- **West:** Open space.
- **North:** Open space, agricultural land.

-6

- **East:** Open space, agricultural land.
- **South:** Open space, agricultural land.
- **West:** Open space, agricultural land.
- **North:** Open space, agricultural land.

-7

- **East:** Open space, agricultural land.
- **South:** Open space, agricultural land.
- **West:** Open space, agricultural land.
- **North:** Open space, agricultural land, local roads.

-8

- **East:** Open space, local roads.
- **South:** Open space, agricultural land, local roads, electrical substation.
- **West:** Agricultural land.
- **North:** Open space, agricultural land, local roads.

## **5.2 Structures, Roads and Other Improvements on the Target Property**

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Multiple structures and farming equipment are found throughout the TP. Multiple dirt roads, irrigation ditches, and utilities are found within the TP. The majority of the TP consists of agricultural and undeveloped land. A residence was observed on TP-1, no access was provided to the residence at the time of the site visit. In an interview with the property owner he stated the following: No tanks have existed on this site, no fueling occurs on this site, no petroleum products or hazardous materials are stored at this location, and no mechanical work has occurred on this site.

## **5.3 Utilities**

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The below utilities refer to the residence on TP -1. Evidence of underground utilities were also observed on the other TPs including pipelines associated with nearby CO2 mining activities.

- **Trash.** Rowe and sons
- **Natural Gas.** Country Gas
- **Electric.** Empire Electric/Tristate.
- **Water.** Montezuma Water Company
- **Sewer.** Septic Tank

## **5.4 Hazardous Substance Containers**

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Propane tanks were observed on TP-1.

## **5.5 Storage Tanks**

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Aboveground storage tanks were observed adjacent to the *TP*.

## **5.6 Indications of PCBs**

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Multiple transformers were observed on and adjacent to the *TP*, all of the transformers observed were in good condition and were labeled as “No PCBs”.

## **5.7 Land Conditions: soil staining pits, ponds, lagoons, stressed vegetation, etc.**

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Some staining was observed near ASTs adjacent to TP-8. This finding is discussed in greater detail within Section 7.0 of this report. Multiple owners stated that pesticides are used on the agricultural properties, no containers or evidence of concentrations of these chemicals were observed.

## **5.8 Wells, Septic Systems, and Wastewater Discharge**

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A water well was observed in TP-7.

## **5.9 Indications of Solid Waste Disposal**

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Debris was observed adjacent to *TP-1*. Findings associated with these observations are included in Section 7.0.

## 6.0 INTERVIEWS

Mr. Clint Casey with SME conducted interviews with people with knowledge of the *target property* and/or adjoining properties. The information gathered from these conversations was used to help assess the current and historical uses of and potential environmental liability associated with the *TP* and adjoining properties. Methods of the interview may include in person, telephone, email, or written correspondence. An interview was conducted with the following persons:

- **Dwayne Garchar**, property owner (Garchar; 2020);
- **Mike Hannigan**, Kinder Morgan Supervisor (Hannigan; 2020);
- **Diana Leiker**, Tri-State Environmental Supervisor (Leiker; 2020);

Interview documentation, including the *User Questionnaire* and *Owner Questionnaire* are attached in [Appendix V](#). Results of these interviews relevant to this *Phase I ESA* are discussed in Section 7.0.

## 7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

As a result of this *Phase I ESA*, SME identified two findings on the *target property* and eleven *finding* on adjoining properties. **No REC's were identified as part of this Phase I ESA.** The following sections identify the evidence and rationale for SME's opinions on these *findings*. *Findings* on the *TP* are depicted on [Figure 2](#), [Appendix I](#). A photographic log taken during the site reconnaissance is included in [Appendix II](#).

### 7.1 Target Property

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*Findings* located on the *TPs* are discussed below (see Appendix II for photographs which support the descriptions below).

#### Finding 1. Miscellaneous Debris

This finding was identified during the site visit. *De minimis* debris was observed during the site visit in various locations throughout the *TPs* (Not mapped).

#### Summary

The debris was not abundant and is considered a *de minimis* condition, or that which does not present a threat to human health of the environment and would not be the subject of an enforcement action by regulatory authorities and, therefore, is not considered a recognized environmental condition.

**TP-1:** *No Findings were observed within the boundaries of this area.*

**TP -2** *No Findings were observed within the boundaries of this area.*

**TP -3** *No Findings were observed within the boundaries of this area.*

**TP -4** *No Findings were observed within the boundaries of this area.*

**TP -5** *No Findings were observed within the boundaries of this area.*

**TP -6** *No Findings were observed within the boundaries of this area.*

**TP -7** *No Findings were observed within the boundaries of this area.*

**TP -8**

### **Finding 2. Equipment**

This finding was identified based upon observations made during the site visit and the location is depicted on [Figure 2, Appendix I](#).

During the site visit, SME personnel observed several construction vehicles/equipment in this area. This equipment appeared to be in good working order and not abandoned. Small stains from leaks were observed under these vehicles.

#### Summary

The stains are considered a de minimis condition, or that which does not present a threat to human health of the environment and would not be the subject of an enforcement action by regulatory authorities and, therefore, is not considered a recognized environmental condition.

## **7.2 Adjacent Properties**

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*Findings* on adjacent properties are discussed below and are depicted on Figure 2, Appendix I. The specific TP that the finding is most likely to impact is addressed for each finding.

### **Finding 3. Drainage Debris**

This finding was identified based upon observations made during a previous site visit on May 21, 2020 and the location is depicted on [Figure 2, Appendix I](#). This finding is approximately 600 feet upgradient of TP-6 (closest TP). SME did not have access to this area at the time of the November site visit.

During the site visit, SME personnel observed several abandoned vehicles and farm equipment in this area. Multiple piles of debris, various household appliances, approximately a dozen propane tanks, and several 50-gallon fuel drums were also observed in this area during the site visit. In a conversation with Cherrie Garchar, property owner, she stated that this area has been used as storage/dump for approximately 60 years, no debris was buried and no vehicle maintenance occurred in this area and no vehicle maintenance or oil changes are performed at this location. She also stated that she is not aware of any past releases of contaminants associated with this area and the fuel drums were only used to store feed (Garchar, 2020). In a review of historical aerial photos this material is first clearly observed in the 2002 aerial photo and additional debris was visible in the 2011 aerial photo (Appendix IV).

#### Summary

Due to the lack of significant known spills and the distance/topography between this finding and the TP it is unlikely that with this site would have had a spill that would migrate and affect the TP. Therefore, this finding is not considered a recognized environmental condition.

#### **Finding 4. Abandoned AST and Debris**

This finding was identified based upon observations made during a previous site visit on May 21, 2020 and the location is depicted on [Figure 2, Appendix I](#). This finding is approximately 800 feet cross gradient of TP-6 (closest TP). SME did not have access to this area at the time of the November site visit.

During the site visit, SME personnel observed several abandoned vehicles and farm equipment in this area, a large AST with a dispenser, dozens of partially buried tires, and multiple piles of debris. No secondary containment was observed in connection with this AST and it appeared that this area had not been utilized for some time. In a conversation with Cherrie Garchar, property owner, she stated that this area has been used for storage for approximately 60 years and a homestead with a hand dug well used to exist at this location. The AST was emplaced in the 1980's, contained diesel, and was used to fuel farm equipment and vehicles for approximately 10 years. Minor vehicle maintenance and oil changes were also performed on the flat area created/outlined by the buried tires. She also stated that no debris was buried and she is not aware of any past releases of contaminants associated with this area (Garchar, 2020). In a review of historical aerial photo a structure is visible in the 1964 aerial photo (Appendix IV).

#### **Summary**

Due to the lack of significant known spills and the distance/topography between this finding and the TP it is unlikely that with this site would have had a spill that would migrate and affect the TP. Therefore, this finding is not considered a recognized environmental condition.

#### **Finding 5. Garchar Excavated Dump**

This finding was identified based upon observations made during a previous site visit on May 21, 2020 and the location is depicted on [Figure 2, Appendix I](#). This finding is approximately 1400 feet downgradient of TP-6 and 2,000 feet cross gradient from TP-8.

During the site visit, SME personnel observed a large pile of debris in an excavated trench that was approximately 200'x75' and 30' deep. Debris consisted of household items, wood, and other miscellaneous debris. Debris was on bare dirt and no containment was observed on the underlying soil. In a conversation with Cherrie Garchar, property owner, she stated that this dump used to be a silage pit but was converted to a dump when a nearby residence burned down. The debris from the housefire was put in this dump in 2017 and has been used occasionally as the farm dump since then. She also stated that she is not aware of any past releases of contaminants associated with this dump and is unaware of any disposal of petroleum products or hazardous waste located there (Garchar, 2020). In a review of historical aerial photos this material is first observed in the 2017 aerial photo and is not visible in the 2004 aerial photo (Appendix IV).

## Summary

Due to the lack of significant known spills and the distance/topography between this finding and the TP it is unlikely that with this site would have had a spill that would migrate and affect the TP. Therefore, this finding is not considered a recognized environmental condition.

### **Finding 6. Well DWD-1**

This finding was identified based upon observations made during the site visit and the location is depicted on [Figure 2, Appendix I](#). This finding is approximately 2500 feet cross gradient of TP-7.

This well is operated by Kinder Morgan. No spills are listed for this site according to the COGCC and EPA websites and no evidence of hazardous materials were observed at the time of the site visit. In a conversation with Mike Hannigan, Kinder Morgan Supervisor, he stated that no significant spills have occurred at this location (Hannigan, 2020).

## Summary

Due to the lack of significant spills and distance from the TP it is unlikely that activities associated with this site have affected the TP. Therefore; this finding is not considered a recognized environmental condition.

### **Finding 7. Doe Canyon Compressor Station/Doe Canyon Helium**

This finding was identified based upon observations made during the site visit and the location is depicted on [Figure 2, Appendix I](#). This finding is approximately 60 feet and cross gradient from TP-3. Roadside ditches hydrologically separate surface flows from the TP's.

Several tanks were observed at this location and no evidence of stains or spills were observed at the time of the site visit. Doe Canyon is a compressor station operated by Kinder Morgan. In a conversation with Chris Millancon, Kinder Morgan Operations Manager, he stated that this facility was constructed in 2018 and that he is aware of the spills listed below and to his knowledge they were all contained within the Doe Canyon property and/or promptly remediated. He also stated that there have been no spills that would affect properties outside of the Doe Canyon facility (Millancon, 2020).

Multiple spills were reported in connection site on the EDR report and are listed as follows:

#### **Sewage Spill**

**Event Date:**

04/13/2016

**Event Time:**

16:00:00

**Material Type:**

SANITARY SEWER OVERFLOW

**Material1:**

SEWAGE

**Quantity1:**

300

**Unit1:**

GALLONS

**Cause Info:**

Yesterday the caller's company noted release of sewage by the sump pump, and today they confirmed that there is a crack in the pump. They have discovered that if they keep the pump from filling above the crack, it won't leak. They estimate that approx. 300 gallons of sewage was spilled to dirt.

**Used diethylene glycol****Initial Report Date:**

11/21/2014

**Operator:**

KINDER MORGAN CO2 CO LP

**Operator Number:**

46685

**Tracking Number:**

400738071

**Spill Description:**

Doe Canyon Central Processing Facility: Glycol pump ceased in automatic system due to valve being left open overnight (human error). The glycol pump sump overflowed and released approximately 20 bbls of used diethylene glycol. Upon discovery, the valve was closed and standing liquid was recovered using a vacuum pump. Approximately 15 barrels (bbls) were recovered. The release occurred well within the facility boundary, soils consist of gravel and tight red clays. Remedial actions are still underway to recover residual free liquids in the subsurface around pipelines and the glycol pump sump. A complete report detailing remedial actions and confirmation soil sample results will be submitted upon receipt of laboratory analytical results.

### **Drilling Fluid**

**Initial Report Date:**

10/31/2016

**Operator:**

KINDER MORGAN CO2 CO LP

**Operator Number:**

46685

**Tracking Number:**

401139884

**Other Waste:**

Drilling fluid from activity at DC-3 well location

**Drilling Fluid Spill Volume:**

>=1 and <5

**Spill Description:**

RW Trucking driver arrived at Doe Canyon plant with water truck and pup trailer, cracked open valve in back of pup trailer to evacuate contents of trailer tank and connecting hose to truck tank using vacuum pump, parked pup trailer at plant and drove water truck to DC-3 well location, picked up load of drilling fluid (waste) to transport to disposal facility in Farmington, NM, returned to Doe Canyon plant, hooked up to pup trailer, transferred portion of drilling fluid load to pup trailer using pump, immediately saw that valve located at rear of pup trailer was still cracked open with drilling fluid leaking out, reported spill immediately at 3:30 AM MDT 10/31/16. Calculated spill volume was 4.4 bbl of drilling fluid. Free liquid recovered with vacuum truck, impacted gravel/soil excavated and placed in lined containment area.

### **Produced Water**

**Initial Report Date:**

03/06/2018

**Produced Water Spill Volume:**

>=5 and <100

**Other Waste:**

42 barrels of produced water

**Spill Description:**

Water discovered by operators at 8:00 AM inside secondary containment area of Doe Canyon Central Processing Facility (CPF) tank battery. Water was observed leaking from behind the