

Phase I Environmental Site Assessment

Approximately 183 Acres in Sections 26 and 35, Township 2 North,
Range 64 West
Keenesburg, Colorado 80643



Prepared For:

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Approximately 183 Acres in Sections 26 and 35, Township 2 North,
Range 64 West
Keenesburg, Colorado 80643


Western Environment and Ecology, Inc.
Project Number: 754-006-01

Prepared for:

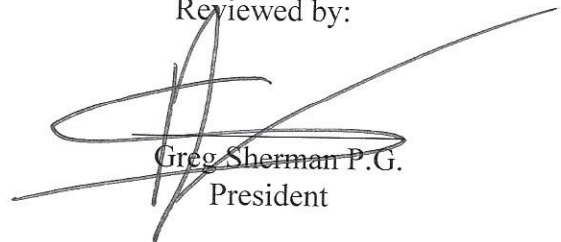
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June 3rd, 2021

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1.0 INTRODUCTION

The purpose of a Phase I Environmental Site Assessment is to identify, to the extent feasible, recognized environmental conditions associated with the subject property. A Phase I Environmental Site Assessment has four components: Records Review, Site Reconnaissance, Interviews, and a Report. These specific activities are further defined by the American Society for Testing and Materials (ASTM 1527-13, Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process, December, 2013).

The U.S. Environmental Protection Agency issued a final rule governing “All Appropriate Inquiries” (AAI) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) on November 1, 2006 (40 C.F.R. Part 312). The EPA has determined that a Phase I Environmental Site Assessment prepared in accordance with ASTM 1527-13 meets the AAI requirements.

The following document was prepared at the request of Mr. Chad Rodriguez, Project Manager for MSP Investment Co, LLP. Mr. Rodriguez indicated that this study was in response to the potential purchase of the property. On April 28th, 2021, Western Environment and Ecology, Inc. (Western Environment) provided a User Questionnaire to Mr. Rodriguez and asked that he forward an Owner Questionnaire to the current property owners. The Weld County Assessor’s Office lists the property owner as George T. Cook (Parcel #s 130535100014 and 130526406002). These questionnaires request copies of past environmental assessment reports and ask for any information regarding environmental issues, liens, covenants, or hazardous material spills associated with the sites.

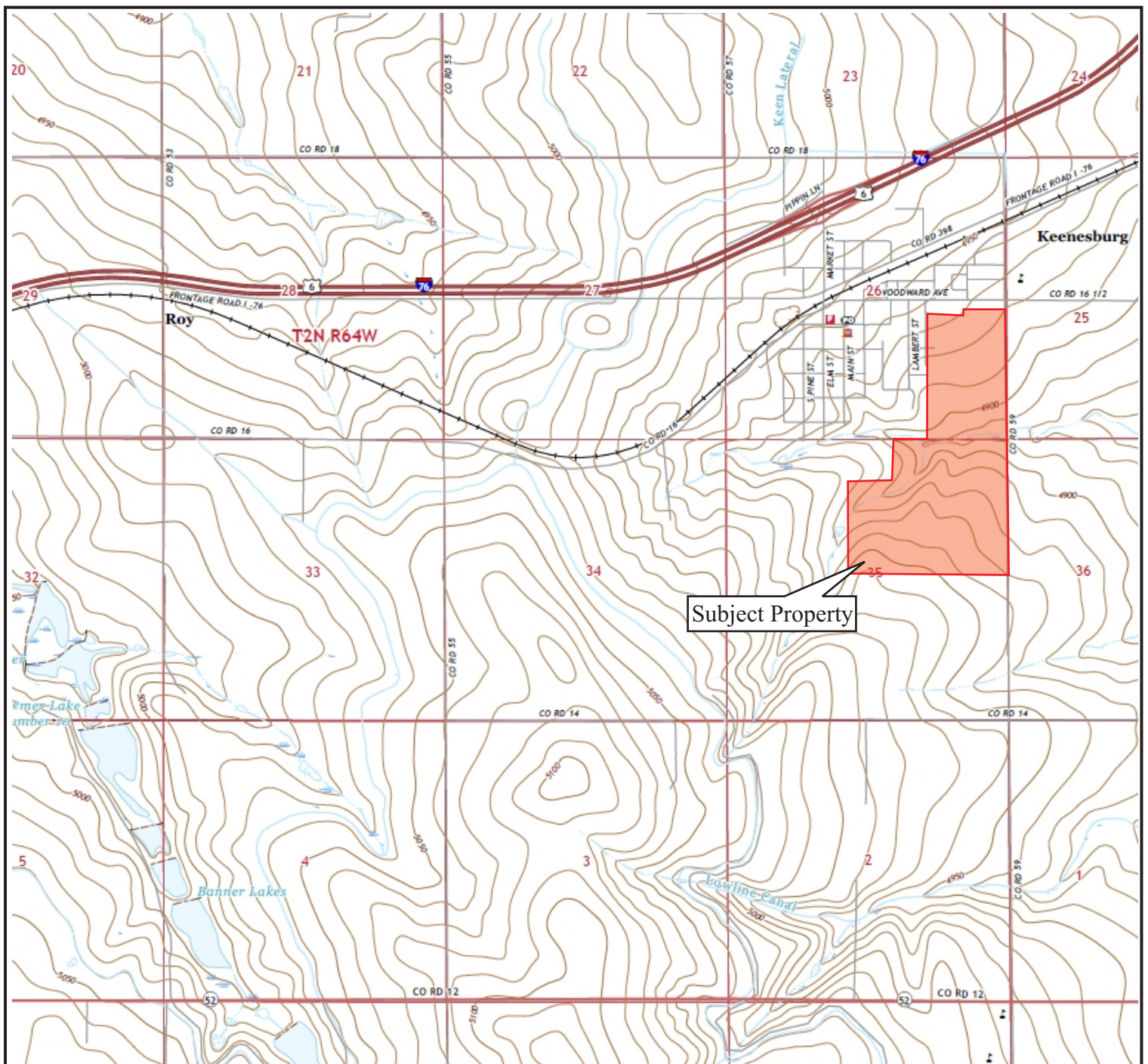
Mr. Rodriguez returned the User questionnaire (attached) on May 11th, 2021 and indicated that the property has historically been utilized as dry land farming. Additionally, he indicated that the Town of Keenesburg Wastewater Treatment Plant discharges effluent into the Sloan Reservoir No. 1 on the subject property. the adjacent property Mr. Cook returned the Owner questionnaire on May 3rd, 2021 (attached) indicating that he has owned the property for 7 years and has no knowledge of environmental issues associated with the site.

2.0 SITE DESCRIPTION

This Phase I Environmental Site Assessment was conducted for an approximately 183.35 acre property, in the Town of Keenesburg, Colorado 80643. The site occurs within Section 26 and Section 35, Township 2 North, Range 64 West (Figure 1). The property is approximately ½ mile to the southeast of Weld County Road 16 and the Burlington Northern Santa Fe Railroad (Figure 2). The Weld County Assessors Office indicates the vacant subject site consists of 2 adjacent parcels (Weld county parcels #130535100014 and 1350526406002). The property is currently vacant and utilized for agricultural production. Two tributaries to Lost Creek bisect the property from the west and northwest, and confluence into Sloan Reservoir No. 1, on the northern portion of the site. A tributary to Lost Creek continues east of the reservoir and exits the property on the eastern border. The 183.35 acres are zoned Agricultural (AG) by the Town of Keenesburg. The property is within the Town of Keenesburg water and sanitary service area. Additionally, the site is within the Atmos natural gas service area and United Power electric service area.

Surrounding properties include single family residence to the west of the northern parcel, vacant agricultural land to the east, west, and south of the southern parcel, and the Town of Keenesburg Water Treatment Plant adjacent to the north of Sloan Reservoir No. 1. Interstate Highway 76 is located approximately ½ mile to the north, with the Denver-Hudson Canal approximately 1 mile to the southwest. Review of the FEMA Flood Insurance Map (attached) indicate the 100 year flood plain follows the tributary to Lost Creek, bisecting the site.

The site occurs at an elevation between 4,900 to 4,945 feet above sea level (USGS Keenesburg 7.5 Minute Quadrangle, 2019). Local topography gently slopes to the east. The US Resource Conservation Service classifies the site soils as Colby loam, Colby-Adena loam, Haverson loam, and Shingle-Renohill complex overlying Tertiary-Cretaceous Denver Formation or lower part of Dawson Arkose and Quaternary Gravels and Alluviums (Ogden Tweto, 1979). Records maintained by the Colorado Division of Water Resources identified a domestic water well located to the southeast of the site. Lithologic logs (attached) indicated that rock and clay extended from the surface to 30 feet. Shale, coal, sand and sandstone extended from 30 feet to a depth of 705 feet. The static water level was measured at 301 feet.



USGS Keenesburg 7.5 Minute Quadrangle, 2019



Approximate Scale in Miles



Western Environment
and Ecology, Inc
2217 West Powers Avenue
Littleton, Colorado 80120

Figure 1 - Project Location Map
183 Acres in Sections 26 and 35
Township 2 North , Range 64 West,
Keenesburg, Colorado



Google Earth, June 14th, 2016



Approximate Scale in Feet



Western Environment
and Ecology, Inc
2217 West Powers Avenue
Littleton, Colorado 80120

Figure 2 - Site Map
183 Acres in Sections 26 and 35,
Township 2 North , Range 64 West,
Keenesburg, Colorado

3.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information that will help identify the potential for recognized environmental conditions in connection with the property. Availability of records varies from information source to information source, including governmental jurisdictions. Western Environment did not identify, obtain, or review every possible record that might exist with respect to the property. Instead, record information from reasonably ascertainable standard sources was reviewed. The approximate minimum search distance incorporated in the review, the resources utilized, and the number of sites found are listed below:

Lists Reviewed	ASTM Standard Minimum Search Distance	Number of Site Within Search Distance
Federal and Colorado NPL List	1.0 mile	0
Federal and State CERCLIS List	0.5 mile	0
Federal RCRA TSD Facilities List	1.0 mile	0
Federal RCRA Generators List	Property and Adjoining Property	0
Federal RCRA Corrective Action List	1.0 mile	0
State Landfill and/or Solid Waste Disposal Site List	0.5 mile	0
State Leaking UST List	0.5 mile	1
State Registered UST List	Property and Adjoining Property	0
Colorado Brownfield / Voluntary Cleanup List	1.0 mile	0
Federal ERNS List	Property and Adjoining Property	0

Definitions:

NPL: *National Priority List (Superfund)*
 CERCLIS: *Comprehensive Environmental Response, Compensation and Liability Information System*
 RCRA: *Resource Conservation and Recovery Act*
 TSD: *Hazardous Waste Transport, Storage, and Disposal*
 UST: *Underground Storage Tank*
 ERNS: *Emergency Response Notification System*

3.1 Results

The underground storage tank (UST) sites with activity and proximity to the subject property are presented on the following table. A LUST listed as **inactive** has had a release, and has been remediated to meet State and Federal guidelines. A UST listed as **active** has had a release, and remedial activities are on-going. A site shown as **registered** is operating and currently meets Federal and State requirements or has been **closed** within State requirements.

Facility ID - Site Name	Address	Distance from Subject Property (feet)	Status, Date(s) of NFA
9548 - Market Street Mart	165 N Market Street	2,414' NE	Registered and active 11/14/2016 4/27/2021 -

One leaking UST site occurs within the ASTM Search Radius. Western Environment personnel reviewed files maintained by the Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS) for the facility identified within the ASTM search radius. The Market Street Mart facility has had 4 confirmed releases. The most recent release was reported on April 1st of 2021. OPS issued a request for a Site Characterization Report (SCR). To date, no SCR has been submitted. The due date is September 27th, 2021. It is the opinion of Western environment that due to distance, this site likely does not impact the subject property.

One **National Pollutant Discharge Elimination System (NPDES)** facility is located adjacent to the north of the subject property. The Town of Keenesburg Wastewater Treatment Plan discharges effluent into the Sloan Reservoir No. 1 on the subject property, within the Lost Creek subwatershed. The facility has several listed Notice of Violation - Compliance Advisories for effluent exceedance of biosolids, total suspended solids, E. coli, and fecal coliform, as well as failure to submit discharge monitoring reports (DMR's). Additionally, several surface spills of sewage waste have been reported.

3.2 Aerial Photography Review

Historic aerial photography was reviewed to document past use of the property. The earliest photograph available for review, dated July 12th, 1949, showed the property was in agricultural use with a single family residence on the north parcel. The tributaries to Lost Creek bisected the property from the west, confluenced, and continued to the east. A railroad and road

were located approximately ½ mile to the north of the site. The Town of Keenesburg was located to the northeast. The next photo, dated September 14th, 1953, showed the Town of Keenesburg Water Treatment Plant constructed adjacent to the north. In the photo dated July 1st, 1975 a water treatment facility was constructed adjacent west to the north parcel. In the photo from October 13th, 1984 Sloan Reservoir No. 1 had been constructed.

GoogleEarth images were reviewed from 1993 to 2019. The June 24th, 1993 image showed the house on the property was removed. A cattle grazing area was present to the southeast of the confluence pond. Additionally, a stock pond had been constructed on the western portion of the property. There were no significant changes to the property or surrounding area observed until the image dated July 7th, 2011, which showed surface disturbance adjacent to the west of the property. This disturbance appeared to be associated with the expansion of the Keenesburg Water Treatment Plant adjacent to the north. On May 27th, 2021, Western Environment submitted a request to the Town of Keenesburg, the owner of the property, regarding the surface disturbance. On June 1st, 2021, Mr. Mark Grey, Town of Keenesburg Public Works Director, responded to the request, indicating that the property, planned as the future Town cemetery, served as a “borrow area” for the expansion of the Keenesburg Water Treatment Plant. In the image from September 6th, 2013, two large water containment structures were observed on the property adjacent to the south. In the June 14th, 2016 image these structures were removed. This property is also owned by the Town of Keenesburg. Mr. Grey indicated that two portable water tanks were used on the site by the Town to sell potable water. No significant changes observed between 2016 and the most recent image dated April 3rd, 2020.

3.3 Historic Topographic Map Review

Western Environment reviewed historical topographical maps of the site to document past uses of the subject property. The earliest map reviewed, from 1950, showed the property contained a single family residence. An “intermittent stream” bisected the site. US Highway 6 and the Chicago Burlington and Quincy Railroad were present to the north of the property ½ mile. Single family residences were located to the east and north of the north parcel. The 1975 map showed the railroad was renamed to Burlington Northern. An interstate bypass was constructed to north of Keenesburg. The 1982 map showed the Sloan Reservoir No. 1 constructed on the property and no longer indicated the intermittent stream. No significant changes were observed in the 2019 map.

3.4 Governmental Inquiries

Western Environment submitted Environmental Inquiry requests to the Weld County Department of Public Health and Environment and to the Southwest Weld Fire Protection District April 28th, 2021. Mr. Tom Beach, Fire Chief of Southwest the Weld Fire Protection District responded on May 3rd, 2021, stating, “We do not have any records of an environmental issue at these locations.” To date, no response has been received from the Weld County Department of Public Health and Environment. If a response is received that greatly alters the conclusions of this report, and addendum will be issued.

3.5 Colorado Oil and Gas Conservation Commission (COGCC)

In addition to the standard database, Western Environment reviewed documents maintained by the Colorado Oil and Gas Conservation (COGCC) pertaining to petroleum production facilities occurring on the subject site. There are no petroleum production wells that occur on the site.

4.0 SITE INSPECTION / INTERVIEWS

The purpose of a site inspection is to obtain information indicating the likelihood of identifying recognized environmental condition (REC's) in connection with the property. During a visit to the site on Western Environment, visually and physically observed the property to the extent not obstructed by bodies of water, vegetation, adjacent buildings, or other obstacles and debris.

Western Environment staff evaluated the project specifically for evidence of the site features listed in the following table. Those features which were observed on the site are also discussed in further detail below.

	Storage Tanks		Placed Fill or Imported Soils
	Vent Piping/Air Emissions Sources	X	Stockpiles of Soil or Debris
	Unidentified Piping	X	Surface Water, Streams, Pits, Ponds, Lagoons
	Drains, Sumps	X	Waste Water and/or Storm Water Discharge
	Stained Soil and/or Pavement		Waste Treatment Processes
	Stressed Vegetation		Septic Systems or Leach Fields
	Solid Waste or Disposal Area		Wells (Agricultural, Water Supply, Monitoring)
	Hazardous Material Storage		Wells (Petroleum Production Facilities)
	Petroleum Products Storage		Petroleum Pipelines
	Drums		High Power Transmission Lines
	Unidentified Substance Containers	X	Transformers (Potential PCB)
	Vehicle Maintenance Areas		Odors



View of the property from the southeast

The subject property is located within the Town of Keenesburg, occurring to the southeast and encompassing part of County Road 16 in Weld County. At the time of the inspection the property was vacant. The majority of the site consisted agricultural areas of alfalfa (*Medicago sativa*).

Two tributaries to Lost Creek bisect the property from the west and northwest, and confluence into Sloan Reservoir No. 1, on the northern portion of the site. A tributary to Lost Creek continues east of the reservoir and exits the property on the eastern border. Additionally, a stock pond was present on the western portion of the site. At the time of the inspection, the stock pond was dry. Unmanaged upland grasses and weeds, including alfalfa (*Medicago sativa*), western wheatgrass (*Pascopyrum smithii*), blue grama (*Bouteloua gracilis*), twoscale saltbrush (*Atriplex heterosperma*), and field sagewort (*Artemisia campestris*) surrounded the drainage. Vegetation within the aquatic resources included narrowleaf cattail (*Typha angustifolia*), curly dock (*Rumex crispus*), showy milkweed (*Asclepias speciosa*), and Nebraska sedge (*Carex nebrascensis*).



View of the eastern portion of the tributary to Lost Creek

Irrigation piping and irrigataion pumps were observed within and adjacent to Sloan Reservoir No. 1, the dry stock pond, and the eastern portion of the tributary to Lost Creek. Overhead powerlines bisected the property from the east and terminated adjacent to the Sloan Reservoir No. 1. Pole mounted transformers, labeled “No PCB” were present adjacent to the Reservoir. Concrete debris was observed along the banks of the Reservoir and adjacent to the eastern portion of the tributary to Lost Creek.



View of irrigation pump in Sloan Reservoir No. 1



View of concrete debris

The Town Keensburg Water Treatment Plant was present adjacent to the north. A gravel access road to the Plant bisected the property from the east. Construction activity, including the placement of fill material, was observed at the Plant. Stormwater runoff from the plant flow into the Sloan Reservoir No. 1. Additionally, effluent from the Plant is discharged into the Reservoir.



View of Town of Keensburg Wastewater Treatment Plant

5.0 CONCLUSIONS

Western Environment and Ecology, Inc. performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of 183.6 acres within Section 26 and Section 35, Township 2 North, Range 64 West, Keenesburg, Colorado 80643. Any exceptions to, or deletions from, this practice are described in Section 5.1 of this report. **This assessment has revealed no evidence of recognized environmental conditions (REC's) in connection with the subject property.**

5.1 Deviations/Data Gaps

None

APPENDICES

APPENDIX A
Reference List

40.102159, -104.511439

prepared for:

Ref:

May 4, 2021

Environmental Radius Report

Summary

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)			2
US Toxic Release Inventory			
US RCRA Generators (CESQG, SQG, LQG)			4
US ACRES (Brownfields)			
US NPDES		1	3
US Air Facility System (AIRS / AFS)			1
CO Underground Storage Tanks			18
CO Superfund - National Priorities List			
CO Uranium Mill Tailings Sites			
CO Solid Waste Sites			

National Priorities List (NPL)

This database includes Proposed Sites, Final Sites and Deleted NPL Sites. The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

This database returned no results for your area

CERCLIS List

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

This database returned no results for your area

CERCLIS NFRAP

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

This database returned no results for your area

RCRA CORRACTS Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

This database returned no results for your area

RCRA non-CORRACTS TSD Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

This database returned no results for your area

Federal Institutional Control / Engineering Control Registry

Federal Institutional Control / Engineering Control Registry

This database returned no results for your area

Emergency Response Notification System (ERNS)

1

Coordinates
Distance to site

40.107440948486, -104.51985168457
3037 ft / 0.575 mi NW

Incident	CALLER STATED A VALVE OPENED ON A TRACTOR TRAILER TANKER AND RELEASED 50 GALLONS OF CRUDE OIL ONTO THE GROUND.
Incident Date	3/29/2014 3:00
Incident location	I-75, MP: 39
Year Reported	2014
City	KEENSBERG
State	CO
County	WELD

2

Coordinates
Distance to site

40.107440948486, -104.51985168457
3037 ft / 0.575 mi NW

Incident	THE CALLER IS REPORTING A DISCHARGE OF DIESEL FUEL (ESTIMATED 300-400 GALS.) ONTO THE BALLAST. THE CALLER STATED THAT A LOCOMOTIVE CAUGHT ON FIRE, CAUSE OF THE FIRE IS UNDER INVESTIGATION. THE CALLER STATED THAT THE DIESEL FUEL IS POOLING ON THE TRACKS, NO WATERWAYS IMPACTED. NO INJURIES OR EVACUATIONS DUE TO THE INCIDENT.
Incident Date	5/9/2014 21:55
Year Reported	2014
Address	MP: 503.8
City	KEENESBERG
State	CO
County	WELD

US Toxic Release Inventory

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

This database returned no results for your area

US RCRA Generators (CESQG, SQG, LQG)

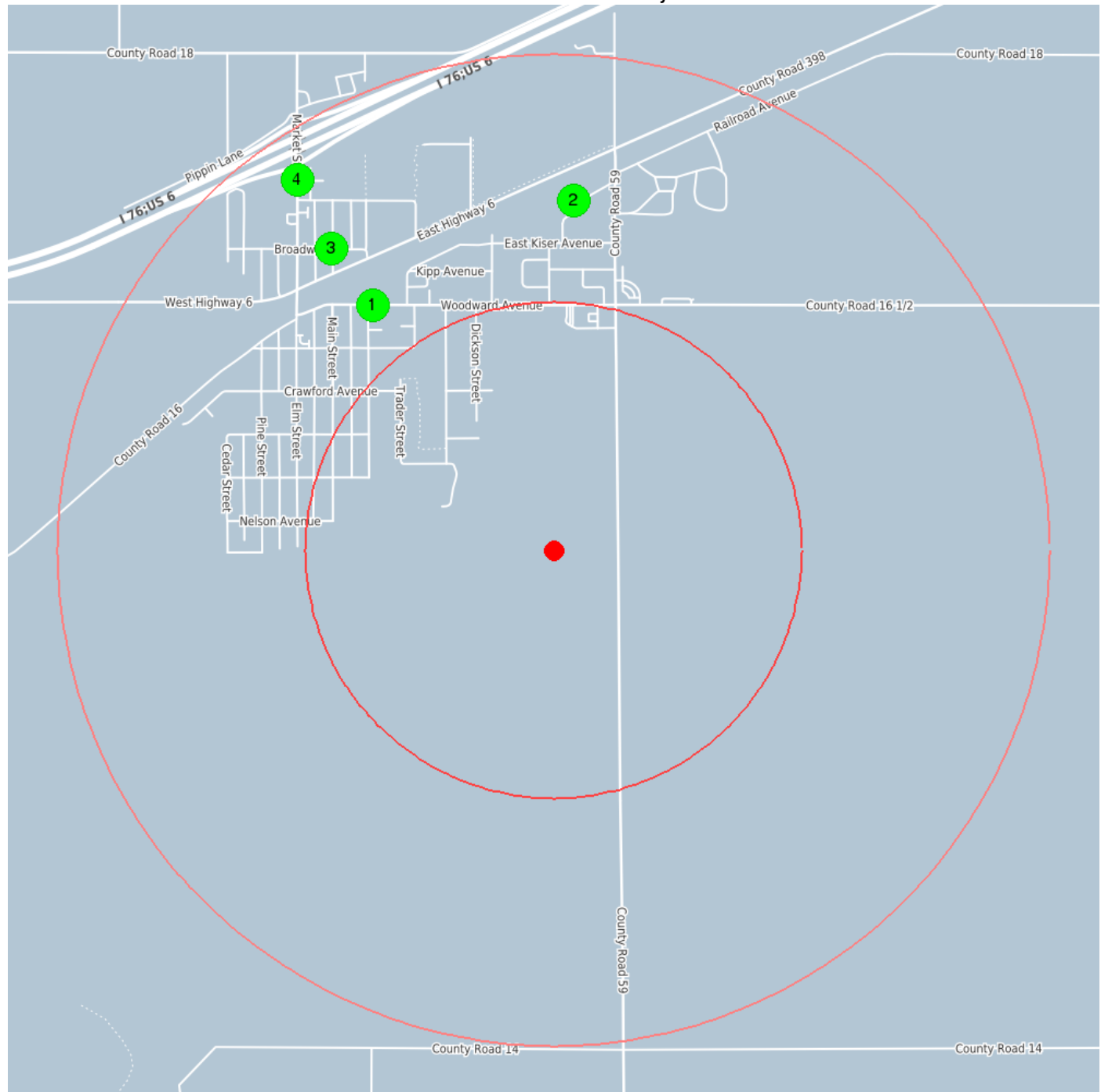
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

This database returned 4 results for your area



center 40.102157592773 -104.5114364624

0.5 mile

1.0 mile

US RCRA Generators (CESQG, SQG, LQG)

1	Coordinates	40.10932, -104.51834
	Distance to site	3246 ft / 0.615 mi NW
Info URL		http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110006488201
EPA Identifier		110006488201
Primary Name		CEPEX AMERICAN, INC.
Address		205 E WOODWARD AVE
City		KEENESBURG
County		WELD
State		CO
Zipcode		80643
Programs		RCRAINFO:COD032094567
Program Interests		UNSPECIFIED UNIVERSE
Updated On		26-JAN-2012 13:47:31
Recorded On		01-MAR-2000 00:00:00
<hr/>		
2	Coordinates	40.11235, -104.51067
	Distance to site	3724 ft / 0.705 mi N
Info URL		http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110056301381
EPA Identifier		110056301381
Primary Name		POWER WAVE
Address		525 E RAILROAD AVE
City		KEENESBERG
County		WELD
State		CO
Zipcode		80643
Programs		RCRAINFO:COR000231399
Program Interests		UNSPECIFIED UNIVERSE
Recorded On		27-NOV-2013 13:05:52
<hr/>		
3	Coordinates	40.11095, -104.519915
	Distance to site	3985 ft / 0.755 mi NW
Info URL		http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002970660
EPA Identifier		110002970660
Primary Name		WELD COUNTY SCHOOL DIST RE3J
Address		95 W BROADWAY
City		KEENESBURG
County		WELD
State		CO
Zipcode		80643
Programs		RCRAINFO:COD114044555
Program Interests		UNSPECIFIED UNIVERSE
Updated On		03-DEC-2014 15:10:51
Recorded On		01-MAR-2000 00:00:00
<hr/>		
4	Coordinates	40.11297, -104.5212
	Distance to site	4793 ft / 0.908 mi NW
Info URL		http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064376606
EPA Identifier		110064376606
Primary Name		FAMILY DOLLAR #9217
Address		240 MARKET ST
City		KEENSBURG
County		WELD
State		CO
Zipcode		80643-9033
Programs		RCRAINFO:COR000238212
Program Interests		CESQG
Recorded On		29-MAY-2015 19:46:29

US ACRES (Brownfields)

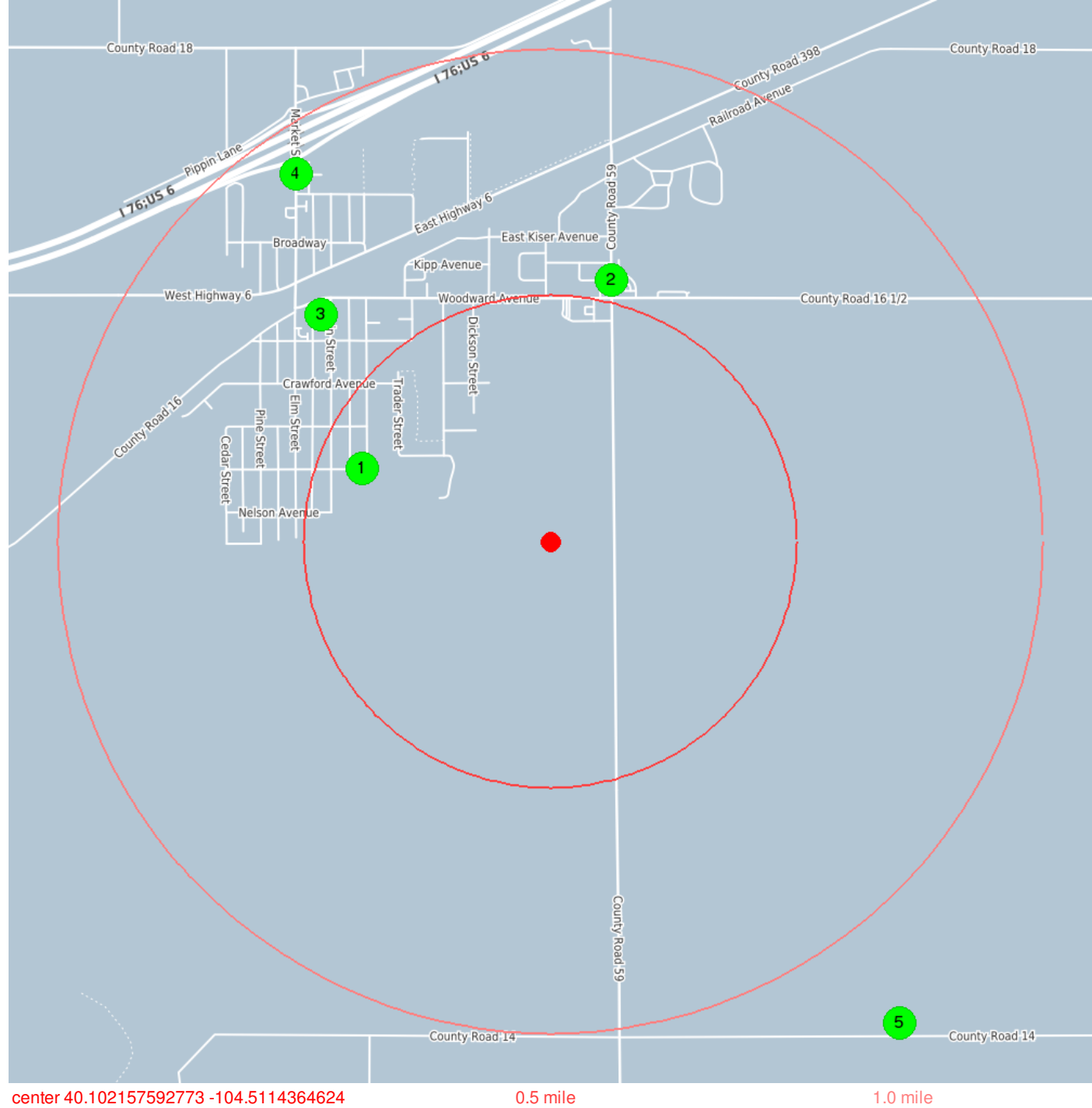
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

This database returned no results for your area

US NPDES

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

This database returned 4 results for your area



US NPDES

1

Coordinates
Distance to site

40.104291, -104.51867
2163 ft / 0.410 mi W

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110039771832
EPA Identifier	110039771832
Primary Name	KEENESBURG, TOWN OF
Address	350 EAST MORGAN AVENUE
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643-9047
SIC Codes	4952
SIC Descriptions	SEWERAGE SYSTEMS
Programs	NPDES:CO0041254, NPDES:COG650147
Program Interests	BIOSOLIDS, ICIS-NPDES NON-MAJOR, POTW
Updated On	01-APR-2016 19:41:14
Recorded On	19-NOV-2009 17:22:04

2

Coordinates
Distance to site

40.10984, -104.50908
2878 ft / 0.545 mi N

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070251702
EPA Identifier	110070251702
Primary Name	HOFF ELEMENTARY SCHOOL
Address	7558 CR 59
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643
SIC Codes	8211
SIC Descriptions	ELEMENTARY AND SECONDARY SCHOOLS
Programs	NPDES:COR03T345
Program Interests	ICIS-NPDES NON-MAJOR
Recorded On	06-JUL-2018 11:06:27

3

Coordinates
Distance to site

40.108821, -104.520228
3453 ft / 0.654 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064761896
EPA Identifier	110064761896
Primary Name	WATTENBERG DEVELOPMENT AREA
Address	VARIOUS LOCATIONS
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643
SIC Codes	1382, 1629
SIC Descriptions	HEAVY CONSTRUCTION, NOT ELSEWHERE CLASSIFIED, OIL AND GAS FIELD EXPLORATION SERVICES
Programs	NPDES:COR03O160
Program Interests	ICIS-NPDES NON-MAJOR
Updated On	03-SEP-2016 11:48:46
Recorded On	11-SEP-2015 15:02:26

US NPDES



Coordinates
Distance to site

40.11297, -104.5212
4793 ft / 0.908 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064725418
EPA Identifier	110064725418
Primary Name	FAMILY DOLLAR KEENESBURG
Address	240 N MARKET ST
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643
SIC Codes	5999
SIC Descriptions	MISCELLANEOUS RETAIL STORES, NOT ELSEWHERE CLASSIFIED
Programs	NPDES:COR03I946
Program Interests	ICIS-NPDES NON-MAJOR
Updated On	07-OCT-2016 16:03:30
Recorded On	11-SEP-2015 14:31:03



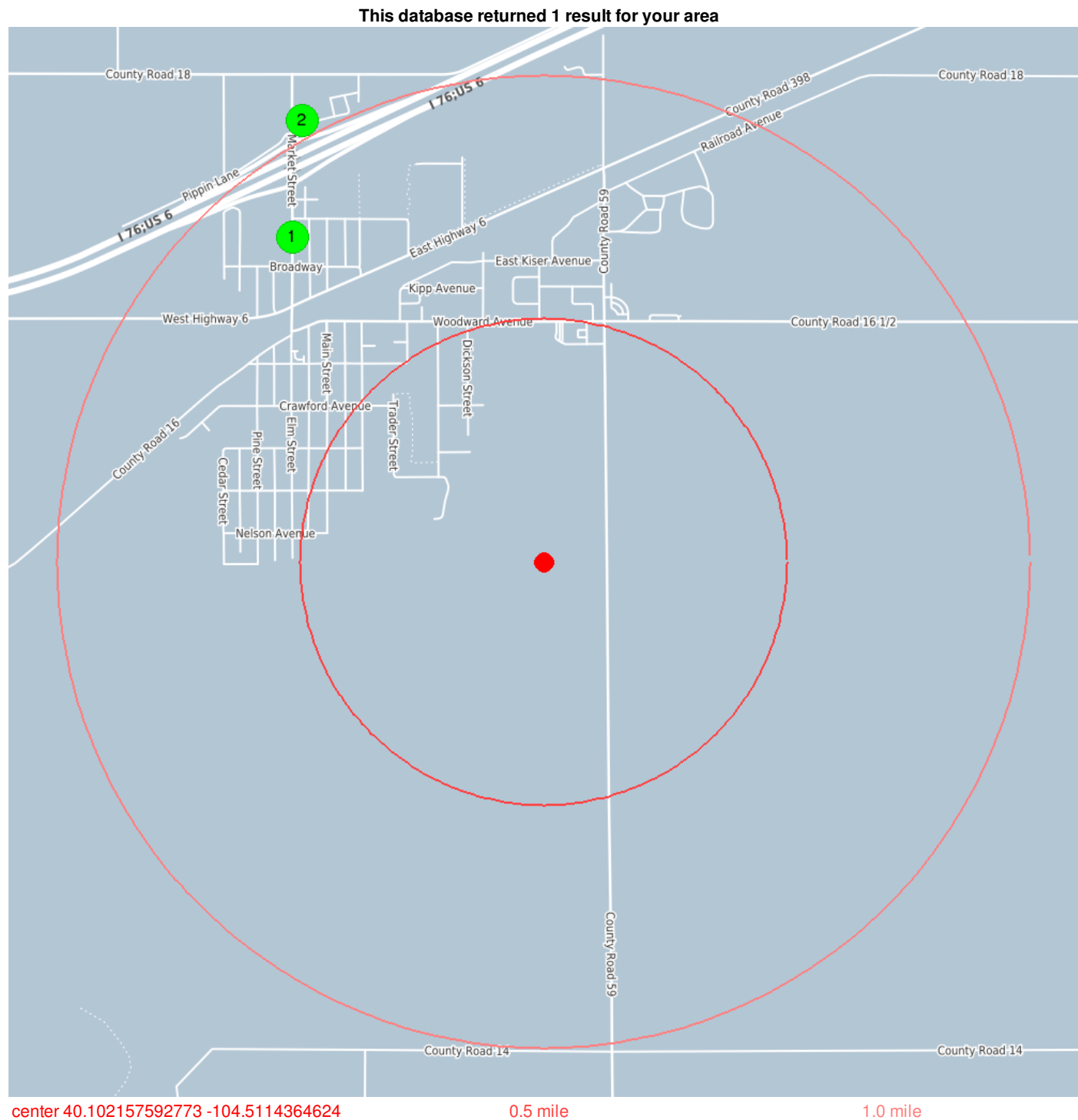
Coordinates
Distance to site

40.088, -104.498
6382 ft / 1.209 mi SE

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064753137
EPA Identifier	110064753137
Primary Name	HENRYLYN IRRIGATION DISTRICT MTCE BLDG
Address	29490 CR 14
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643
SIC Codes	1542
SIC Descriptions	GENERAL CONTRACTORS-NONRESIDENTIAL BUILDINGS, OTHER THAN INDUSTRIAL BUILDINGS AND WAREHOUSES
Programs	NPDES:COR03N807
Program Interests	ICIS-NPDES NON-MAJOR
Updated On	01-APR-2016 19:06:30
Recorded On	11-SEP-2015 14:55:44

US Air Facility System (AIRS / AFS)

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.



US Air Facility System (AIRS / AFS)

1

Coordinates 40.11181, -104.5212
Distance to site 4451 ft / 0.843 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110040978797
EPA Identifier	110040978797
Primary Name	MARKET STREET MART
Address	165 MARKET ST
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643
NAICS Codes	447110
SIC Codes	5541
SIC Descriptions	GASOLINE SERVICE STATIONS
Programs	AIR:CO0000000812300430, AIRS/AFS:0812300430, EIS:4369311
Program Interests	AIR EMISSIONS CLASSIFICATION UNKNOWN, AIR MINOR
Updated On	01-JUN-2017 17:19:33
Recorded On	23-MAY-2010 15:56:31
NAICS Descriptions	GASOLINE STATIONS WITH CONVENIENCE STORES.

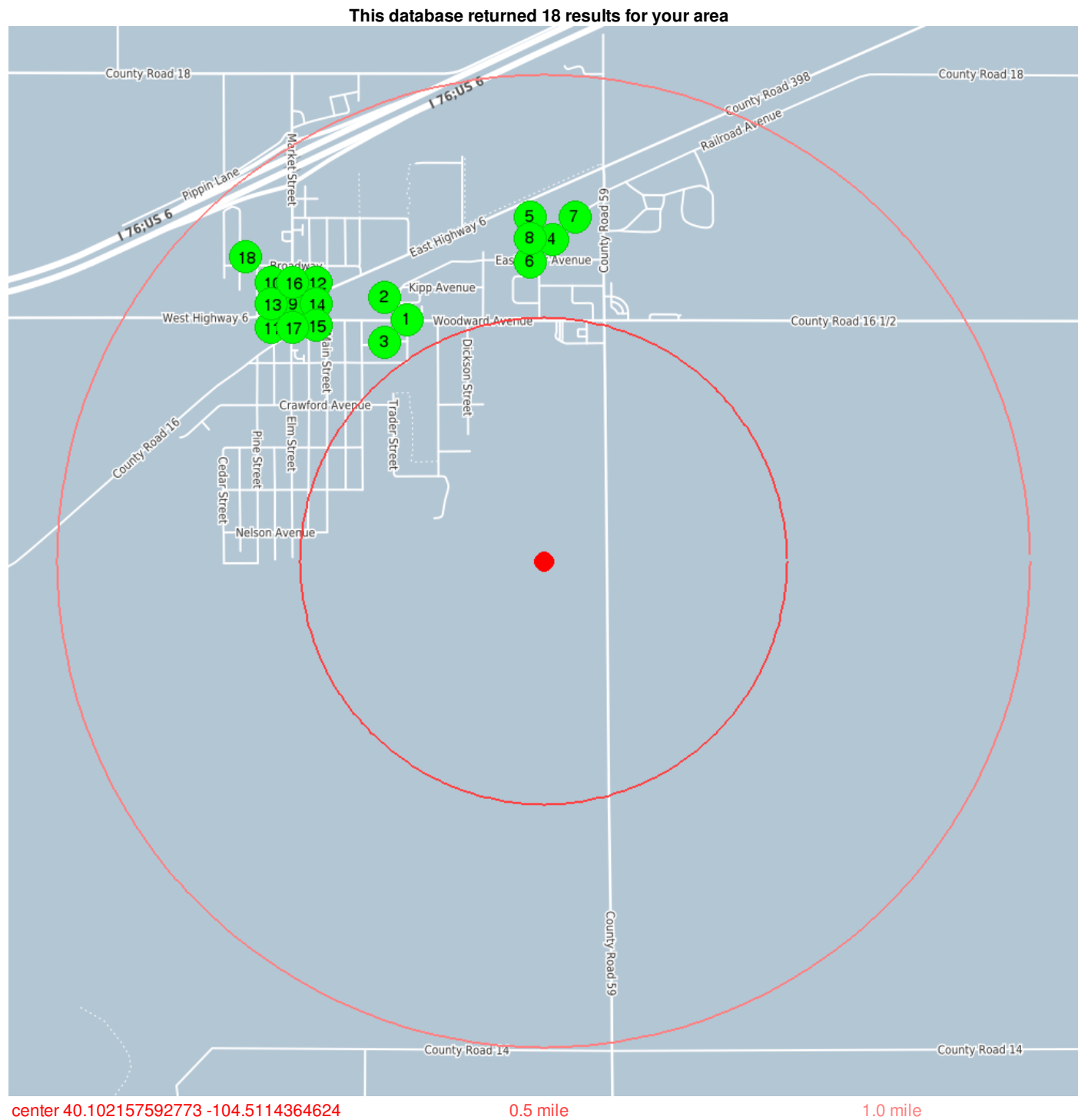
2

Coordinates 40.115292, -104.520844
Distance to site 5463 ft / 1.035 mi NW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110017682621
EPA Identifier	110017682621
Primary Name	AQUIFER TECHNOLOGY
Address	350 MARKET ST.
City	KEENESBURG
County	WELD
State	CO
Zipcode	80643
NAICS Codes	562212
SIC Codes	4953
SIC Descriptions	REFUSE SYSTEMS
Programs	AIR:CO0000000812301343, AIRS/AFS:0812301343, EIS:3632911
Program Interests	AIR EMISSIONS CLASSIFICATION UNKNOWN, AIR MINOR
Updated On	01-JUN-2017 17:18:12
Recorded On	22-APR-2004 13:28:45
NAICS Descriptions	SOLID WASTE LANDFILL.

CO Underground Storage Tanks

Underground Storage Tanks (UST) containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The Colorado Department of Labor and Employment/Division of Oil and Public Safety maintains a list of registered aboveground and underground storage tanks.



CO Underground Storage Tanks

1	Coordinates Distance to site	40.109323, -104.516734 3002 ft / 0.569 mi NW
Tank ID	21906	
Facility ID	8408	
Capacity	1000	
Product	Gasoline	
Facility	GRAYS GARAGE 300 E WOODWARD KEENESBURG 80643	
Owner	GRAYS GARAGE	
2	Coordinates Distance to site	40.109323, -104.516734 3002 ft / 0.569 mi NW
Tank ID	21907	
Facility ID	8408	
Capacity	2000	
Product	Gasoline	
Facility	GRAYS GARAGE 300 E WOODWARD KEENESBURG 80643	
Owner	GRAYS GARAGE	
3	Coordinates Distance to site	40.109323, -104.516734 3002 ft / 0.569 mi NW
Tank ID	21908	
Facility ID	8408	
Capacity	500	
Product	4 - Diesel	
Facility	GRAYS GARAGE 300 E WOODWARD KEENESBURG 80643	
Owner	GRAYS GARAGE	
4	Coordinates Distance to site	40.111725, -104.511082 3491 ft / 0.661 mi N
Tank ID	9687	
Facility ID	3460	
Capacity	2000	
Product	6 - Used Oil (Waste Oil)	
Facility	GRAY OIL KEENESBURG BULK PLANT 350 E RAILROAD ST KEENESBURG 80643	
Owner	GRAY OIL CO	
5	Coordinates Distance to site	40.111725, -104.511082 3491 ft / 0.661 mi N
Tank ID	9688	
Facility ID	3460	
Capacity	2000	
Product	Gasoline	
Facility	GRAY OIL KEENESBURG BULK PLANT 350 E RAILROAD ST KEENESBURG 80643	
Owner	GRAY OIL CO	

CO Underground Storage Tanks

6	Coordinates Distance to site	40.111725, -104.511082 3491 ft / 0.661 mi N
Tank ID	28223	
Facility ID	10413	
Capacity	500	
Product	4 - Diesel	
Facility	APEX AMERICAN 490 E RAILROAD AVE KEENESBURG 80643	
Owner	UNKNOWN	
7	Coordinates Distance to site	40.111725, -104.511082 3491 ft / 0.661 mi N
Tank ID	28224	
Facility ID	10413	
Capacity	1000	
Product	Gasoline	
Facility	APEX AMERICAN 490 E RAILROAD AVE KEENESBURG 80643	
Owner	UNKNOWN	
8	Coordinates Distance to site	40.111725, -104.511082 3491 ft / 0.661 mi N
Tank ID	9689	
Facility ID	3460	
Capacity	1000	
Product	Z Not Listed	
Facility	GRAY OIL KEENESBURG BULK PLANT 350 E RAILROAD ST KEENESBURG 80643	
Owner	GRAY OIL CO	
9	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	24605	
Facility ID	9303	
Capacity	4000	
Product	4 - Diesel	
Facility	PURFURST OIL CO 350 N MARKET ST KEENESBURG 80643	
Owner	CARROLL OIL CO	
10	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	24606	
Facility ID	9303	
Capacity	999999999	
Product	Gasoline	
Facility	PURFURST OIL CO 350 N MARKET ST KEENESBURG 80643	
Owner	CARROLL OIL CO	

CO Underground Storage Tanks

11	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	25408	
Facility ID	9548	
Capacity	12000	
Product	1 - Unleaded Regular (RUL)	
Facility	MARKET STREET MART 165 N MARKET ST KEENESBURG 80643	
Owner	KLEVECO INC	
12	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	25409	
Facility ID	9548	
Capacity	12000	
Product	2 - Unleaded Mid-Grade (MUL)	
Facility	MARKET STREET MART 165 N MARKET ST KEENESBURG 80643	
Owner	KLEVECO INC	
13	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	25410	
Facility ID	9548	
Capacity	8000	
Product	3 - Unleaded Premium (PUL)	
Facility	MARKET STREET MART 165 N MARKET ST KEENESBURG 80643	
Owner	KLEVECO INC	
14	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	25411	
Facility ID	9548	
Capacity	4000	
Product	4 - Diesel	
Facility	MARKET STREET MART 165 N MARKET ST KEENESBURG 80643	
Owner	KLEVECO INC	
15	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	24601	
Facility ID	9303	
Capacity	8000	
Product	Gasoline	
Facility	PURFURST OIL CO 350 N MARKET ST KEENESBURG 80643	
Owner	CARROLL OIL CO	

CO Underground Storage Tanks

16	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	24602	
Facility ID	9303	
Capacity	6000	
Product	Gasoline	
Facility	PURFURST OIL CO 350 N MARKET ST KEENESBURG 80643	
Owner	CARROLL OIL CO	

17	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	24603	
Facility ID	9303	
Capacity	6000	
Product	Gasoline	
Facility	PURFURST OIL CO 350 N MARKET ST KEENESBURG 80643	
Owner	CARROLL OIL CO	

18	Coordinates Distance to site	40.109777, -104.521161 3884 ft / 0.736 mi NW
Tank ID	24604	
Facility ID	9303	
Capacity	8000	
Product	4 - Diesel	
Facility	PURFURST OIL CO 350 N MARKET ST KEENESBURG 80643	
Owner	CARROLL OIL CO	

CO Superfund - National Priorities List

This data is provided by the Colorado Department of Public Health and Environment created from the US Environmental Protection Agency National Priorities List (NPL). The purpose was to improve the location of superfund sites from point data to a polygon.

These large sites are also known as National Priority List (NPL) sites. These sites are being remediated jointly by the State of Colorado and the U.S. EPA under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This law created Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. These sites are undergoing or have completed long-term remedial response actions, that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. Some of the sites have also undergone short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response.

This database returned no results for your area

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

This database returned no results for your area

CO Solid Waste Sites

The Colorado Solid Waste Act requires that solid waste be disposed of in designated facilities. Disposal facilities receive their designation from the local government after the Colorado Department of Public Health and Environment makes a recommendation that the proposed facility can meet the required rules. The solid waste sites depicted in this dataset include landfills, surface impoundments, scrap tire disposal sites, incinerators, landfarming, and specified composting facilities. This dataset does not depict all historic landfills in Colorado. Transfer stations are not required to obtain a designation but are cited in this dataset where the information is available.

This database returned no results for your area

APPENDIX B
Aerial Photo Documentation

Date of Image	Source of Image
7/12/1949	U.S. Geological Survey
9/14/1953	U.S. Geological Survey
7/1/1975	U.S. Geological Survey
10/13/1984	U.S. Geological Survey
6/24/1993	Google Earth Images
6/22/2004	Google Earth Images
7/7/2011	Google Earth Images
9/6/2013	Google Earth Images
6/14/2016	Google Earth Images
4/3/2020	Google Earth Images

APPENDIX C

Environmental Issues Inquiry and Supporting Documentation

Western Environment and Ecology, Inc.
User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

Subject Property Address or Description:

**183 Acres in Sections 26 and 35, Township 2 North , Range 64 W,
Keenesburg, CO**

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

1. Environmental cleanup liens that are filed or recorded against the site:

Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? No

If yes, please describe the lien and provide supporting documentation:

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry:

Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law? Possibly

If yes, please describe the AUL and provide supporting documentation:

Town of Keenesburg Wastewater Treatment Plant discharges effluent into
Sloan Reservoir No. 1. Due to this the reservoir cannot overtop and spill into the
drainage.

3. Specialized knowledge or experience of the person seeking to qualify for the LLP

As the potential user of the subject property, do you have any specialized knowledge or experience related to the subject 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 adjoining property so that you would have specialized knowledge of the chemicals, processes, etc., used by this type of business?

No

If yes, please describe this specialized knowledge or experience:

4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.

Has the purchase price of this property been lowered below fair market value because of any contamination or some type of environmental issue? No

If yes, please describe the reasons for the lower purchase price:

5. Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

A. Do you know the past uses of the property? (if "Yes", what?)

Yes - Farming

B. Do you know of chemicals that are present or once were present at the property? No

User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

- C. Do you know of any petroleum based products that are present or were once present on the subject property (in 5-gal or greater size containers, barrels, or tanks)? No
- D. Do you know of any spills or other chemical releases that have taken place at the property? No
- E. Do you know of any environmental cleanups that have taken place at the property? No

If yes, please describe the information:

6. Do you know of any special permits need for the operation of the business or businesses that have occupied the subject property?

- Waste water discharge permit? Yes - Town of Keenesburg
- Air emissions permit? No
- Any other type of permits? No

7. The degree of obviousness of the presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

As the potential user of the subject property, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Possibly

If yes, please describe the information:

We are concerned that the effluent discharge may have high levels of nitrates, etc.

Should the surrounding soils be tested?

Western Environment and Ecology, Inc.

User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

8. Are you aware or have you ever been notified that another property around the subject site has caused or had an environmental impact to the property.

No

If yes, please describe which property and a brief description of the issue: _____

9. Are there any prior environmental reports concerning the subject property or related addresses? No

If yes, can you provide copies of these reports or know where there are copies of these reports? _____

Additional Information

How long have you had interest in acquiring the subject property?

8 months

Description of current activity on the subject property? Farming and Effluent discharge

Do you have any knowledge of past ownership or activity on the subject property that would be of environmental concern? Effluent dischargge

What is the reason the Phase I is being conducted? Due Diligence for purchase of property

List all parties who will rely on the Phase I ESA report:

MSP Investment Co., LLP; George Trent Cook; Town of Keenesburg; Future Home Builders and Home Owners.

Completed by:

Signature:



Printed Name:

MSP Investment Co., LLP - Chad Rodriguez

Date:

05/11/2021

Western Environment and Ecology, Inc.
User Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

Additional Notes:

Western Environment and Ecology, Inc.
Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

Subject Property Address or Description:

**183 Acres in Sections 26 and 35, Township 2 North , Range 64 W,
Keenesburg, CO**

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

1. Environmental cleanup liens that are filed or recorded against the site:

Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law? No

If yes, please describe the lien and provide supporting documentation:

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry:

Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law? No

If yes, please describe the AUL and provide supporting documentation:

Western Environment and Ecology, Inc.
Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

3. Specialized knowledge or experience of the person seeking to qualify for the LLP

As the owner of the subject property, do you have any specialized knowledge or experience related to the subject 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 adjoining property so that you would have specialized knowledge of the chemicals, processes, etc., used by this type of business?

No

If yes, please describe this specialized knowledge or experience:

4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.

Has the purchase price of this property been lowered below fair market value because of any contamination or some type of environmental issue? No

If yes, please describe the reasons for the lower purchase price:

5. Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the owner:

A. Do you know the past uses of the property? (if "Yes", what?)

YES - FARM

B. Do you know of chemicals that are present or once were present at the property? NO

Western Environment and Ecology, Inc.
Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

- C. Do you know of any petroleum based products that are present or were once present on the subject property (in 5-gal or greater size containers, barrels, or tanks)? No
- D. Do you know of any spills or other chemical releases that have taken place at the property? No
- E. Do you know of any environmental cleanups that have taken place at the property? No

If yes, please describe the information:

6. Do you know of any special permits need for the operation of the business or businesses that have occupied the subject property?

- Waste water discharge permit? No
- Air emissions permit? No
- Any other type of permits? No

7. The degree of obviousness of the presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

As the owner of the subject property, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

No

If yes, please describe the information:

Western Environment and Ecology, Inc.
Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

8. Are you aware or have you ever been notified that another property around yours has caused or had an environmental impact to your property.

NO

If yes, please describe which property and a brief description of the issue: _____

9. Are there any prior environmental reports concerning the subject property or related addresses? NO

If yes, can you provide copies of these reports or know where there are copies of these reports? _____

Additional Information

How long have you owned the subject property? 7 YEARS

Description of current activity on the subject property? FARM

Do you have any knowledge of past ownership or activity on the subject property that would be of environmental concern? NO

What is the reason the Phase I is being conducted? _____


List all parties who will rely on the Phase I ESA report:

Completed by:

Signature:

Printed Name:

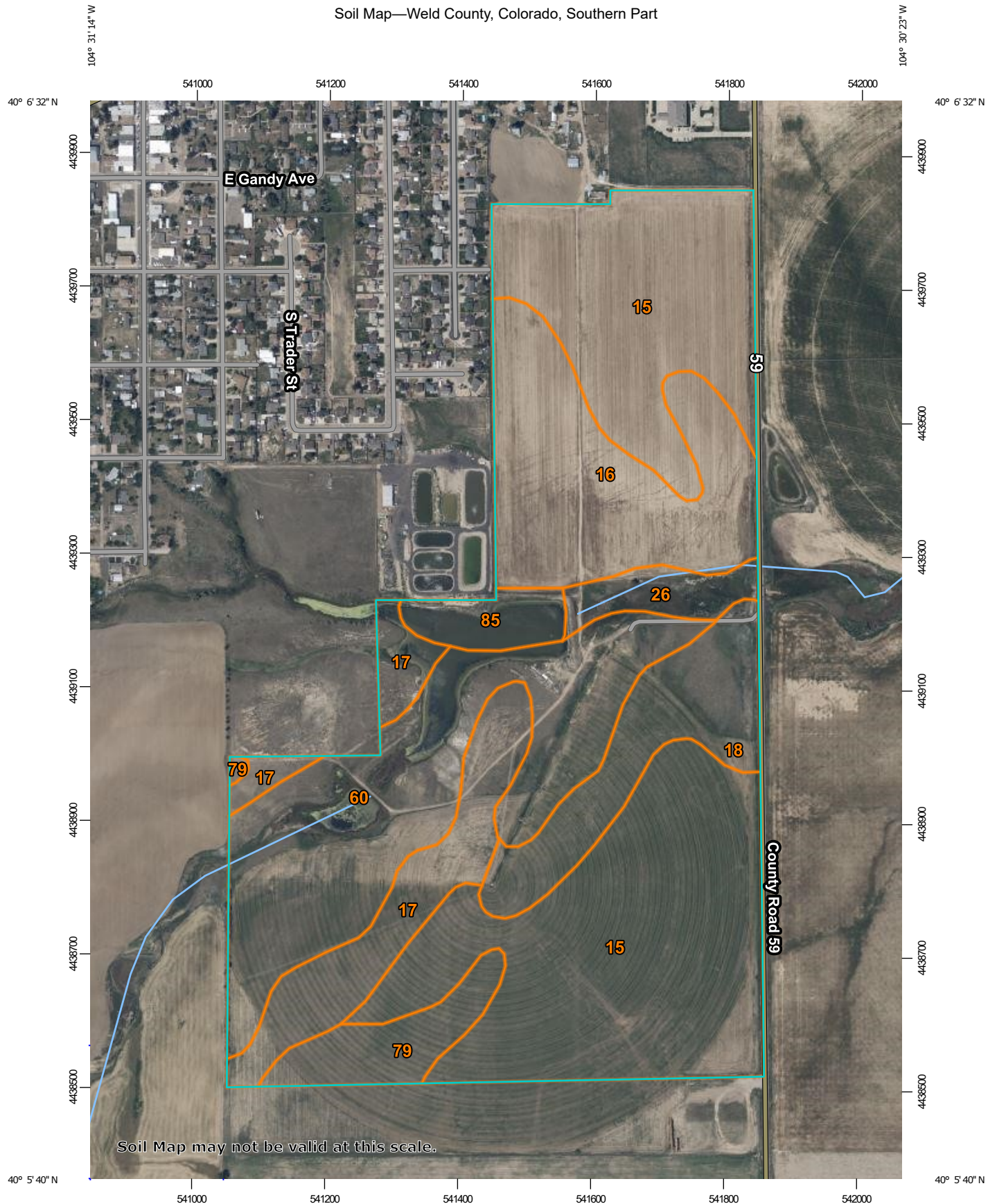
Date:


GEORGE T COOK
5-3-21

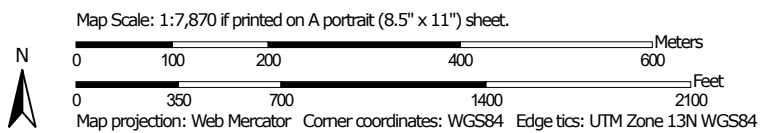
Western Environment and Ecology, Inc.
Owner Questionnaire for a Phase I Environmental Site Assessment, ASTM 1527-13

Additional Notes:

Soil Map—Weld County, Colorado, Southern Part



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/4/2021
Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part

Survey Area Data: Version 19, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Colby loam, 1 to 3 percent slopes	75.1	39.7%
16	Colby loam, 3 to 5 percent slopes	26.6	14.0%
17	Colby loam, 5 to 9 percent slopes	18.1	9.6%
18	Colby-Adena loams, 3 to 9 percent slopes	14.9	7.9%
26	Haverson loam, 1 to 3 percent slopes	4.7	2.5%
60	Shingle-Renohill complex, 3 to 9 percent slopes	38.1	20.1%
79	Weld loam, 1 to 3 percent slopes	7.4	3.9%
85	Water	4.5	2.4%
Totals for Area of Interest		189.4	100.0%

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.

Denver, Colorado 80203

TYPE OR
PRINT IN BLACK INK.
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

STATE OF COLORADO

COUNTY OF

Weld

SS.

RECEIVED
AFFIDAVIT
SEP 12 1979

WATER RESOURCES
STATE ENGINEER
CDD

- ☒ STATEMENT OF BENEFICIAL USE OF GROUND WATER
☐ AMENDMENT OF EXISTING RECORD
☐ LATE REGISTRATION

PERMIT NUMBER

96630

LOCATION OF WELL

THE AFFIANT(S)

Donald & Thelma Sloan

County

Weldwhose mailing
address is450 E WOODWARD AVENE $\frac{1}{4}$ of theSE $\frac{1}{4}$ $\frac{1}{4}$, Section26City KEENESBURGCOLO
(STATE)80643
(ZIP)

Twp.

2N

(N OR S)

Rng.

64

(E OR W)

6th P.M.

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is

located as described above, at distances of 2545 feet from the South section line and 900 feet from theEast
(EAST OR WEST)section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 2day of Aug, 1979; the maximum sustained pumping rate of the well is 40 gallons per minute, the pumpingrate claimed hereby is 40 gallons per minute; the total depth of the well is 700 feet; the average annual amountof water to be diverted is 34 acre-feet; for which claim is hereby made for Domestic Purposes

purpose(s); the legal description of the land on which the water from this well is used is

E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec 26 2N 64W

of which

_____ acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature Donald Sloan

Subscribed and sworn

to before me on the 27th day of Sept., 1979

My Commission expires Feb. 27, 1983

(SEAL)

NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO
PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY

Court Case No. _____

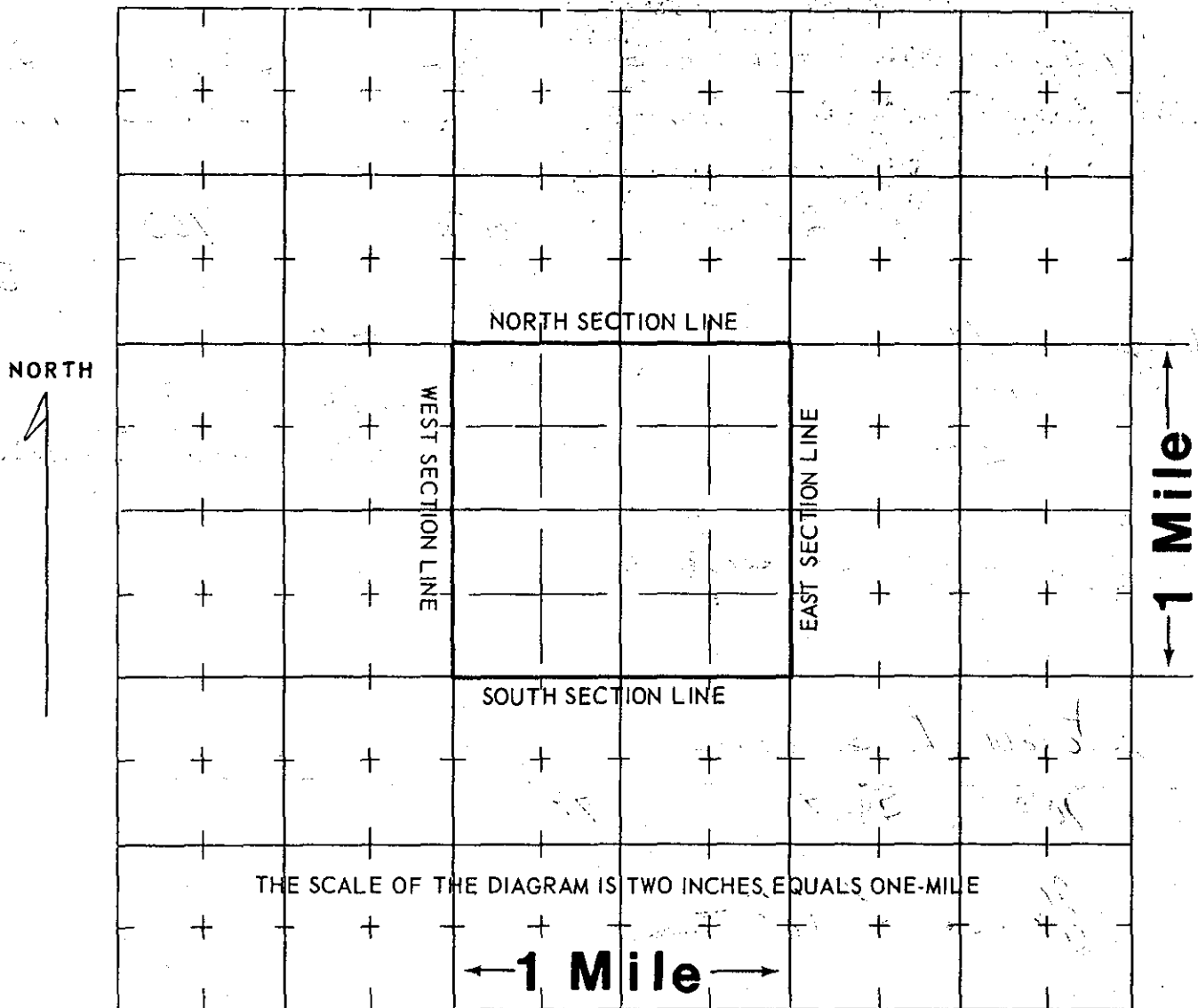
Prior. _____ Mo. _____ Day _____ Yr. _____

Div. 8-1 Cty. 62Sec. _____ $\frac{1}{4}$. _____ $\frac{1}{4}$. _____ $\frac{1}{4}$.Well Use 1Dist. 01 Basin 5 Man. Dis. 9

Well drilled by _____ Lic. No. _____
 Permanent
 Pump installed by _____ Lic. No. _____
 Meter Serial No. _____ ☐ Flow Meter Date Installed _____
 Owner of land on which
 water is being used _____

THE LOCATION OF THE WELL MUST BE SHOWN AND FOR LARGE CAPACITY IRRIGATION WELLS THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the **CENTER SQUARE** (one section) to indicate the location of the well, if possible.



WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.
 1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).
 1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
 100 gpm pumped continuously for one year produces 160 acre-feet.

**(WHITE AND PINK COPY TO BE FILED WITH THE STATE ENGINEER
 PINK COPY WILL BE RETURNED TO OWNER)**

WFO-26-72 COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 96630

RECEIVED
APR 25 1979
WATER RESOURCES
STATE ENGINEER
DMD

WELL OWNER Donald L. Sloan

NE 1 ¼ of the SE 1 ¼ of Sec. 26

ADDRESS Rt Box 3, Keenesburg, Co.

T. 2 N. R. 64 W. 6th P.M.

DATE COMPLETED April 15, 19 79

HOLE DIAMETER

8 in. from 0 to 20 ft.

6½ in. from 20 to 705 ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD Rotary

CASING RECORD: Plain Casing

Size 6" & kind Steel from 0 to 20 ft.

Size 4½ & kind Steel from 0 to 620 ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4½ & kind Steel from 620 to 700 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Class G

Intervals 0-20 485-622

Placement Method Halliburton

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested 4-15, 19 79

Static Water Level Prior to Test 301 ft.

Type of Test Pump Air

Length of Test 4 Hrs

Sustained Yield (Metered) 50 GPM

Final Pumping Water Level 385'

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	10	Overburden	
10	30	Yellow Clay	
30	48	Sand	
48	170	Blue Shale	
170	182	Sandstone	
182	400	Shale	
400	505	Shale - Streaks Sand -Some Coal	
505	530	Shale	
530	560	Sand	
560	600	Coal - Streaks Shale	
600	620	Shale	
620	695	Sandstone (Fox-Hills)	
695	705	Shale (Pierre)	
TOTAL DEPTH <u>705</u>			

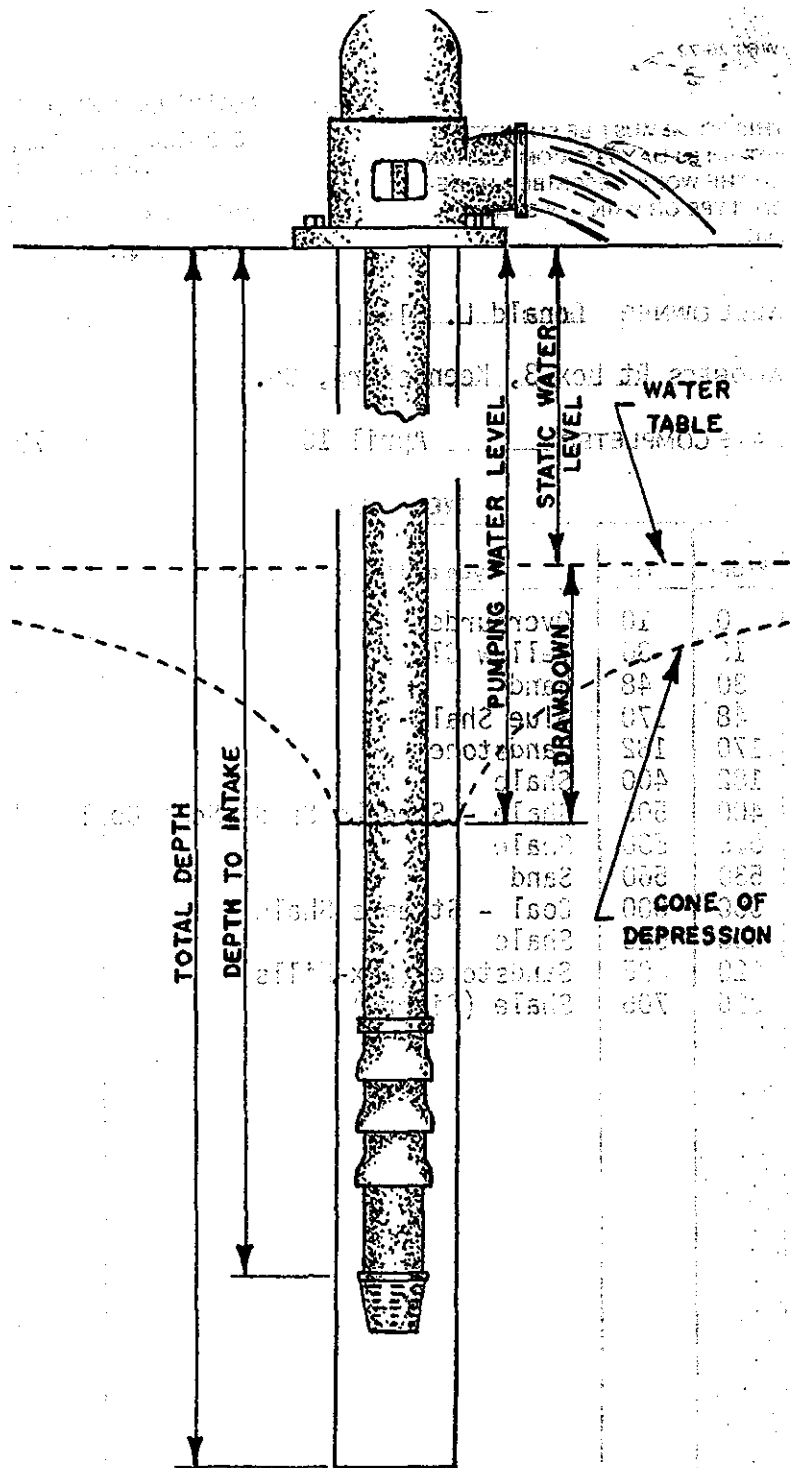
Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Ben Hany

License No. 483

State of Colorado, County of Adams

SS

Subscribed and sworn to before me this 23rd day of April, 1979

My Commission expires My Commission Expires Feb. 16, 1989

Notary Public Mervyn M. Hany

COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED

FEB 09 78

WATER RESOURCES
STATE ENGINEER
COLORADO

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

FOR: ☒ A PERMIT TO USE GROUND WATER
☒ A PERMIT TO CONSTRUCT A WELL
☒ A PERMIT TO INSTALL A PUMP

☒ REPLACEMENT FOR NO. 1 DRILLED BETWEEN 1924 & 1930
☐ OTHER _____
WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME DONALD L. SLOAN
STREET RI Box 3
CITY KEENESBURG COLO 80643
(State) (Zip)
TELEPHONE NO. 732-4223

(2) LOCATION OF PROPOSED WELL

County WELD
NE 1/4 of the SE 1/4 1/4, Section 26
Twp. 2 N. Rng. 64 W. 6TH P.M.
(N,S) (E,W)

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 50 GPM
Average annual amount of ground water to be appropriated (acre-feet): 10
Number of acres to be irrigated: NONE
Proposed total depth (feet): 850
Aquifer ground water is to be obtained from:
FOX HILL SAND

Owner's well designation _____

GROUND WATER TO BE USED FOR:

☐ HOUSEHOLD USE ONLY - no irrigation (0)
☒ DOMESTIC (1) ☐ INDUSTRIAL (5)
☒ LIVESTOCK (2) ☐ IRRIGATION (6)
☐ COMMERCIAL (4) ☐ MUNICIPAL (8)
☐ OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name NO CONTRACT
Street LICENSED DRILLER
City _____
(State) (Zip)
Telephone No. _____ Lic. No. _____

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 89806
Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

THE AMOUNT OF APPROPRIATION IN ACRE-FEET IS NOT CONSIDERED TO BE MATERIAL TO THE TERMS OF THIS PERMIT PURSUANT TO COLORADO STATUTES, 1973, 37-90-105..

NOTICE

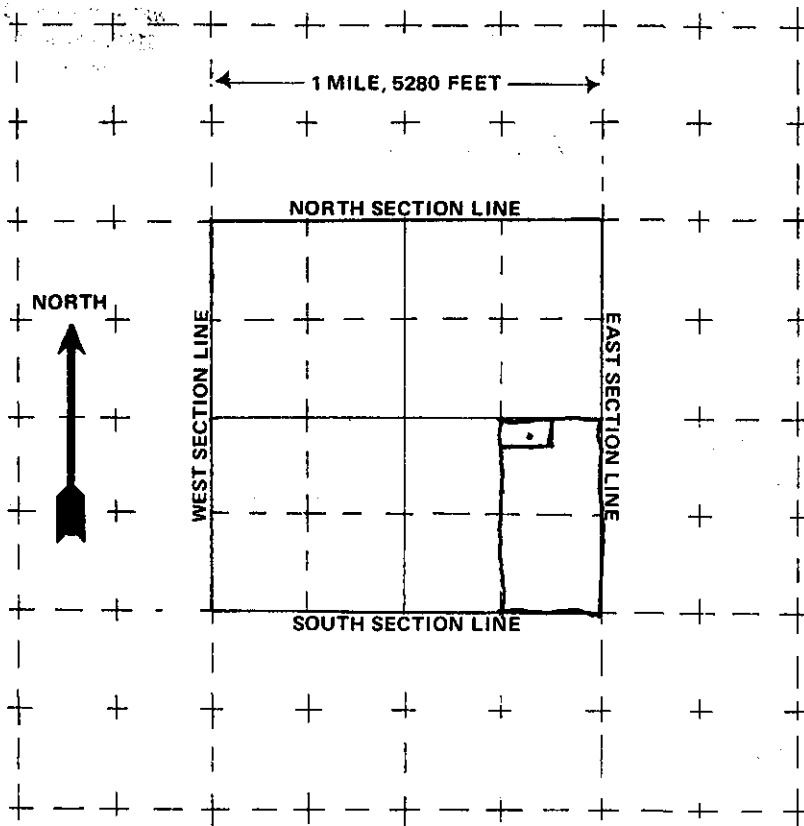
CASING INSTALLED IN THIS WELL SHALL NOT EXCEED SIX (6) INCHES IN DIAMETER.

APPLICATION APPROVED

PERMIT NUMBER 96630
DATE ISSUED FEB 21 1978
EXPIRATION DATE FEB 21 1980
Bruce E. DeBrune
(STATE ENGINEER)
BY Leonard G. Mauer
DEPUTY
I.D. 8-1-01 COUNTY 62

03/18/37

- (5) **THE LOCATION OF THE PROPOSED WELL** and the area on which the water will be used must be indicated on the diagram below. Use the **CENTER SECTION** (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

- (6) **THE WELL MUST BE LOCATED BELOW** by distances from section lines.

2545 ft. from South (north or south) sec. line

900 ft. from East (east or west) sec. line

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION _____

- (7) **TRACT ON WHICH WELL WILL BE LOCATED** Owner: DONALD & THELMA SLOAN

No. of acres 76 Will this be

the only well on this tract? NO - 1 Stock Well

- (8) **PROPOSED CASING PROGRAM**

Plain Casing

6" in. from 0 ft. to 500 ft.

_____ in. from _____ ft. to _____ ft.

Perforated casing

6 1/4 in. from 500 ft. to 850 ft.

_____ in. from _____ ft. to _____ ft.

- (9) **FOR REPLACEMENT WELLS** give distance and direction from old well and plans for plugging it:

90ft North of Old Well

Will Pump Cement into Old Well

- (10) **LAND ON WHICH GROUND WATER WILL BE USED:**

Owner(s): _____ No. of acres: _____

Legal description: _____

- (11) **DETAILED DESCRIPTION** of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

City Sewage to Lagoon
Well will be Used for 2 Houses Plus 1 Dairy Barn & Livestock

- (12) **OTHER WATER RIGHTS** used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right

Used for (purpose)

Description of land on which used

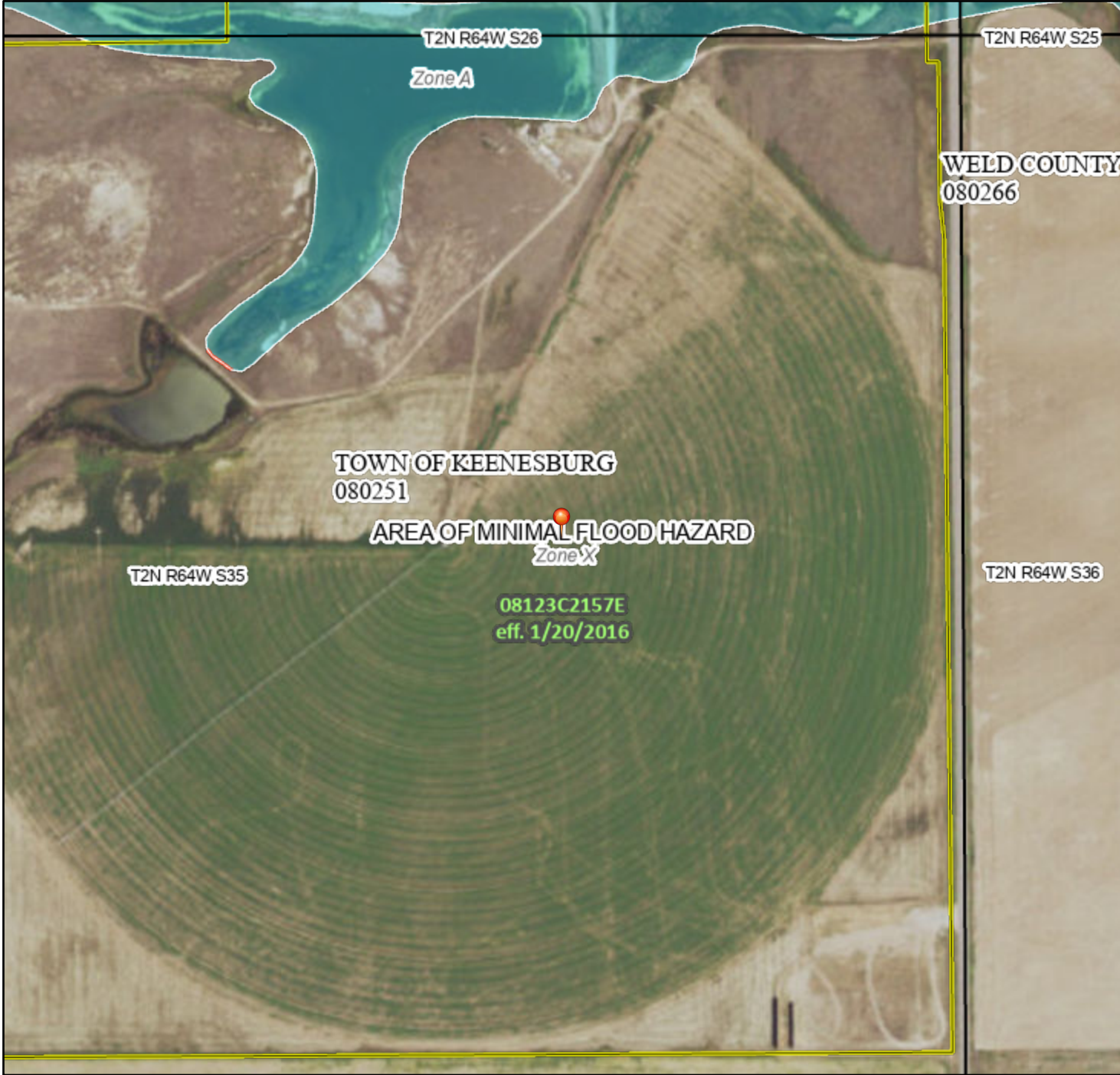
- (13) **THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.**

Donald L Sloan
SIGNATURE OF APPLICANT(S)

National Flood Hazard Layer FIRMMette



104°31'4"W 40°6'9"N



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

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

104°30'27"W 40°5'41"N

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/3/2021 at 4:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

National Flood Hazard Layer FIRMette



104°31'1"W 40°6'31"N



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

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

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/4/2021 at 1:35 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

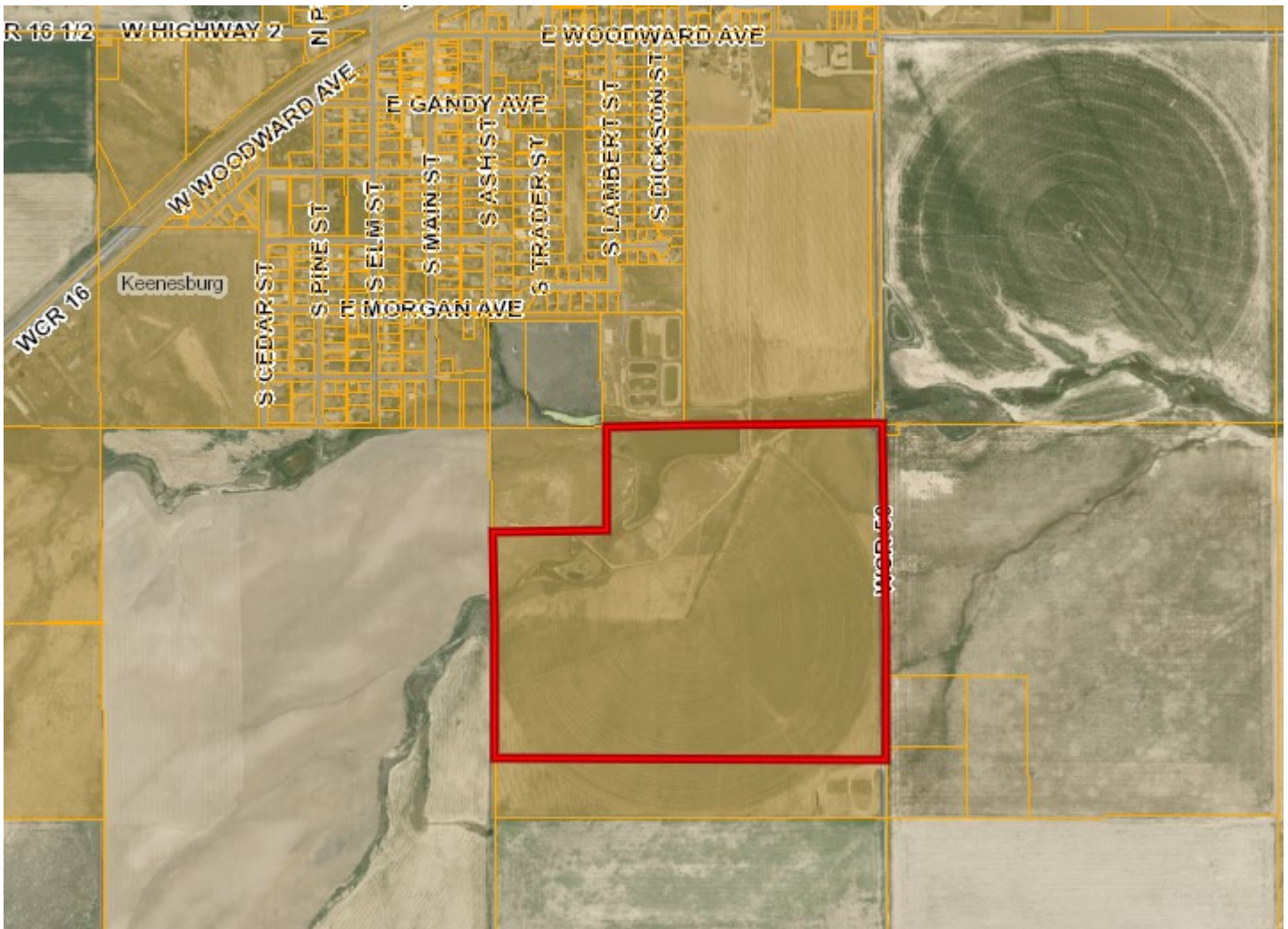
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Staff

From: Matthew Fisher <mfisher@weldgov.com>
Sent: Wednesday, April 28, 2021 2:48 PM
To: Staff
Subject: RE: File Request

Hello,

Per your request for documentation for parcels #130535100014 and #130526406002, the subject site(s) are within the city limits of a municipality (Keenesburg), shown below. As such, you should reach out to the Town, or Colorado Department of Public Health & Environment, CDPHE, for relevant records.



Matt Fisher
Environmental Health Specialist
Environmental Health Services
Department of Public Health & Environment
1555 N. 17th Ave. Greeley, CO 80631
970-400-2227
mfisher@weldgov.com



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From: Staff <staff@westernenvironment.com>
Sent: Wednesday, April 28, 2021 2:36 PM
To: Matthew Fisher <mfisher@weldgov.com>
Subject: RE: File Request

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Fisher,

The form has been completed and attached, thank you!

From: Matthew Fisher [<mailto:mfisher@weldgov.com>]
Sent: Wednesday, April 28, 2021 2:15 PM
To: Staff
Subject: File Request

Hello,

I received your environmental file request for "parcels #130535100014 and #130526406002."

Please fill out the attached form and send back to me so I may complete the request.

Thank you,

Matt Fisher
Environmental Health Specialist
Environmental Health Services
Department of Public Health & Environment
1555 N. 17th Ave. Greeley, CO 80631
970-400-2227
mfisher@weldgov.com



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Staff

From: Tom Beach <tbeach@seweldfire.org>
Sent: Monday, May 3, 2021 2:36 PM
To: Staff
Subject: RE: Environmental Issues Request

We do not have any records of an environmental issue at these locations.

Tom Beach
Fire Chief
Southeast Weld Fire District
95 W. Broadway Ave.
Keenesburg, Colorado 80643
(303) 732-4203 Office
www.seweldfire.org
HONOR . COURAGE . BRAVERY

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From: Staff <staff@westernenvironment.com>
Sent: Monday, May 3, 2021 2:16 PM
To: Tom Beach <tbeach@seweldfire.org>
Subject: RE: Environmental Issues Request

Hello Mr. Beach

I don't believe that there are addresses for these two parcels, however I attached an outlined area on maps. Please let me know if this helps or if I need to provide more information. The current property owner is listed as George T. Cooke. Thank you once again.

From: Tom Beach [<mailto:tbeach@seweldfire.org>]
Sent: Monday, May 3, 2021 8:31 AM
To: Staff
Subject: RE: Environmental Issues Request

We will need more information regarding the parcels, i.e. address, crossroads and owner to be able to look into further.

Tom Beach
Fire Chief
Southeast Weld Fire District
95 W. Broadway Ave.
Keenesburg, Colorado 80643
(303) 732-4203 Office
www.seweldfire.org
HONOR . COURAGE . BRAVERY

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From: Staff <staff@westernenvironment.com>

Sent: Wednesday, April 28, 2021 3:03 PM

To: Tom Beach <tbeach@seweldfire.org>

Subject: Environmental Issues Request

Chief Beach,

Please find attached an environmental issues request for parcels #130535100014 and #130526406002. Thank you in advance for your prompt response.

Aaron Stremel
Staff Technician

WESTERN ENVIRONMENT AND ECOLOGY
2217 WEST POWER AVENUE
LITTLETON, COLORADO 80120
staff@westernenvironment.com
[303.730.3452](tel:303.730.3452)

Detailed Facility Report

Facility Summary

KEENESBURG, TOWN OF
350 EAST MORGAN AVENUE, KEENESBURG,
CO 80643

FRS (Facility Registry Service) ID: 110039771832
 EPA Region: 08
 Latitude: 40.104291
 Longitude: -104.51867
 Locational Data Source: FRS
 Industry: Sewerage Systems
 Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Insp (5 Years)	--
Date of Last Inspection	06/15/2015
Current Compliance Status	Violation Identified
Qtrs with NC (of 12)	12
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information
 Clean Water Act (CWA): Minor, Permit Effective (CO0041254), Minor, Permit Terminated; Compliance Tracking Off (COG650147)
 Resource Conservation and Recovery Act (RCRA): No Information
 Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Known Data Problems

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110039771832					N	40.104291	-104.51867
ICIS-NPDES	CWA	CO0041254	Minor: NPDES Individual Permit	Effective	POTW	06/30/2023	N	40.102333	-104.515333
ICIS-NPDES	CWA	COG650147	Minor: General Permit Covered Facility	Terminated; Compliance Tracking Off	Biosolids	08/16/2007	N	40.104291	-104.518674

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110039771832	KEENESBURG, TOWN OF	350 EAST MORGAN AVENUE, KEENESBURG, CO 80643	Weld County
ICIS-NPDES	CWA	CO0041254	KEENESBURG TOWN OF	350 E MORGAN AVE, KEENESBURG, CO 80643	Weld County
ICIS-NPDES	CWA	COG650147	KEENESBURG, TOWN OF	350 EAST MORGAN AVENUE, KEENESBURG, CO 80643	Weld County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-NPDES	CO0041254	4952	Sewerage Systems
NPDES	CO0041254	4952	Sewerage Systems
ICIS-NPDES	COG650147	4952	Sewerage Systems
NPDES	COG650147	4952	Sewerage Systems

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Facility Industrial Effluent Guidelines

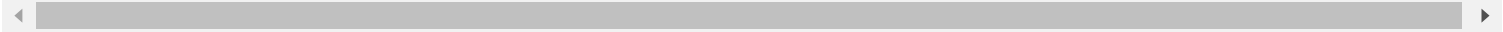
Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
No data records returned		

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
No data records returned							

Entries in italics are not counted in EPA compliance monitoring strategies or annual results.



Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
---------	-----------	---	---------------	--------------------------------------	---------------------

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)			Current As Of	Qtrs with NC (Noncompliance) (of 12)			Data Last Refreshed		
CWA	CO0041254	No			12/31/2020	12			05/21/2021		
CWA	COG650147	No			12/31/2020	0			05/21/2021		

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
CWA (Source ID: CO0041254)					01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-05/21/21
	Facility-Level Status				Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified	Violation Identified
	Quarterly Noncompliance Report History				Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance	Reportable Noncompliance
	Pollutant	Disch Point	Mon Loc	Freq													
CWA	BOD, 5-day, 20 deg. C E	001 - A	Effluent Gross	Mthly					22%						17%		
CWA	BOD, 5-day, 20 deg. C E	001 - A	Effluent Gross	NMth					124%								
	Permit Schedule Violations																
CWA	Schedule Event unachieved and not reported: Complete Required Sampling and Analytical Work or Studies				12/31/2008	→	→	→	→	→	→	→	→	→	→	→	→
CWA	Schedule Event unachieved and not reported: Plan, Report, or Scope of Work - Category 2				12/31/2007	→	→	→	→	→	→	→	→	→	→	→	→
	Late or Missing Discharge Monitoring Report (DMR) Measurements																
	Counts of Missing DMR Measurements							2									
CWA (Source ID: COG650147)					01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-05/21/21
	Facility-Level Status				Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit	Terminated Permit
	Quarterly Noncompliance Report History																

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

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Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
No data records returned															

Environmental Conditions

Watershed(s)

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
101900030908	Town of Keenesburg-Lost Creek	SLOAN RESERVOIR	No	No		Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
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State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
CO	2020	COSPM507_A	Lakes and Reservoirs near the South Platte River.	Unknown		Not Assessed	Not Assessed		Not Assessed	Not Assessed
CO	2020	COSPM506_A	Lost Creek, mainstem and all tributaries	Unknown			Not Assessed		Not Assessed	Not Assessed

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	8-Hour Ozone (2008); 8-Hour Ozone (2015)	Yes	1-Hour Ozone (1979)
Lead	No		No	
Particulate Matter	No		No	
Carbon Monoxide	No		Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No		No	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

EJSCREEN EJ Indexes

Eleven primary environmental justice (EJ) indexes of EJSCREEN, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJSCREEN provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the [EJSCREEN home page](#).

Census Block Group EJ Indexes (percentile)	
Particulate Matter (PM 2.5)	63.5
Ozone NATA Diesel PM	65.3
NATA Air Toxics Cancer Risk	63
NATA Respiratory Hazard Index (HI)	64
Traffic Proximity	61.7
Lead Paint Indicator	73.5
Superfund Proximity	62.2
Risk Management Plan (RMP) Proximity	64.6
Hazardous Waste Proximity	61.4
Wastewater Discharge Proximity	87.4

Number of EJ Indexes Above 80th Percentile
1

[View EJSCREEN Report](#)

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2006-2010 American Community Survey 5-Year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA’s spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the [DFR Data Dictionary](#).

General Statistics	
Total Persons	1,521
Population Density	62/sq.mi.
Percent Minority	13%
Households in Area	571
Housing Units in Area	604
Households on Public Assistance	15
Persons Below Poverty Level	473

Geography	
Radius of Selected Area	3 mi.
Center Latitude	40.104291
Center Longitude	-104.51867
Land Area	99%
Water Area	1%

Income Breakdown - Households (%)	
Less than \$15,000	63 (10.54%)
\$15,000 - \$25,000	54 (9.03%)
\$25,000 - \$50,000	97 (16.22%)
\$50,000 - \$75,000	153 (25.59%)
Greater than \$75,000	231 (38.63%)

Age Breakdown - Persons (%)	
Children 5 years and younger	81 (5%)
Minors 17 years and younger	433 (28%)
Adults 18 years and older	1,087 (71%)
Seniors 65 years and older	206 (14%)

Race Breakdown - Persons (%)	
White	1,411 (93%)
African-American	2 (0%)
Hispanic-Origin	151 (10%)
Asian/Pacific Islander	5 (0%)
American Indian	13 (1%)
Other/Multiracial	90 (6%)

Education Level (Persons 25 & older) - Persons (%)	
Less than 9th Grade	105 (8.95%)
9th through 12th Grade	57 (4.86%)
High School Diploma	436 (37.17%)
Some College/2-year	430 (36.66%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	145 (12.36%)

APPENDIX D

WESTERN ENVIRONMENT AND ECOLOGY, INC.

Statement of Qualifications

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

REAL ESTATE TRANSFER ENVIRONMENTAL AUDITS (RETA)

In response to provisions contained within the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and the Resource Conservation and Recovery Act (RCRA), lending institutions, firms and individuals involved with property transfers have become painfully aware of the costs associated with environmental liabilities. In an attempt to make informed decisions and potentially avail themselves of the "innocent purchaser defense" as defined in CERCLA, lending institutions are requiring the completion of an environmental audit. Previously, the completeness and the thoroughness of these audits varied as greatly as the cost. However, in late 1992, the American Society of Testing and Materials (ASTM) adopted specific standards for completion of Phase I audits. The ASTM standards (E-1527 and E-1528) are quite specific as to the level of investigation necessary to complete the audit. **WESTERN ENVIRONMENT AND ECOLOGY, INC.** has performed Real Estate Transfer Environmental Audits to ASTM standards long before the standards were adopted. Additionally, **WESTERN ENVIRONMENT AND ECOLOGY, INC.** personnel have provided training to FDIC regional offices on environmental compliance and financial institution liabilities. This familiarity with lending institutions and more than fifteen years of experience in performing RETA's allows **WESTERN ENVIRONMENT AND ECOLOGY, INC.** to provide efficient and complete reports meeting short time frame requirements.

SERVICES

- | | |
|----------------------------------|--------------------------|
| ◆Historical Photo Records Search | ◆Lead-Based Paint Survey |
| ◆Environmental Records Search | ◆Asbestos Survey |
| ◆Interviews | ◆Radon Survey |
| ◆On-site Inspection | ◆PCB Survey |

SELECTED CLIENT LIST

Community Development Group Denver, Colorado
City of Aurora, Aurora, Colorado
City of Wheat Ridge, Colorado
Shively, Strommen & Holst, Longmont, Colorado
Town of Lyons, Colorado
Grant & Grant, Longmont, Colorado

GREG D. SHERMAN, P.G.
President

PROFESSIONAL CAPABILITIES:

Mr. Sherman has more than 39 years of professional experience. He is currently President of **WESTERN ENVIRONMENT AND ECOLOGY, INC.** Prior to his current position, he was the Principal Geologist with SEACOR in its Lakewood, Colorado office and Project Director with Roy F. Weston also in Lakewood.

Duties performed in these capacities involved responsibility for CERCLA RI/FS studies and RCRA investigations. His professional assignments include project management and technical direction of the design and installation of the 2,000-foot long the 881 Hillside Groundwater Interception trench at the Rocky Flats Nuclear Weapons Plant in Jefferson County, Colorado. Mr. Sherman was Field Operations Manager for the installation of 75 groundwater extraction wells and vapor extraction and sparging points. This work was completed on the Stanford Research Park Superfund site in Palo Alto, California. Recently, he has concentrated on VOC remediation system design and installation utilizing on-site re-injection of treated groundwater and enhanced oxygenation systems. Mr. Sherman was lead investigator for the City of Wheat Ridge regarding the characterization of the Jay Street Park. This project, which was submitted to the Colorado Voluntary Clean-Up Program, received a grant from the Colorado Department of Public Health and Environment for innovative use of a Brownsfields site. Mr. Sherman and Western Environment and Ecology, Inc. was selected by the Cities of Aurora and Lakewood as their approved USEPA Brownsfields contractor.

Mr. Sherman is past Chairman of the Rocky Mountain Section of the Association of Engineering Geologists. He has served as Chairman of Executive Enterprises Seminars on Sampling and Data Analysis. He has extensive experience in geotechnical and geological investigations, groundwater studies, UST testing and evaluation, construction materials testing and mineral resource evaluation.

Mr. Sherman is recognized in the region as one of the leading experts in underground storage tank management and mine subsidence. He has placed special emphasis on the application of geophysical techniques to environmental and geotechnical investigations. Clients for these projects range from Federal, state and local governments to private industry and commercial developments. The project types included petroleum distribution facilities, nuclear power plants, highways and streets, dams and reservoirs, transmission lines, sewage treatment plants and sewage systems, hazardous and industrial waste disposal areas, and mining facilities, as well as residential and commercial developments. Mr. Sherman has performed geotechnical and geological investigations in Alaska, Arizona, California, Colorado, Idaho, Illinois, Montana, New Mexico, New York, Nevada, North Dakota, South Dakota, Texas, Utah and Wyoming. Additionally, he has international evaluation experience in the Middle East and Mexico.

REGISTRATION/CERTIFICATION

Wyoming Professional Geologist #2296
Indiana Certified Geologist #786
Certified Professional Geologist, CPG #6586
Petro Tite Training Course, 1986
40-Hour OSHA Training Course, 1987
8-Hour OSHA Supervisor Course, 1987
Nuclear Density Gauge Operation and Safety Training Course, 1984
NRC Quality Assurance Training, 1978
Asbestos Inspector, 1996

EXPERIENCE

Western Environment and Ecology, Inc., Littleton, Colorado; President, 1994.
SEACOR, Inc., Lakewood, Colorado; Principal Scientist, 1992-1993.
Roy F. Weston, Inc., Lakewood, Colorado; Principal Geologist, 1990-1992.
ATEC Associates, Inc., Denver, Colorado; Environmental Division Manager, 1985-1990.
Tierra Consultants, Inc., Denver, Colorado; President, 1982-1985.
Apache Energy and Minerals, Denver, Colorado; Senior Project Geologist, 1979-1982.
Dames and Moore, Denver, Colorado; Project Geologist, 1977-1979.
Resource Associates of Alaska, Fairbanks, Alaska; Staff Geologist, 1976.
Uranerez U.S.A., Inc., Casper, Wyoming; Staff Geologist, 1975-1976.
Amoco Production Company, Denver, Colorado; Lab Technician, 1974.
Cities Service Company, Durango, Colorado; Field Technician, 1973.

EDUCATION

B.S., Geology, University of Northern Colorado, 1975
Graduate Studies, New Mexico Institute of Mining and Technology, 1977

AWARDS

Rocky Mountain Associate of Geologists, Outstanding Senior, 1975
Who's Who in the West, 1988
Colorado Wildlife Federation, 1996 Conservationist of the Year (Owl Mountain Partnership)

PROFESSIONAL ASSOCIATIONS

Association of Engineering Geologists
American Institute of Professional Geologists
Senior Scientist Colca Canyon Scientific Expedition, 1990
Colorado School of Mines, Non-facility Senior Design Team Advisor

PUBLICATIONS/PRESENTATIONS

Sherman Greg D., "Mine Subsidence Assessment, Boulder-Weld Coal Field, Using British National Coal Board Methods" The Mountain Geologist, Volume 46, Number 1 January 2009.

Sherman Greg D. and Brian R. Partington., "Abandoned Mine Subsidence Prediction Using British National Coal Board Methods, Boulder/Weld Coal Field, Denver, Colorado" Proceedings for the International Association of Engineering Geologists, 2006 Meeting Nottingham, United Kingdom. September 2006.

Sherman, Greg D., "Sampling and Data Analysis"; Executive Enterprises Seminar, Chairman, May 1992.

Sherman, Greg D., "Statistical Design of Sampling Plans"; Executive Enterprises Seminar, June 1990.

Sherman, Greg D., "Impact of the EPA UST Regulations"; Tri-State Petroleum Marketer, December 1988.

Sherman, Greg D., "Variables Effecting Volumetric Leak Detection Methods for Underground Storage Tanks"; Paper given to the Colorado Section, American Society of Civil Engineers, 1988.

Sherman, Greg D., "The Impact of Underground Storage Tank Regulations on Industry"; Extended Abstracts, American Institute of Chemical Engineers, National Meeting, 1988.

Sherman, Greg D., "Assessment of Subsidence Damage to Existing Structures in Louisville, Lafayette, Colorado"; Proceedings of the Colorado Governor's Conference on Subsidence, 1985.

Sherman, Greg D., "Geology and Mining History of the Boulder/Weld Coal Field"; Paper given at Denver Coal Club Meeting, 1985.

Sherman, Greg D., "The New Mexico Gold Belt Regional Structural Implications"; Proceedings of the Western Mining Association, 1982 Convention.

Sherman, Greg D., "Colorado Front Range Uranium Deposits, A Possible Origin": in review.

Sherman, Greg D., "Origin of Monoclinial Folding Near Livermore, Colorado"; The Mountain Geologist, April 1976