

3.17 HAZARDOUS MATERIALS

This section provides an overview of properties (sites) in the project area with recognized (known) or potential soil and groundwater contamination (environmental conditions). The identification of contaminated sites is necessary so that they can be avoided when reasonably possible, or appropriate mitigation measures can be implemented. The presence of hazardous materials is a liability concern for any potential right-of-way acquisition and can affect the project in terms of worker health and safety, cost, schedule, and agency and public relations, particularly if these sites are not identified prior to construction. Therefore, an assessment of site contamination in the project area is an integral part of the CDOT project planning process.

In support of this EIS, a corridor-wide Modified Phase I Environmental Site Assessment (MESA) (FHU, 2008d) and MESA Addendum (FHU, 2011c) were performed to identify sites in the project area with the presence of potential or recognized soil and groundwater contamination from hazardous materials. The term “hazardous materials” is an all-inclusive term for materials that are regulated as a solid waste, hazardous waste, or other wastes contaminated with hazardous substances, radioactive materials, petroleum fuels, toxic substances, and pollutants. Areas of contaminated soil and groundwater must be identified to evaluate several aspects of the proposed improvements, including responsibility and management of contaminated soil and groundwater, engineering options to minimize and mitigate impacts, activities associated with right-of-way acquisition, and worker health and safety during construction.

The methodology used to identify sites with recognized and potential environmental conditions included a limited visual inspection of properties adjacent to the project corridors to locate activities that could potentially result in hazardous materials contamination, a review of historical information for the project corridors, and a review of current local, state, and federal environmental agency databases to identify known contaminated sites. The methodology is further discussed in the MESA (FHU, 2008d) and MESA Addendum (FHU, 2011c).

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3.17.1 Affected Environment

Sites with the potential for large-scale contaminant migration or a known existing or past release of a hazardous material are listed in **Table 3.17-1** and the locations of these sites are shown in **Figure 3.17-1**. These sites were identified in the MESA as having a high ranking with regard to potential site contamination, indicating that contamination (existing or residual) from hazardous materials may exist and could have an adverse impact on the project alternatives. These sites include National Priority List (NPL) or “Superfund” sites; sites on the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); Resource Conservation and Recovery Act (RCRA) permitted treatment, storage, or disposal facilities; RCRA Corrective Action Sites (CORRACTS); sites in the Colorado Voluntary Clean Up Program (VCUP); and state active and historical solid waste landfills (SWF). A detailed discussion of these sites is included in the MESA (FHU, 2008d) and the MESA Addendum (FHU, 2011c).

Numerous sites with moderate indications of a potential or known existing release or past release of any hazardous materials (see **Section 3.17.2**) are also present along the project corridors and are discussed in further detail in the MESA (FHU, 2008d) and in the hazardous materials consequences section of this EIS.

Table 3.17-1 Summary of High-Ranking Sites with Potential Contamination

Site Address	Type of Site	Concern
I-25 Corridor (Preferred Alternative)		
10575 Melody Dr., Northglenn	VCUP ¹	Site being addressed under Colorado Department of Public Health and Environment (CDPHE) VCUP for known existing or past release(s) of hazardous materials.
555 W. 106th Ave., Northglenn	VCUP ¹	Site being addressed under CDPHE VCUP for known existing or past release(s) of hazardous materials.
I-25 Corridor (Packages A and B)		
120 NE Frontage Rd., Fort Collins	CORRACTS ²	Site identified as needing corrective action after release(s) of a hazardous waste or constituent into the environment from a RCRA facility.
Commuter Rail (Preferred Alternative and Package A)		
3536 S. Mason St., Ft. Collins	CERCLIS ³	Known existing or past release(s) of hazardous materials and potential for large-scale contaminant migration exists. Site is designated as No Further Remedial Action Planned (NFRAP).
Site at College Ave. Ft. Collins Trailer, Ft. Collins	CERCLIS ³	Known existing or past release(s) of hazardous materials and potential for large-scale contaminant migration exists. Site is designated as NFRAP.
CSU campus – College Ave./Pitkin Ave., Ft. Collins	CORRACTS ²	Site identified as needing corrective action after release(s) of a hazardous waste or constituent into the environment from a RCRA facility.
317 West Prospect Rd., Ft. Collins	SWF ⁴	Potential presence of methane gas and other landfill gases. Potential soil and groundwater contamination.
Site at College Ave./ Willow St., Ft. Collins	VCUP ¹	Site being addressed under CDPHE VCUP for known existing or past release(s) of hazardous materials.

1 **Table 3.17-1 Summary of High Ranking Sites with Potential Contamination (cont'd)**

Site Address	Type of Site	Concern
116 E. Foothills Pkwy., Ft. Collins	CORRACTS ²	Site identified as needing corrective action after release(s) of a hazardous waste or constituent into the environment from a RCRA facility.
302 3rd St. SE, Loveland	CORRACTS ²	Site identified as needing corrective action after release(s) of a hazardous waste or constituent into the environment from a RCRA facility.
4809 S. College Ave., Ft. Collins	VCUP ¹	Site being addressed under CDPHE VCUP for known existing or past release(s) of hazardous materials.
120 9th Ave., Longmont	VCUP ¹	Site being addressed under CDPHE VCUP for known existing or past release(s) of hazardous materials.
15th Ave./Lashley St., Longmont	SWF ⁴	Potential presence of methane gas and other landfill gases. Potential soil and groundwater contamination.
11939 Sugar Mill Rd., Longmont	VCUP ¹	Site being addressed under CDPHE VCUP for known existing or past release(s) of hazardous materials.
844 Weld County Road 7	CERCLIS ³	Known existing or past release(s) of hazardous materials and potential for large-scale contaminant migration exists. Site is designated as NFRAP.
Commuter Rail (Preferred Alternative)		
2100 Highway 119, Longmont	CORRACTS ²	Site identified as needing corrective action after release(s) of a hazardous waste or constituent into the environment from a RCRA facility.
266 E. 29th, Loveland	CORRACTS ²	Site identified as needing corrective action after release(s) of a hazardous waste or constituent into the environment from a RCRA facility.
Commuter Bus (Preferred Alternative)		
3815 W. Service Rd., Evans	CERCLIS ³	Known existing or past release(s) of hazardous materials and potential for large-scale contaminant migration exists. Site is designated as NFRAP.

2 Notes:

3 ¹ Voluntary Clean-Up

4 ² Resource Conservation and Recovery Act Corrective Action

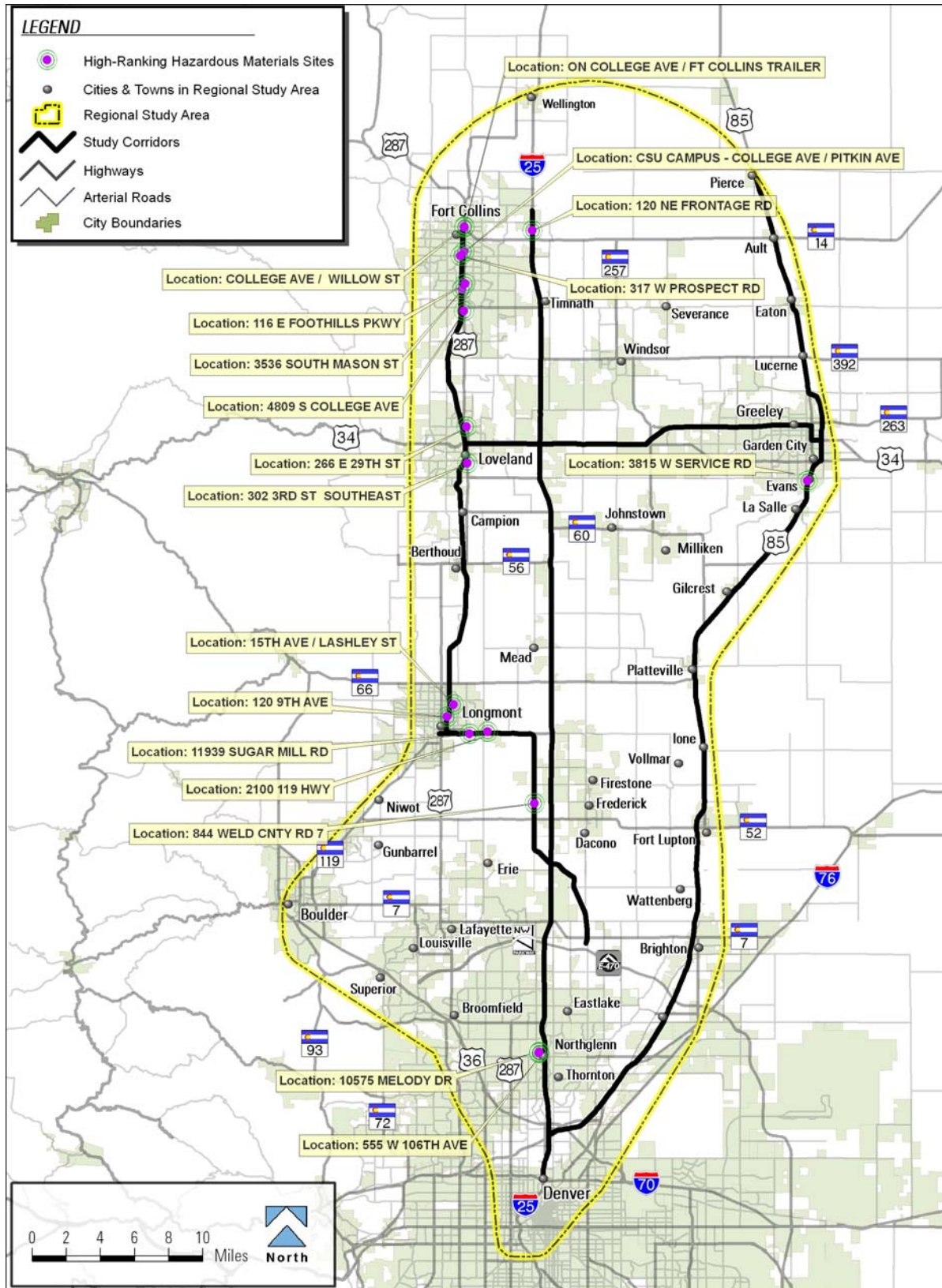
5 ³ Comprehensive Environmental Response, Compensation, and Liability Information System

6 ⁴ Solid waste facility/landfill

7

1 **Figure 3.17-1 Location of High-Ranking Sites with Potential Contamination**

2



1 Oil and gas facilities (existing and planned), including oil and gas wells, were identified within
 2 the project area using data from the Colorado Oil and Gas Conservation Commission Website,
 3 which was accessed in July 2010. These facilities were identified within 100 feet, 100 to
 4 500 feet, 500 to 1,000 feet, and 1,000 to 1,500 feet from the project area and summarized in
 5 **Table 3.17-2.**

6 **Table 3.17-2 Summary of Oil and Gas Facilities Within the Project Area**

Screening Distance	Number of Wells
Highway	
Less than 100 feet	1
100 to 500 feet	63
500 to 1,000 feet	85
1, 000 to 1,500 feet	82
Commuter Rail	
Less than 100 feet	3
100 to 500 feet	50
500 to 1,000 feet	59
1, 000 to 1,500 feet	24
Commuter Bus	
Less than 100 feet	0
100 to 500 feet	0
500 to 1,000 feet	10
1, 000 to 1,500 feet	6
Express Bus	
Less than 100 feet	0
100 to 500 feet	5
500 to 1,000 feet	16
1, 000 to 1,500 feet	7

7 Oil and gas explorations, development, and production wastes (e.g., drilling fluids) are
 8 produced during primary field operations and the potential exists for subsurface releases that
 9 may not be observable at the surface or along the associated gathering and transmission
 10 pipeline. Chronic minor leaks that would not be detected by inventory control can also release
 11 over time into the subsurface. Thus, all oil and gas facilities/associated transmission lines that
 12 could be impacted or disturbed constitute a potential environmental condition.

13 A portion of the regional study area is located over the northeastern half of the Boulder-Weld
 14 Coalfield. The mined portion of the Coalfield extended approximately 22 miles on a diagonal
 15 from Marshall in southeastern Boulder County northeast to the Firestone-Frederick-Dacono
 16 ("Tri-Towns") area of southwest Weld County. Most of the coal was from underground mines
 17 that were accessed by vertical shafts and almost entirely from multiple seams within the
 18 designated Boulder-Weld Coalfield. Mining took place from the surface to over 400 feet deep
 19 (Geocal, 2004).

20

1 Subsidence and collapse are a potential concern as the project proceeds to design. Mine-
2 related surficial and near-surface problems, principally subsidence and collapse, have affected
3 numerous commercial-municipal developments, transportation rights-of-way, pipelines,
4 agricultural irrigation operations, and some residential properties within the Boulder-Weld
5 Coalfield portion of the regional study area (Geocal, 2004).

6 Significant specific routes with known mine surface features, undermined areas less than
7 400 feet deep, and/or past surface problems include:

- 8 ▶ I-25: From Weld County Road (WCR) 8, north to between WCR 16 and WCR 18. Similarly,
9 for the Union Pacific Railroad (UPRR) line: Located two miles east of I-25, and through
10 Dacono-Frederick-Firestone. Also, east-west SH 52, from three-quarters mile west of I-25,
11 east through Dacono to WCR 15 (Geocal, 2004).
- 12 ▶ Boulder County Road 42 (Jasper Road): From one mile west of Erie, east to WCR 7
13 (2.5 miles east of Erie), as a significant east-west tie between I-25, County Line Road, and
14 US 287 (Geocal, 2004). Also, related as potential east-west ties in this area: UPRR and
15 related coal line spurs from 1.5 miles west of Erie, through the town, and then splitting
16 northeast to I-25 and southwest to one-half way to I-25 (Geocal, 2004).

17 3.17.2 Environmental Consequences

18 To determine the consequences of the No-Action Alternative, the two build packages
19 (Package A and Package B), and the Preferred Alternative the properties from which right-of-
20 way would potentially be acquired for each alternative were compared with the sites with
21 potential environmental conditions and the sites with recognized environmental conditions that
22 were identified in the MESA (FHU, 2008d) and MESA Addendum (FHU, 2011c). These sites
23 include medium and low-ranked sites that were evaluated in the MESA (FHU, 2008d) and
24 MESA Addendum (FHU, 2011c), as well as sites with potential environmental conditions that
25 were identified during the site reconnaissance and the review of historical land use (e.g.,
26 evidence of storage, handling, or disposal of hazardous materials).

27 Medium-ranked sites include RCRA hazardous waste generators with reported violations, sites
28 reported on the Emergency Response Notification System (ERNS) list, and facilities with
29 leaking underground storage tanks (LUSTs). Low-ranked sites include residential sites or
30 commercial sites with activities that do not require the use of hazardous substances or
31 petroleum products (greater than 55 gallons/year), RCRA hazardous waste generators with no
32 reported violations, facilities with above ground/underground storage tanks (ASTs/USTs) with
33 no reported leaks or spills, and sites reported on the Facility Index System (FINDS). These
34 sites have minimal indications of an existing release, past release, or material threat of a
35 release of any hazardous substances or petroleum products into the ground (soil),
36 groundwater, or surface water.

37 Sites to be acquired for right-of-way (partial or full) that have potential or recognized soil and
38 groundwater contamination are considered direct hazardous materials impacts (see
39 **Table 3.17-3**, **Table 3.17-4**, and **Table 3.17-5**). Right-of-way to be acquired may be modified
40 during final design, which may affect the hazardous materials impacts. Sites that will not be
41 acquired for right-of-way, but have potential or recognized soil and groundwater contamination
42 and could affect materials management or worker health and safety are considered indirect
43 impacts.

1 3.17.2.1 NO-ACTION ALTERNATIVE

2 The No-Action Alternative is a conservative estimate of safety and maintenance improvements
3 that will need to be constructed if the build alternatives are not built. Major and minor structure
4 maintenance activities from US 36 to SH 1 and safety improvements at selected locations from
5 WCR 34 to SH 1 are expected to occur.

6 The No-Action Alternative does not include the acquisition of any sites for right-of-way;
7 therefore, there would be no direct impacts associated with hazardous materials associated
8 with this alternative.

9 Indirect impacts are not associated with right-of-way acquisition but are associated with
10 potentially contaminated sites that could affect materials management and worker health and
11 safety. Indirect impacts identified with respect to the No-Action Alternative include the potential
12 to encounter contaminated soil and/or groundwater during structure maintenance activities that
13 require structural excavations or during safety improvements that require ramp terminal
14 widening (e.g., I-25 and Prospect, I-25 and SH 392, I-25 and SH 402).

15 3.17.2.2 PACKAGE A

16 Package A is described in detail in **Chapter 2 Alternatives**. **Table 3.17-3** summarizes
17 information on properties with potential or recognized environmental conditions with regard to
18 hazardous materials that are associated with Package A proposed highway or transit
19 improvements. This information is organized by build component.

20 A total of 38 parcels with potential environmental conditions and 16 parcels with recognized
21 environmental conditions are associated with Package A highway components. A total of
22 58 parcels with potential environmental conditions and 2 parcels with recognized
23 environmental conditions are associated with Package A transit components. Several of the
24 high-ranking sites identified in **Table 3.17-1** are impacted by the project. A detailed discussion
25 of environmental conditions of these sites is included in the MESA (FHU, 2008d).

1 **Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions**

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
I-25 Corridor					
8834000007	Potential	Sod farm. Potential pesticide and herbicide use and storage. Unknown hazardous material storage, handling and disposal practices.	X		
8709121001	Recognized	Operating farm supply store and active LUST site. Active USTs/ASTs on site. Three 12,000-gallon USTs containing gasoline, one 560-gallon UST containing waste oil. Six ASTs: two 12,500-gallon and one 10,000-gallon containing gasoline, and three (17,000-gallon, 5,800-gallon, and 8,800-gallon) containing diesel fuel. Four 2,000-gallon USTs permanently closed in June 1995. Three contained gasoline and one contained diesel. Four ASTs permanently closed prior to January 1977. One contained gasoline and three contained diesel. Multiple releases from the USTs and product delivery piping have occurred, leading to contamination of both soils and groundwater. Known benzene-contaminated groundwater exists on site, and residual petroleum contamination exists within soils at the site.	X	X	X
8721000904	Potential	Large industrial biopower and bioenergy plant located west of I-25. Ethanol, hydrogen, and other hazardous material products are produced on site. Unknown hazardous material storage, handling, and disposal practices.	X		
8515000015	Recognized	Gasoline Station. FINDS. Potential for petroleum contamination from LUSTs. Orphan site. LUST (Closed). UST. CoTrust.	X		
8716100043	Recognized	Gasoline Station. Potential for petroleum contamination from LUSTs. LUST (Closed). UST.	X		
8722200022	Recognized	RCRIS-SQG (No Reported Violations), FINDS	X		
8722200023	Recognized	RCRIS-SQG (Reported Violations), FINDS. LUST (closed). UST. AST. RV maintenance and storage. Unknown chemical and material handling, storage, and disposal.	X		
8634307002 8722200025	Potential	Motor sports sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8716125007	Potential	Sign and awning manufacturer. Unknown hazardous material storage, handling, and disposal practices.	X		

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8615000009	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		
8610207001	Potential	Boats, boat parts, ATV, snowmobile, RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8627316001	Potential	Former RCRA large-quantity generator. Unknown site conditions.	X		
8710000009	Potential	Heavy equipment rental company. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8603000011	Potential	Plant/tree nursery. Potential pesticide and herbicide use. Unknown hazardous material storage, handling, and disposal practices.	X		
8503008008	Potential	Motorcycle sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8627324006	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		
8535209001	Potential	RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8627335001	Potential	Window manufacturing facility. Unknown hazardous material storage, handling, and disposal practices.	X		
106103426002	Potential	Gas station. Two active 15,000-gallon USTs on site. One for gasoline and one for diesel.	X		
8716100039	Recognized	Gas station and active LUST site. Three active 10,000-gallon gasoline USTs on site. Permanently closed USTs include one 6,000-gallon for diesel, two 6,000-gallon USTs for gasoline, and two 3,000-gallon USTs for diesel. Undergoing quarterly monitoring and implementing a corrective action plan. Known petroleum-impacted soil and groundwater on site.	X		

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8535211001	Recognized	Operating truck stop and closed LUST site. Four active USTs on site include two containing a diesel/gasoline mixture (20,000-gallon and 15,000-gallon) and two containing diesel (20,000-gallon). Five active ASTs containing gasoline and diesel and one liquefied propane gas. Multiple releases have occurred and contamination of both soils and groundwater is present. In October 2004, ten ASTs containing gasoline, diesel, and kerosene were permanently closed and removed. Groundwater monitoring is ongoing. Known petroleum impacted soil and groundwater on site.	X		
871000022	Recognized	Potential historic former cattle operations occurred at this site. Unknown insecticide storage, use, and handling. RCRA CORRACTS. Remediation complete. The facility performs roll forming and shearing of sheet metal processes, which utilize lead and chromium-based paints, xylenes, and mineral spirit solvents. An initial environmental investigation performed in January 1991 identified soil and groundwater contamination with volatile organic compounds (VOCs). Small concentrations of benzene, toluene, ethylbenzene, and chlorobenzene were detected in soils from the paint gallery area. Elevated concentrations of ethylbenzene, toluene, xylene, and chlorobenzene were detected in soils near the paint line roll-off area. Elevated concentrations of heavy metals (lead and chromium) were detected in soils at this site in the paint gallery and near the paint supply piping. Remediation activities were completed at this site and a No Further Action letter was issued by the then Colorado Department of Health (CDH) in June 1994 indicating that they do not require any further investigation or remedial action at the time the letter was issued.	X		
853500009	Potential	RCRA small-quantity generator with no violations reported. Unknown hazardous material storage, handling, and disposal practices.	X		
8622300005	Potential	RCRA conditionally exempt small-quantity generator with no violations reported. Unknown hazardous material storage, handling, and disposal practices.	X		

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8515000021	Recognized	Gas station. Three active 8,000-gallon gasoline USTs on site. Permanently closed USTs include three 6,000 – gallon for gasoline and one 10,000-gallon for gasoline. Closed LUST site with two events reported. No Further Action letters issued on June 6, 1995 and June 17, 2005.			
8603000010	Recognized	Gas station and closed LUST site with multiple releases to soils and groundwater. Active USTs on site include two 12,000–gallon, one for unleaded gasoline and one for a diesel/gasoline mix. Six USTs permanently closed and removed. Groundwater contamination reportedly migrated off site in a southeastern direction toward a gravel pit that borders this site to the east and south. Several investigations conducted on site during the 1990s and 2000s. A corrective action plan was first implemented in 1994, which included installation of a groundwater recovery and treatment system and quarterly groundwater monitoring activities. Soils in the area of the former USTs (northwest corner) were over-excavated in 1995 until photoionization detector (PID) readings were 50 ppm or below. Quarterly groundwater monitoring from 1994 to present. Concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX), total volatile petroleum hydrocarbons (TVPH), total extractable petroleum hydrocarbons (TEPH), and methyl tert-butyl ether (MTBE) in soils were non-detect during soil sampling activities conducted in 2002. In September, 2006 Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS), issued the most recent No Further Action letter for this facility, indicating that they do not require any further investigation or remedial action at the time the letter was issued.	X	X	X
8603000004	Recognized	ERNS site. A buried dump truck was being used for used oil disposal. No remediation activities were reported.	X	X	X

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1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8510000003	Recognized	RCRA small-quantity generator site with reported violations. Solid waste discovered in the southwest corner of site parking lot. General debris items included waste lumber, household appliances, tires, construction debris, waste oil containers, fluorescent light fixtures, brake fluid, paint cans, etc. Soil staining identified near former waste oil storage area and near two 250-gallon ASTs that contained diesel fuel and gasoline. Petroleum-contaminated soils identified near both the AST and former waste oil areas. Groundwater contamination not detected. Remediation activities: removal of solid waste that had accumulated upon the surface of the site, relocation of the ASTs, and excavation and off-site disposal of stained soils. Clean up completed and CDH issued a No Further Action letter in November 1997.	X		X
8734000924	Potential	ERNS site. No additional information reported.	X		X
8622143001	Potential	Gas station. Active USTs on site include four 12,000-gallon for gasoline and one 10,000-gallon for diesel.	X		
8615405006	Potential	Gas station. Active USTs on site include two 12,000-gallon for gasoline and one 12,000-gallon for diesel.	X		
8634000908	Recognized	Closed LUST site. One 2,500-gallon UST for diesel currently in use. Permanently closed USTs include two 10,000-gallon for diesel, one 10,000-gallon for gasoline, two 6,000-gallon for gasoline, and one 700-gallon UST for diesel. No Further Action letter issued on February 13, 1995.	X		X
8716107014	Potential	Propane gas distributor with one 30,000-gallon AST, one 18,000-gallon AST, and one 1,250-gallon AST for liquefied propane gas on the property.	X		
131302304001	Recognized	Gas Station. Potential for petroleum contamination from LUSTs.. Orphan Site (LUST, UST)	X		
131303400035	Potential	Gasoline Station. Potential for petroleum contamination from LUSTs. LUST (Closed). UST. FINDS.	X		

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1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
CDOT Right-of-Way Northeast corner of SH 119 and I-25	Potential	Baker tank present in CDOT right-of-way. Potential evidence of groundwater remediation.	X		
106122400018	Potential	Motorcycle and off-road vehicle race track. Unregistered ASTs visible on the property. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100015	Potential	Truck sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100029	Potential	Tractor and agricultural equipment sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100020	Potential	Junkyard. Unknown hazardous material storage, handling, and disposal practices.	X		
131322409001	Potential	Vehicle storage facility. Unknown hazardous material storage, handling, and disposal practices.	X		
131322408001	Potential	Auto body shop. Unknown hazardous material storage, handling, and disposal practices.	X		
131322401001	Potential	Commercial/light industrial manufacturing facilities in strip mall. Unknown hazardous material storage, handling, and disposal practices.	X		
146702001001	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		
146703111003	Potential	Construction equipment sales and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		
120723000018	Potential	RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices. Active tanks on site include two 1,000-gallon ASTs for diesel and one 1,000-gallon AST for liquefied propane gas. Permanently closed USTs include one 4,000-gallon for gasoline and one 8,000-gallon for diesel.	X		
120723001024	Potential	Manufacturing facility. Unknown hazardous material storage, handling, and disposal practices.	X		

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
131310100033	Recognized	Four 12,000-gallon USTs for gasoline and four 10,000-gallon USTs for diesel are currently in use at this site. This facility is an active LUST site. Multiple events have occurred at this site. Known petroleum soil and groundwater contamination.	X	X	X
131310100019	Potential	RV sales. Potential equipment maintenance with discarded batteries visible. Unknown hazardous material storage, handling, and disposal practices.	X		
131311000072	Potential	RCRA small-quantity generator with no violations reported. Permanently closed USTs include two 6,000-gallon for an unknown substance, one 4,000-gallon for an unknown substance, one 2,000-gallon for an unknown substance, one 10,000-gallon for gasoline, one 4,000-gallon for gasoline, one 4,000-gallon for diesel, and one 3,000-gallon for used oil.	X		
131322412002	Potential	Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)/Toxic Substances Control Act (TSCA) Tracking System (FTTS) with no violations reported.	X		
171903110001	Recognized	Gas Station. LUST, UST, CO Trust, FINDS	X	X	X
171934407017	Potential	Automotive dealership and service center. Unknown hazardous material storage, handling, and disposal practices. One 1,000-gallon UST for used oil permanently closed at this site. No spills or leaks reported.	X		
171903004006	Potential	RCRA conditionally exempt small-quantity generator with no violations reported.	X		
Commuter Rail					
9414451903	Potential	Former auto repair shop with UST (1927)	X		
9626000926	Potential	Multiple structures and ground disturbance.	X		
9711166902	Potential	Former location of petroleum distribution facilities - Standard Oil Company site (1906), Texaco (1917), and Continental Oil (1917). Unknown petroleum storage, handling, and disposal practices.	X		
9711124023	Potential	Former location of railroad switching yard that included a series of coal sheds.	X		
9711167901	Potential	Former location of railroad switching yard.	X		
9711168902					

1 **Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
9513307801	Potential	Former location of petroleum distribution facilities – Sinclair Refining Company (1927). Unknown petroleum storage, handling, and disposal practices.	X		
9513348001	Potential	Former Loveland Farmers Milling and Elevator Company (1893). Former Big Thompson Milling and Elevator Company (1900, 1906, 1911). Unknown hazardous material storage, handling, and disposal practices.	X		
9411000033	Potential	Light industrial facility. Unknown hazardous material handling, storage, and disposal practices.	X		
9414451009 9411000012	Potential	Light industrial facility. Unknown hazardous material handling, storage, and disposal practices.	X		
9524211003	Potential	Junkyard. Unknown hazardous material handling, storage, and disposal practices.	X		
9735426004	Potential	Automotive service. Unknown hazardous material handling, storage, and disposal practices.	X		
9714411014	Potential	Old structure near rail line. Unknown site conditions. Site owned by CSU Research.	X		
9723400906	Potential	General ground disturbance on this large site.	X		
171934407017	Potential	Automotive dealership and service center. Unknown hazardous material storage, handling, and disposal practices. One 1,000-gallon UST for used oil permanently closed at this site. No spills or leaks reported.	X		
171903004006	Potential	RCRA conditionally exempt small-quality generator with no violations reported.	X		
9414444036	Potential	Former Berthoud Electric Light Works (1906). Unknown hazardous material handling, storage, and disposal practices.	X		
9735467001	Potential	Automotive sales and service. Unknown hazardous material handling, storage, and disposal practices.	X		
9524243001	Potential	Automotive repair. Unknown hazardous material handling, storage, and disposal practices.	X		
9723109002	Potential	Self-storage facility. Although not reported, the potential for methamphetamine lab activity exists.	X		

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
9523405002	Potential	Self-storage facility. Although not reported, the potential for methamphetamine lab activity exists.	X		
9735119013	Potential	Dry cleaning operations with unknown solvent (e.g., perchloroethylene) storage, handling, and disposal practices.	X		
9423138001	Potential	Former Empson Packing Company (1927). Automotive repair shop; former Sinclair Gasoline Station. Unknown hazardous material handling, storage, and disposal practices.	X		
9513320801	Potential	Former Libby McNeill & Libby-Pickle Salting Station (1927). Miscellaneous debris. Unknown hazardous material handling, storage, and disposal practices.	X		
120523000003	Potential	Agricultural property with AST. Unknown hazardous material handling, storage, and disposal practices.	X		
120523000008	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices.	X		
120526001001	Potential	Power substation.	X		
120534415003	Potential	Multiple light industrial/commercial facilities. Unknown hazardous material handling, storage, and disposal practices.	X		
131503414001	Potential	Towing company and vehicle storage facility. Unknown hazardous material handling, storage, and disposal practices.	X		
9513348007	Potential	Former Loveland Light Heat & Power Company (1906). Former Crystal Ice & Storage Company artificial ice plant. Unknown hazardous material handling, storage, and disposal practices.	X		
9513306909	Potential	Former Colorado Highway Department yard with equipment repair (1937). Unknown hazardous material handling, storage, and disposal practices.	X		
9414480908	Potential	Former Gary-Fenton and VS Gallen sites with gasoline/oil storage (1927). Unknown hazardous material handling, storage, and disposal practices.	X		

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
9414415042 9414428026	Potential	Former Continental Oil Company site (1927). Unknown hazardous material storage, handling, and disposal practices.	X		
9411000014	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices.	X		
9602400009	Potential	FTTS with no violations reported. Nursery/landscaping facility. Unknown hazardous material handling, storage, and disposal practices.	X		
9414117002	Potential	RCRA small-quantity generator with administrative violations reported. Light industrial/commercial facility. Unknown hazardous material handling, storage, and disposal practices.	X		
9723107003	Potential	RCRA small-quantity generator with no violations reported. Dry cleaners. Unknown solvent (e.g., perchloroethylene) storage, handling, and disposal practices.	X		
9414117003	Potential	RCRA small-quantity generator with administrative violations reported. Light industrial/commercial facility.	X		
9535400044	Potential	RCRA small-quantity generator with no violations reported. Light industrial facility business park. Unknown hazardous material handling, storage, and disposal practices.	X		
9414117001	Potential	Two 8,600 ASTs for an unknown substance currently in use. Light industrial facility. One 55-gallon drum observed. Unknown hazardous material handling, storage, and disposal practices.	X		
9523400006	Potential	Automotive repair. Unknown hazardous material handling, storage, and disposal practices.	X		
9524243002	Recognized	Closed LUST site. Former location of oil storage (1927). Automotive repair. Unknown hazardous material handling, storage, and disposal practices. Permanently closed USTs include one 2,000-gallon for diesel, two 560-gallon for kerosene, and one unknown sized for an unknown substance. No Further Action letter issued on August 30, 1995.	X		X

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
9524243002	Recognized	Closed LUST site. Former location of oil storage (1927). Automotive repair. Unknown hazardous material handling, storage, and disposal practices. Permanently closed USTs include one 2,000-gallon for diesel, two 560-gallon for kerosene, and one unknown sized for an unknown substance. No Further Action letter issued on August 30, 1995.	X		X
9411000021	Potential	Home builder facility. Miscellaneous debris. Unknown hazardous material handling, storage, and disposal practices. One 500-gallon UST for gasoline permanently closed.	X		
120534427002	Potential	Automotive repair shop. Unknown hazardous material handling, storage, and disposal practices.	X		
131503323009	Potential	Power Sub-Station.	X		
131503423003	Potential	Storage of train/truck trailer containers. Unknown contents.	X		
131503324005	Potential	Former Longmont Municipal Light & Power Plant (1930-1959). Unknown hazardous material handling, storage, and disposal practices.	X		
131503323005	Potential	Power substation.	X		
131309100078	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices. Debris along railroad right-of-way.	X		
146709100015	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices. Debris along railroad right-of-way.	X		
146724000078	Potential	Construction company with heavy equipment. Unknown hazardous material handling, storage, and disposal practices.	X		
146725200056	Potential	Feed lot. Unknown hazardous material handling, storage, and disposal practices.	X		
146736000017	Potential	Agricultural property. Potential land filling. Unknown contents. Potential uncontrolled dumping.	X		

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
131503414001	Potential	Towing company and vehicle storage facility. Former Standard Concrete Products Company (1930-1959). Unknown hazardous material handling, storage, and disposal practices.	X		
131503414002	Potential	Public storage facility. U-Haul vehicle storage. Former Libby McNeill & Libby Pickle Station (1930). Unknown hazardous material handling, storage, and disposal practices.	X		
131502300001	Potential	Junkyard. Miscellaneous debris. Unknown hazardous material handling, storage, and disposal practices.	X		
131502300002	Potential	Miscellaneous debris, including metal and 55-gallon drums, in railroad right-of-way. Potential soils staining. Unknown hazardous material handling, storage, and disposal practices.	X		
131503423001 131503424001	Potential	Storage of train/truck trailer containers. Unknown contents.	X		
131502300007	Potential	Recycling center. Unknown hazardous material handling, storage, and disposal practices.	X		
131502300006	Potential	Junkyard. Unknown hazardous material handling, storage, and disposal practices.	X		
131503436001	Recognized	Closed LUST site. No Further Action letter issued on February 13, 1996.	X		X
131502300004	Potential	RCRA small-quantity generator with no violations. Metal fabrication facility. Metal debris on site. Unknown hazardous material handling, storage, and disposal practices.	X		
Commuter Bus					
130931400030	Potential	Manufacturing facility. RCRA small-quantity generator with no violations. Unknown hazardous material handling, storage, and disposal practices.	X		
146725200056	Potential	Feed lot. Unknown hazardous material handling, storage, and disposal practices.	X		
14673600017	Potential	Agricultural property. Potential land filling. Unknown contents. Potential uncontrolled dumping.	X		

2

1 Table 3.17-3 Package A - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
131503414001	Potential	Towing company and vehicle storage facility. Former Standard Concrete Products Company (1930-1959). Unknown hazardous material handling, storage, and disposal practices.	X		
131503414002	Potential	Public storage facility. U-Haul vehicle storage. Former Libby McNeil & Libby Pickle Station (1930). Unknown hazardous material handling, storage, and disposal practices.	X		
131502300001	Potential	Junkyard. Miscellaneous debris. Unknown hazardous material handling, storage, and disposal practices.	X		
131502300002	Potential	Miscellaneous debris, including metal and 55-gallon drums, in railroad right-of-way. Potential soils staining. Unknown hazardous material handling, storage, and disposal practices.	X		
131503423001 131503424001	Potential	Storage of train/truck trailer containers. Unknown contents.	X		

* Initial Site Assessment (ISA)
** Preliminary Site Investigation (PSI)

*** Materials Management Plan (MMP)/Health and Safety (H&S)

Notes: See Sections 3.17.3.1 and 3.17.3.2 for ISA, PSI, MMP and H & S descriptions.
RCRIS SQG.....Resource Conservation and Recovery Act Small Quantity Generator
LUST.....Leaking Underground Storage Tank
UST.....Underground Storage Tank
AST.....Aboveground Storage Tank
CORRACTS.....Resource Conservation and Recovery Act Corrective Action activity

SWFSolid waste facility/landfill
Co TrustComplaint sites with no known responsible party
FINDSFacility Index System/Facility Registry System
RCRA LQG.....Resource Conservation and Recovery Act Large Quantity Generator
LPGliquid petroleum gas tank
ERNSEmergency Response Notification System
VCUPVoluntary Clean-Up

2

1 **3.17.2.3 PACKAGE B**

2 Package B is described in detail in **Chapter 2 Alternatives. Table 3.17-4** summarizes
3 information on properties with potential or recognized environmental conditions with regard to
4 hazardous materials that are associated with Package B proposed highway or transit
5 improvements.

6 A total of 40 parcels with potential environmental conditions and 16 parcels with recognized
7 environmental conditions are associated with Package B highway components. A detailed
8 discussion of these sites is included in the MESA (FHU, 2008d).

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
I-25 Corridor					
8834000007	Potential	Sod farm. Potential pesticide and herbicide use and storage. Unknown hazardous material storage, handling, and disposal practices.	X		
8709121001	Recognized	Operating farm supply store and active LUST site. Active USTs/ASTs on site: Three 12,000-gallon USTs containing gasoline and one 560-gallon UST containing waste oil. Six ASTs including two 12,500 gallon, one 10,000-gallon containing gasoline, and three (17,000-gallon, 5,800-gallon, and 8,800-gallon) containing diesel fuel. Four 2,000-gallon USTs permanently closed in June 1995. Three contained gasoline and one contained diesel. Four ASTs permanently closed prior to January 1977. One contained gasoline and three contained diesel. Multiple releases from the USTs and product delivery piping have occurred, leading to contamination of both soils and groundwater. Known benzene-contaminated groundwater exists on site, and residual petroleum contamination exists within soils at the site.	X	X	
8515000015	Recognized	Gasoline Station. FINDS. Potential for petroleum contamination from LUSTs. Orphan site. LUST (Closed). UST. CoTrust.	X		
8716100043	Recognized	Gasoline Station. Potential for petroleum contamination from LUSTs. LUST (Closed). UST.	X		
8722200022	Recognized	RCRIS-SQG (No Reported Violations), FINDS	X		
8722200023	Recognized	RCRIS-SQG (Reported Violations), FINDS. LUST (closed). UST. AST. RV maintenance and storage. Unknown chemical and material handling, storage, and disposal.	X		
8721000904	Potential	Large industrial biopower and bioenergy plant located west of I-25. Ethanol, hydrogen, and other hazardous material products are produced on site. Unknown hazardous material storage, handling, and disposal practices.	X		
8716125007	Potential	Sign and awning manufacturer. Unknown hazardous material storage, handling, and disposal practices.	X		
8615000009	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8610207001	Potential	Boats, boat parts, ATV, snowmobile, RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8627316001	Potential	Former RCRA large-quantity generator. Unknown site conditions.	X		
8710000009	Potential	Heavy equipment rental company. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8603000011	Potential	Plant/tree nursery. Potential pesticide and herbicide use. Unknown hazardous material storage, handling, and disposal practices.	X		
8503008008	Potential	Motorcycle sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8627324006	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		
8535209001	Potential	RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
8627335001	Potential	Window manufacturing facility. Unknown hazardous material storage, handling, and disposal practices.	X		
106103426002	Potential	Gas station. Active USTs on site include one 15,000-gallon for gasoline and one 15,000-gallon for diesel.	X		
8716100039	Recognized	Gas station. Active LUST site. Three active 10,000-gallon USTs for gasoline on site. Permanently closed USTs include one 6,000-gallon for diesel, two 6,000-gallon for gasoline, and two 3,000-gallon for diesel. Undergoing quarterly monitoring and implementing a corrective action plan. Known petroleum impacted soil and groundwater on site.	X	X	X

2

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8535211001	Recognized	<p>Operating truck stop and closed LUST site. Four active USTs on site include two containing a diesel/gasoline mixture (20,000-gallon and 15,000-gallon) and two containing diesel (20,000-gallon). Five active ASTs containing gasoline and diesel and one liquefied propane gas.</p> <p>Multiple releases have occurred and contamination of both soils and groundwater is present. In October 2004, 10 ASTs containing gasoline, diesel, and kerosene were permanently closed and removed. Groundwater monitoring is ongoing. Known petroleum impacted soil and groundwater on site.</p>	X	X	X
8710000022	Recognized	<p>Potential historic former cattle operations occurred at this site. Unknown insecticide storage, use, and handling.</p> <p>RCRA CORRACTS. Remediation complete. The facility performs roll forming and shearing of sheet metal processes, which utilize lead and chromium-based paints, xylenes, and mineral spirit solvents. An initial environmental investigation performed in January 1991 identified soil and groundwater contamination with VOCs. Small concentrations of benzene, toluene, ethylbenzene, and chlorobenzene were detected in soils from the paint gallery area. Elevated concentrations of ethylbenzene, toluene, xylene, and chlorobenzene were detected in soils near the paint line roll-off area. Elevated concentrations of heavy metals (lead and chromium) were detected in soils at this site in the paint gallery and near the paint supply piping. Remediation activities have been completed at this site and a No Further Action letter was issued by the CDH in June 1994, indicating that they do not require any further investigation or remedial action at the time the letter was issued.</p>	X	X	X

2

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8603000010	Recognized	<p>Gas station and closed LUST site with multiple releases to soils and groundwater. Active USTs on site include two 12,000-gallon, one for unleaded gasoline and one for a diesel/gasoline mix. Six USTs permanently closed and removed. Groundwater contamination reportedly migrated off site in a southeastern direction toward a gravel pit that borders this site to the east and south.</p> <p>Several investigations conducted on site during the 1990s and 2000s. A corrective action plan was first implemented in 1994, which included the installation of a groundwater recovery and treatment system and quarterly groundwater monitoring activities. Soils in the area of the former USTs (northwest corner) were over-excavated in 1995 until PID readings were 50 ppm or below. Quarterly groundwater monitoring from 1994 to present. Concentrations of BTEX, TVPH, TEPH, and MTBE in soils were non-detected during soil sampling activities conducted in 2002.</p> <p>In September, 2006, OPS issued the most recent No Further Action letter for this facility, indicating that they do not require any further investigation or remedial action at the time the letter was issued.</p>	X	X	X
8603000004	Recognized	<p>ERNS site. A buried dump truck was being used for used oil disposal. No remediation activities were reported.</p>	X	X	X
8510000003	Recognized	<p>RCRA small-quantity generator site with reported violations. Solid waste discovered in the southwest corner of site parking lot. General debris items included waste lumber, household appliances, tires, construction debris, waste oil containers, fluorescent light fixtures, brake fluid, paint cans, etc. Soil staining identified near former waste oil storage area and near two 250-gallon ASTs that contained diesel fuel and gasoline. Petroleum-contaminated soils identified near both the AST and former waste oil areas. Groundwater contamination not detected.</p> <p>Remediation activities: removal of solid waste that had accumulated upon the surface of the site, relocation of the ASTs, and excavation and off-site disposal of stained soils. Clean up completed and the CDH issued a No Further Action letter in November 1997.</p>	X		X

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
8535000009	Potential	RCRA small-quantity generator with no violations reported. Unknown hazardous material storage, handling, and disposal practices.	X		
8622300005	Potential	RCRA conditionally exempt small-quantity generator with no violations reported. Unknown hazardous material storage, handling, and disposal practices.	X		
8515000021	Recognized	Gas station. Three active 8,000-gallon gasoline USTs on site. Permanently closed USTs include three 6,000-gallon for gasoline and one 10,000-gallon for gasoline. Closed LUST site with two events reported. No Further Action letters issued on June 6, 1995 and June 17, 2005.	X	X	X
8734000924	Potential	This is an ERNS site with no additional information reported.	X		
8622143001	Potential	Gas station. Active USTs on site include four 12,000-gallon for gasoline and one 10,000-gallon for diesel.	X		
8615405006	Potential	Gas station. Active USTs on site include two 12,000-gallon for gasoline and one 12,000-gallon for diesel.	X		
8634000908	Recognized	Closed LUST site. One 2,500-gallon UST for diesel currently in use at this site. Permanently closed USTs include two 10,000-gallon for diesel, one 10,000-gallon for gasoline, two 6,000-gallon for gasoline, and one 700-gallon for diesel. No Further Action letters issued on February 13, 1995.	X		X
8716107014	Potential	Propane gas distributor with one 30,000-gallon AST, one 18,000-gallon AST, and one 1,250-gallon AST for liquefied propane gas on the property.	X		
157303002002	Potential	Automotive service center. Unknown hazardous material storage, handling, and disposal practices.	X		
171934100005	Potential	Automotive Service Center, Potential Waste Oil Tank Unknown hazardous material storage, handling, and disposal practices.	X		
131302304001	Recognized	Gas Station. Potential for petroleum contamination from LUSTs.. Orphan Site (LUST, UST)	X		
131303400035	Potential	Gasoline Station. Potential for petroleum contamination from LUSTs. LUST (Closed). UST. FINDS.	X		
146703111003	Potential	Construction equipment sales and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	X		

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
CDOT Right-of-Way Northeast corner of SH 119 and I-25	Potential	Baker tank present in CDOT right-of-way. Potential evidence of groundwater remediation.	X		
106122400018	Potential	Motorcycle and off-road vehicle race track. Unregistered ASTs visible on the property. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100015	Potential	Truck sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100029	Potential	Tractor and agricultural equipment sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100020	Potential	Junkyard. Unknown hazardous material storage, handling, and disposal practices.	X		
131311000057	Potential	Boat, RV storage, RV sales and service. Unknown hazardous materials storage, handling, and disposal practices.	X		
131322409001	Potential	Vehicle storage facility. Unknown hazardous material storage, handling, and disposal practices.	X		
131322408001	Potential	Auto body shop. Unknown hazardous material storage, handling, and disposal practices.	X		
131322401001	Potential	Commercial/light industrial manufacturing facilities in strip mall. Unknown hazardous material storage, handling, and disposal practices.	X		
120723000018	Potential	RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices. Active ASTs/USTs on site include two 1,000-gallon ASTs for diesel, one 1,000-gallon AST for liquefied propane gas, one 4,000-gallon UST for gasoline, and one 8,000-gallon UST for diesel.	X		
120723001024	Potential	Manufacturing facility. Unknown hazardous material storage, handling, and disposal practices.	X		
131310100033	Recognized	Active USTs on site include four 12,000-gallon for gasoline and four 10,000-gallon for diesel. Active LUST site. Multiple events have occurred at this site. Known petroleum soil and groundwater contamination.	X	X	X
131310100033	Recognized	Active USTs on site include four 12,000-gallon for gasoline and four 10,000-gallon for diesel. Active LUST site. Multiple events have occurred at this site. Known petroleum soil and groundwater contamination.	X	X	X

1 Table 3.17-4 Package B - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Environmental Condition	Description	Mitigation		
			ISA*	PSI**	MMP and H&S***
131310100019	Potential	RV sales. Potential equipment maintenance with discarded batteries visible. Unknown hazardous material storage, handling, and disposal practices.	X		
131311000072	Potential	RCRA small-quantity generator with no violations reported. Permanently closed USTs include two 6,000-gallon for an unknown substance, one 4,000-gallon for an unknown substance, one 2,000-gallon for an unknown substance, one 10,000-gallon for gasoline, one 4,000-gallon for gasoline, one 4,000-gallon for diesel, and one 3,000-gallon for used oil. No spills or leaks reported.	X		
131322412002	Potential	FTTS with no violations reported.	X		
171903110001	Recognized	Gas Station. LUST, UST, CO Trust, FINDS.	X		
171934100005	Potential	Automotive service center. Unknown hazardous material storage, handling, and disposal practices.	X		
171934407017	Potential	Automotive dealership and service center. Unknown hazardous material storage, handling, and disposal practices. One 1,000-gallon UST for used oil permanently closed. No spills or leaks reported.	X		
171903004006	Potential	RCRA conditionally exempt small-quantity generator with no violations reported.	X		

Bus Rapid Transit

No impacts identified.

* Initial Site Assessment (ISA)
** Preliminary Site Investigation (PSI)

*** Materials Management Plan (MMP)/Health and Safety (H&S)

Notes: See Sections 3.17.3.1 and 3.17.3.2 for ISA, PSI, MMP and H & S descriptions.
RCRIS SQGResource Conservation and Recovery Act Small Quantity Generator
LUSTLeaking Underground Storage Tank
USTUnderground Storage Tank
ASTAboveground Storage Tank
CORRACTSResource Conservation and Recovery Act Corrective Action activity

SWF Solid waste facility/landfill
Co Trust Complaint sites with no known responsible party
FINDS Facility Index System/Facility Registry System
RCRA LQG Resource Conservation and Recovery Act Large Quantity Generator
LPG liquid petroleum gas tank
ERNS Emergency Response Notification System
VCUP Voluntary Clean-Up

1 **3.17.2.4 PREFERRED ALTERNATIVE**

2 The Preferred Alternative is described in detail in **Chapter 2 Alternatives. Table 3.17-5**
3 summarizes information on properties with potential or recognized environmental conditions
4 with regard to hazardous materials that are associated with the Preferred Alternative proposed
5 highway or transit improvements. This information is organized by build component. A total of
6 67 parcels with potential environmental conditions and 20 parcels with recognized
7 environmental conditions are associated with the Preferred Alternative. Several of the sites
8 identified in **Table 3.17-1** are impacted by the project. A detailed discussion of environmental
9 conditions of these sites is included in the MESA (FHU, 2008d) and MESA Addendum
10 (FHU, 2011c).

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8834000007	Potential	Sod farm. Potential pesticide and herbicide use and storage. Unknown hazardous material storage, handling and disposal practices.	Greenlawn Sod Co.	2524/2525 NE Frontage Rd., Ft. Collins	X		
8709121001	Recognized	<p>FINDS. AST. Open LUST. UST. Operating farm supply store and active LUST site. Active tanks on the property include three USTs, six ASTs, and six liquid petroleum gas (LPG) tanks.</p> <p>Four 2,000-gallon USTs permanently closed in June 1995. Three contained gasoline and one contained diesel. Four ASTs permanently closed prior to January 1977. One contained gasoline and three contained diesel.</p> <p>Multiple releases from the USTs and product delivery piping have occurred, leading to contamination of both soils and groundwater. Known benzene-contaminated groundwater exists on site, and residual petroleum contamination exists within soils at the site.</p>	Poudre Valley Coop.	225 NW Frontage Rd., Ft. Collins	X	X	X
8503008008	Potential	Motorcycle sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	Tri City Cycle	3675 Clydesdale Pkwy., Loveland	X		
8515000021	Recognized	Gas station. Two active 15,000-gallon USTs on site. Four USTs were permanently closed and removed in November 2009. Closed LUST site with three events reported. No Further Action letters issued on 6/1995, 6/2005, and 1/2010.	Diamond Shamrock	6150/6200 E HWY 34, Loveland	X	X	X

2

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8535000009	Potential	RCRA small-quantity generator with no violations reported. Unknown hazardous material storage, handling, and disposal practices.	Colorado Boat Center	3850 SE Frontage Rd., Johnstown	X		
8535209001	Potential	RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	RV America Great Colorado Marketplace	6701 SE Frontage Rd., Johnstown	X		
8603000011	Potential	Plant/tree nursery. Potential pesticide and herbicide use. Unknown hazardous material storage, handling, and disposal practices.	Harmony Gardens	4315/4325 E Harmony Rd., Ft. Collins	X		
8610207001	Potential	Boats, boat parts, ATV, snowmobile, RV sales. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	Island Lake Marine	5857/5887 SW Frontage Rd., Ft. Collins	X		
8615405006	Potential	Gas station. Active USTs on site include two 12,000-gallon for gasoline and one 12,000-gallon for diesel.	Conoco	7486 Westgate Dr., Ft. Collins	X		
8622143001	Potential	Gas station. Active USTs on site include four 12,000-gallon for gasoline and one 10,000-gallon for diesel.	Phillips 66	7600 Westgate Dr., Ft. Collins	X		
8622300005	Potential	RCRA conditionally exempt small-quantity generator with no violations reported. Unknown hazardous material storage, handling, and disposal practices.	Gardner Signs/ At Home Professions	8101 SW Frontage Rd., Ft. Collins	X		

2

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8627316001	Potential	Former RCRA large-quantity generator. Unknown site conditions.	Collins Collision Products Inc.	5726/5710 Byrd Dr., Loveland	X		
8627324006	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	Ducati and BMW Motorcycle Dealership	6002 Byrd Dr., Loveland	X		
8627335001	Potential	Window manufacturing facility. Unknown hazardous material storage, handling, and disposal practices.	Champion Windows	5850 Byrd Dr., Loveland	X		
8710000009	Potential	Heavy equipment rental company. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	Sunstate Equipment	4228 E Mulberry St., Ft. Collins	X		
8716107014	Potential	Propane gas distributor with one 30,000-gallon AST, one 18,000-gallon AST, and one 1,250-gallon AST for liquefied propane gas on the property.	Amerigas Propane	1036 Smithfield Dr., Ft. Collins	X		
8716125007	Potential	Sign and awning manufacturer. Unknown hazardous material storage, handling, and disposal practices.	Shaw Sign and Awning Inc.	901 SW Frontage Rd./ 900 Smithfield Dr., Ft. Collins	X		

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1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8721000904	Potential	Large industrial biopower and bioenergy plant located west of I-25. Ethanol, hydrogen, and other hazardous material products are produced on site. Unknown hazardous material storage, handling, and disposal practices.	Frontline Bioenergy	1815 SW Frontage Rd., Ft. Collins	X		
106103426002	Potential	Gas station. Two active 15,000-gallon USTs on site. One for gasoline and one for diesel.	Loaf n' Jug	67 Gateway Dr., Berthoud	X		
106122400018	Potential	Motorcycle and off-road vehicle race track. Unregistered ASTs visible on the property. Unknown hazardous material storage, handling, and disposal practices.	VMX Off Road - Race Track	20125 W I-25 Frontage Rd., Berthoud	X		
120723001024	Potential	Manufacturing facility. Unknown hazardous material storage, handling, and disposal practices.	Rapid Prototyping	14444/14478 I-25 Frontage Rd., Longmont	X		
131310100019	Potential	RV sales. Potential equipment maintenance with discarded batteries visible. Unknown hazardous material storage, handling, and disposal practices.	Del Camino RV 5th Wheel	10571 W I-25 Frontage Rd., Longmont	X		
131303400035	Potential	Gasoline station. Orphan site (closed LUST, UST, COTrust)	Total Petroleum Inc.	3979 Hwy 119 Longmont	X		

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1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
131310100029	Potential	Tractor and agricultural equipment sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	Longmont Farm Supply (New Holland)	10683 W I-25 Frontage Rd., Longmont	X		
131310100033	Recognized	Four USTs currently active on the property. This facility is an closed LUST site. Multiple events have occurred at this site. Known petroleum soil and groundwater contamination.	Shell Station - Former Texaco	10963 I-25 Frontage Rd., Longmont	X		
131311000072	Potential	RCRA small-quantity generator with no violations reported. Permanently closed USTs include two 6,000-gallon for an unknown substance, one 4,000-gallon for an unknown substance, one 2,000-gallon for an unknown substance, one 10,000-gallon for gasoline, one 4,000-gallon for gasoline, one 4,000-gallon for diesel, and one 3,000-gallon for used oil.	Colorado Dept. of Military Affairs/ Army National Guard / Paint	4045 Weld CR 22, Firestone	X		
146702001001	Potential	Automobile dealership and service center. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices.	Forby Ford	800 Bryan Ct., Dacono	X		
171903004006	Potential	RCRA conditionally exempt small-quantity generator with no violations reported.	Kwal Paint	11450 Cherokee St, Northglenn	X		

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1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
171934407017	Potential	Automotive dealership and service center. Unknown hazardous material storage, handling, and disposal practices. One 1,000-gallon UST for used oil permanently closed at this site. No spills or leaks reported.	John Elway Chevrolet	7320 Broadway, Denver	X		
8510000003	Recognized	RCRA small-quantity generator site with reported violations. Solid waste discovered in the southwest corner of site parking lot. General debris items included waste lumber, household appliances, tires, construction debris, waste oil containers, fluorescent light fixtures, brake fluid, paint cans, etc. Soil staining identified near former waste oil storage area and near two 250-gallon ASTs that contained diesel fuel and gasoline. Petroleum-contaminated soils identified near both the AST and former waste oil areas. Groundwater contamination not detected. Remediation activities: removal of solid waste that had accumulated upon the surface of the site, relocation of the ASTs, and excavation and off-site disposal of stained soils. Clean up completed and CDH issued a No Further Action letter in November 1997.	Cloverleaf Kennel Club	2527 W. Frontage Rd., Loveland	X		X
8535211001	Recognized	Operating truck stop and open LUST site. Four active USTs on site. Four active ASTs and one LPG tank. Multiple releases have occurred and contamination of both soils and groundwater is present. In October 2004, ten ASTs containing gasoline, diesel, and kerosene were permanently closed and removed. Groundwater monitoring is ongoing. Known petroleum impacted soil and groundwater on site.	Johnsons Corner Inc.	2842 SE Frontage Rd., Loveland	X	X	X

1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8603000004	Recognized	ERNS site. A buried dump truck was being used for used oil disposal. No remediation activities were reported.	Connell Resources	4305 E Harmony Rd., Ft. Collins	X	X	X
8603000010	Recognized	Gas station and closed LUST site with multiple releases to soils and groundwater. Two active 12,000-gallon USTs on site. Six USTs permanently closed and removed. Groundwater contamination reportedly migrated off site in a southeastern direction toward a gravel pit that borders this site to the east and south. Several investigations conducted on site during the 1990s and 2000s. A corrective action plan was first implemented in 1994, which included installation of a groundwater recovery and treatment system and quarterly groundwater monitoring activities. Soils in the area of the former USTs (northwest corner) were over-excavated in 1995 until photoionization detector (PID) readings were 50 ppm or below. Quarterly groundwater monitoring from 1994 to present. Concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX), total volatile petroleum hydrocarbons (TVPH), total extractable petroleum hydrocarbons (TEPH), and methyl tert-butyl ether (MTBE) in soils were non-detect during soil sampling activities conducted in 2002. In September, 2006 Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS), issued the most recent No Further Action letter for this facility, indicating that they do not require any further investigation or remedial action at the time the letter was issued.	Texaco/ Convenience Plus	4325 E Harmony Rd., Ft. Collins	X	X	X

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8615000009	Recognized	Automobile dealership and service center. One active AST on the property. Potential waste oil tanks. Unknown hazardous material storage, handling, and disposal practices. Closed LUST.	Bob Scott's RV/ Harris Marine	7301 SW Frontage Rd., Ft. Collins	X		
8634000908	Recognized	Closed LUST site. One 2,500-gallon UST currently in use. Permanently closed USTs include two 10,000-gallon for diesel, one 10,000-gallon for gasoline, two 6,000-gallon for gasoline, and one 700-gallon UST for diesel. No Further Action letter issued on February 13, 1995.	Power Marketing Operations/ Western Area Power Administration	5555 E Crossroads Blvd., Loveland	X		X
8634307002	Potential	Motor sports sales and service. Potential equipment maintenance. Unknown hazardous material storage, handling, and disposal practices.	Thunder Mountain Motorcycles	4250 Byrd Dr., Loveland	X		

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1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
871000022	Recognized	Potential historic former cattle operations occurred at this site. Unknown insecticide storage, use, and handling. RCRA CORRACTS. Remediation complete. The facility performs roll forming and shearing of sheet metal processes, which utilize lead and chromium-based paints, xylenes, and mineral spirit solvents. An initial environmental investigation performed in January 1991 identified soil and groundwater contamination with volatile organic compounds (VOCs). Small concentrations of benzene, toluene, ethylbenzene, and chlorobenzene were detected in soils from the paint gallery area. Elevated concentrations of ethylbenzene, toluene, xylene, and chlorobenzene were detected in soils near the paint line roll-off area. Elevated concentrations of heavy metals (lead and chromium) were detected in soils at this site in the paint gallery and near the paint supply piping. Remediation activities were completed at this site and a No Further Action letter was issued by the then Colorado Department of Health (CDH) in June 1994 indicating that they do not require any further investigation or remedial action at the time the letter was issued.	HeliSupport Inc.	120 NE Frontage Rd., Ft. Collins	X	X	X
871610039	Recognized	Gas station and open LUST site. Three active 10,000-gallon gasoline USTs on site. Permanently closed USTs include one 6,000-gallon for diesel, two 6,000-gallon USTs for gasoline, and two 3,000-gallon USTs for diesel. Undergoing quarterly monitoring and implementing a corrective action plan. Known petroleum-impacted soil and groundwater on site.	Conoco	3809 E Mulberry St., Ft. Collins	X	X	X

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
8734000924	Recognized	ERNS site. No additional information reported.	Gulfragle Supply	4414 E Harmony Rd., Ft. Collins	X		
CDOT Right-of-Way Northeast corner of SH 119 and I-25	Potential	Baker tank present in CDOT right-of-way. Potential evidence of groundwater remediation.	Not Applicable	Not Applicable	X		
8515000015	Recognized	Gasoline Station. FINDS. Closed LUST. UST. Four active USTs. Multiple releases have occurred at this site. The most recent NFA/closure letter was issued by OPS in May 2010.	Conoco Station	5518 E. Eisenhower Blvd., Loveland	X		
8722200022	Potential	RCRIS-SQG (No Reported Violations), FINDS. Unknown chemical and material handling, storage, and disposal practices.	ABC Sign Products / Jackson Brooks-Combined W 028 FOR 2001	2028 SE Frontage Rd., Ft. Collins	X		
8722200023	Recognized	RCRIS-SQG (Reported Violations), FINDS. Closed LUST. UST. AST. One active AST and LPG tank. RV maintenance and storage. Unknown chemical and material handling, storage, and disposal.	Former Case Power & Equipment / United Rentals	1926 SE Frontage Rd., Ft. Collins	X		
120723000018	Potential	UST. AST. RV maintenance and storage. Unknown chemical and material handling, storage, and disposal	K&C RV	14504 E I-25 Frontage Rd., Longmont	X		

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1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
131302304001	Recognized	Gas Station. Open LUST. Orphan Site (LUST, UST). Three active USTs. Contamination discovered in March 2004. Remediation activities are on-going.	Phillips 66	11099 E I-25 Frontage Rd., Longmont	X		
131310100020	Potential	Junkyard. Unknown hazardous material storage, handling, and disposal practices.	Unknown Site Name	10569 W I-25 Frontage Rd., Firestone	X		
8634109901	Potential	Potential for generator to be on-site.	Budweiser Events Center	5100-5500 Arena Cir., Loveland			
8722200025	Potential	Potential Waste Oil Tanks. Unknown chemical and material handling, storage, and disposal practices.	Fort Collins Motor Sports	1800 SE Frontage Rd., Ft. Collins	X		
120723001052	Potential	Unknown manufacturing facility. Unknown material handling, storage, and disposal practices.	Artemis Rubber Technology	14300 I-25 Frontage Rd., Mead	X		
120735200056	Potential	Historic contamination	Ademar Ready Mix	12632 E I-25 Frontage Rd., Longmont	X		
146703000050	Potential	Gas Station. UST.	Conoco Travel Center	3770 HWY 52, Erie	X		
146711000041	Potential	Automobile junk yard.	Erie Auto Salvage	4878 I-25 Frontage Rd., Erie	X		

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
157334004019	Potential	Unknown manufacturing facility. Unknown material handling, storage, and disposal practices.	BMC Millwork	12299 Grant St., Denver	X		
157334300031	Recognized	Closed LUST. UST. Contamination discovered following removal of waste oil tank. OPS issued a NFA/closure letter in July 2005.	Larry's Texaco Nka Palen Enterprise Inc.	45 E 120th Ave., Thornton	X		
Unknown	Potential	RCRA SQG (No Reported Violations) FINDS. Unknown chemical and material handling, storage, and disposal practices.	CEPEX American, Inc.	County Road 91/2 & HWY 66, Longmont	X		
Unknown	Potential	RCRA SQG (No Reported Violations) FINDS. Unknown chemical and material handling, storage, and disposal practices.	AG Air, Inc.	I-25 & HWY 66, Longmont	X		
9411000021	Potential	Home builder facility. Miscellaneous debris. Unknown hazardous material handling, storage, and disposal practices. One 500-gallon UST for gasoline permanently closed.	Summit Crest Homes	2221 Clayton Ln., Berthoud	X		
9414117001	Potential	Two 8,600-gallon ASTs for an unknown substance currently in use. Light industrial facility. One 55-gallon drums observed. Unknown hazardous material handling, storage, and disposal practices.	Flow System/ Protreat Technology Corp.	290 Bunyan Ave., Berthoud	X		
9414117002	Potential	RCRA small-quantity generator with administrative violations reported. Light industrial/commercial facility. Unknown hazardous material handling, storage, and disposal practices.	ALUMATEK	220 Bunyan Ave., Berthoud	X		

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1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
9414117003	Potential	RCRA small-quantity generator with administrative violations reported. Light industrial/commercial facility.	Berthoud Screw Machine Products	210 Bunyan Ave., Berthoud	X		
9414451009	Potential	Light industrial facility. Unknown hazardous material handling, storage, and disposal practices.	Sonoco Industrial Products	270/290 Mountain Ave., Berthoud	X		
9414480908	Potential	Former Gary-Fenton and VS Gallen sites with gasoline/oil storage (1927). Unknown hazardous material handling, storage, and disposal practices.	Historic Site	Unknown Address	X		
9423138001	Potential	Former Empson Packing Company (1927). Automotive repair shop; former Sinclair Gasoline Station. Unknown hazardous material handling, storage, and disposal practices.	Cote's Auto Repair	239 Welch Ave., Berthoud	X		
9535400044	Potential	RCRA small-quantity generator with no violations reported. Light industrial facility business park. Unknown hazardous material handling, storage, and disposal practices.	Campion Industrial Park	255 SW 42nd St., Loveland	X		
9711166902	Potential	Former location of petroleum distribution facilities - Standard Oil Company site (1906), Texaco (1917), and Continental Oil (1917). Unknown petroleum storage, handling, and disposal practices.	Historic Site	275 N. Mason St., Ft. Collins	X		
120523000008	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices.	Unknown Site Name	11149 Ute Rd., Longmont	X		

1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
120534415003	Potential	Multiple light industrial/commercial facilities. Unknown hazardous material handling, storage, and disposal practices.	Longmont Business Park (Circle Graphics, Precision Works Manufacturing)	101 E 10th Ave./ 120 9th Ave., Longmont	X		
131309100078	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices. Debris along railroad right-of-way.	Hodges Interests LP	10759 Weld CR 7, Firestone	X		
131502300001	Potential	Junkyard. Miscellaneous debris. Unknown hazardous material handling, storage, and disposal practices.	East-Side Auto Wrec Store Some More, Rodgers Auto	11386 Rodgers Ave., Loveland	X		
131502300002	Potential	Miscellaneous debris, including metal and 55-gallon drums, in railroad right-of-way. Potential soils staining. Unknown hazardous material handling, storage, and disposal practices.	Unknown Site Name	Unknown Address	X		
131502300006	Potential	Junkyard. Unknown hazardous material handling, storage, and disposal practices.	Mike Auto/Towing / Twin Peak Performance	395 E Rodgers Rd., Longmont	X		
131502300007	Potential	Recycling center. Unknown hazardous material handling, storage, and disposal practices.	City of Longmont Eco-Cycle Center	140 Martin St., Longmont	X		

1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
131502400005 131501300004	Recognized	VCUP site. Series of vacant buildings and commercial seed processing facilities. Unknown material handling, storage, and disposal practices. Former Great Western Sugar Company Longmont Beet Sugar Factory (1906). Former railyard for Great Western Sugar Company Longmont Beet Sugar Factory (1911).	Great Western Sugarmill JJ Metals /Hilleshog Commercial Seed Processing/ Western Sugar Cooperative / Syngenta Seed / Clean Energy LLC	11504 Rogers 1021 Sugarmill Rd., Longmont	X	X	X
131503414002/ 131503414003	Potential	Public storage facility. U-Haul vehicle storage. Former Libby McNeill & Libby Pickle Station (1930). Unknown hazardous material handling, storage, and disposal practices.	Brekke Storage U-Haul	105 3rd Ave./ 225 Baker St., Longmont	X		
131503325001	Potential	Automotive repair. Unknown chemical and material handling, storage, and disposal practices.	JC's Automotive	1 S. Main St., Longmont	X		
131503423001	Potential	Storage of train/truck trailer containers. Unknown contents.	Unknown Site Name	Unknown Address	X		
131503425015	Recognized	Closed LUST. UST. Vehicle Storage. Unknown chemical and material handling, storage, and disposal practices.	Loerger Used Car Lot	22 Main St., Longmont	X		

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1 **Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)**

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
146709100015	Potential	Agricultural property. Unknown hazardous material handling, storage, and disposal practices. Debris along railroad right-of-way.	Unknown Site Name	4523 Weld CR 7, Erie	X		
146715000037	Recognized	Multiple structures. US Brownfield Site.	Erie Gateway Site	3747 Weld CR 8, Erie	X	X	X
9414400018	Potential	Light industrial/commercial facility. RCRA-SQG, FINDS	Divide Constructors	543 S 2nd St., Berthoud	X		
9423405006	Potential	Storage of train/truck trailer containers. Unknown contents.	Unknown Site Name	201 S 1st St., Berthoud	X		
9711123901	Potential	Former oil warehouse with tanks - bulk oil storage (1925)	Unknown Site Name	216 W Maple St., Ft. Collins	X		
Unknown	Potential	RCRA SQG (No Reported Violations) FINDS. Unknown chemical and material handling, storage, and disposal practices.	Recycling Systems Corporation	217 N Mason St., Ft. Collins	X		
N/A	Potential	CDOT Maintenance Facility	CDOT Maintenance	Unknown Address			

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1 Table 3.17-5 Preferred Alternative - Summary of Sites with Potential and Recognized Environmental Conditions (cont'd)

Parcel Identification Number	Type of Condition	Site Description	Site Name	Site Address	Recommended Mitigation		
					ISA*	PSI**	MMP and H&S***
121119306009	Recognized	UST. LUST (Closed).	Circle K	300 Justin Rd., Ft. Lupton	X		
080332304017	Potential	RCRA SQG - No reported violations. FINDS. Unknown chemical and material handling, storage, and disposal practices.	Everyday Store	509 N 9th Ave., Greeley	X		
130931100056	Potential	Gasoline Station. UST. Storage of truck trailers and unknown containers north of gas station in fenced-in area. Unknown contents of containers. Miscellaneous debris in fenced-in area.	Phillips 66	641 14th St., Ft. Lupton	X		

* Initial Site Assessment (ISA)
** Preliminary Site Investigation (PSI)

*** Materials Management Plan (MMP)/Health and Safety (H&S)

Notes: See **Sections 3.17.3.1** and **3.17.3.2** for ISA, PSI, MMP and H & S descriptions.
RCRIS SQGResource Conservation and Recovery Act Small Quantity Generator
LUSTLeaking Underground Storage Tank
USTUnderground Storage Tank
ASTAboveground Storage Tank
CORRACTSResource Conservation and Recovery Act Corrective Action activity

SWF Solid waste facility/landfill
Co Trust Complaint sites with no known responsible party
FINDS Facility Index System/Facility Registry System
RCRA LQG Resource Conservation and Recovery Act Large Quantity Generator
LPG..... liquid petroleum gas tank
ERNS..... Emergency Response Notification System
VCUP..... Voluntary Clean-Up

3.17.3 Mitigation Measures

In summary, a total of 38 parcels with potential environmental conditions and 16 parcels with recognized environmental conditions are associated with Package A highway components. A total of 58 parcels with potential environmental conditions and 2 parcels with recognized environmental conditions are associated with Package A transit components.

A total of 40 parcels with potential environmental conditions and 16 parcels with recognized environmental conditions are associated with Package B highway and transit components.

A total of 67 parcels with potential environmental conditions and 20 parcels with recognized environmental conditions are associated with the Preferred Alternative.

3.17.3.1 RIGHT-OF-WAY ACQUISITION

The process of identifying, evaluating, and mitigating hazardous waste during right-of-way acquisition is identified in Chapter 3 of the CDOT Right-of-Way Manual (CDOT, 2005e). Projects requiring right-of-way or easements follow these guidelines in order to avoid, to the greatest extent possible, acquisition of contaminated property and to ensure protection for employees, workers, and the community prior to, during, and after construction. Right-of-way to be acquired may be modified during final design. The MESA contains a complete listing of sites with potential and recognized environmental conditions that were identified for the project and should be referenced to verify recommended mitigation actions (FHU, 2008d).

The right-of-way acquisition process for sites with potential and recognized environmental conditions includes three-steps (CDOT, 2005c):

- ▶ **Initial Site Assessment (ISA).** The ISA is similar to a MESA or Phase I Environmental Site Assessment and involves site reconnaissance, historical land use review, and database search activities. An ISA is performed on properties that are to be acquired by or dedicated to CDOT. For properties that will be partially acquired for right-of-way, an ISA, based on CDOT Form #881 *Initial Site Assessment Checklist* and in accordance with CDOT hazardous materials guidance (CDOT EPB, 2005), should be performed. For properties that will be fully acquired for right-of-way, an ISA or site-specific Phase I Environmental Site Assessment, in accordance with American Society for Testing and Materials (ASTM) E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM, 2005), U.S. Environmental Protection Agency (EPA) Standards and Practices for All Appropriate Inquiries [40 Code of Federal Regulations (CFR) Part 312], and CDOT hazardous materials guidance (CDOT EPB, 2005), should be performed.
- ▶ **Preliminary Site Investigation (PSI).** The PSI is an investigation performed on properties with potential environmental conditions. A PSI involves a drilling/sampling and analytical program to establish preliminary information regarding environmental conditions on the property. The objective of the PSI is to assist in the decision-making process regarding the potential liability associated with acquiring a property and to provide information regarding health and safety issues for construction workers and the public.

- 1 ▶ **Remedial Investigation/Feasibility Study (RI/FS).** The RI/FS is a detailed,
2 comprehensive investigation that further delineates the magnitude of contamination on a
3 property. The RI/FS details the mitigation and clean-up strategies and provides an estimate
4 of cost for the cleanup and mitigation of contaminated property. Based on known
5 conditions, no RI/FS was recommended for any property that would be acquired as part of
6 the project.

7 It is important to note that a PSI or RI/FS may be recommended based on the findings of an
8 ISA. Sites where a PSI or RI/FS are expected to be required have been identified above (see
9 **Table 3.17-3, Table 3.17-4, and Table 3.17-5**).

10 **3.17.3.2 CONTAMINATED SOIL AND GROUNDWATER MANAGEMENT**

11 Encountering soil and groundwater during construction without prior knowledge can potentially
12 affect the project in terms of cost, schedule, and agency and public relations. A Materials
13 Management Plan (MMP), as required by Section 250.03 of the CDOT Standard Specifications
14 for Road and Bridge Construction (CDOT, 2005c), will be prepared for areas with known soil
15 and groundwater contamination. Construction specifications will be written to include review of
16 the MMP by the CDOT Regional Environmental Manager.

17 Structural excavation, such as caisson and retaining wall construction, may require the
18 dewatering of contaminated groundwater. If dewatering is necessary, groundwater brought to
19 the surface will be managed according to Section 107.25 and 250.03 of the CDOT Standard
20 Specifications for Road and Bridge Construction (CDOT, 2005c) and permitted by the CDPHE
21 Water Quality Control Division, in accordance with Section 402 of the Clean Water Act.

22 **3.17.3.3 REMOVAL OF STRUCTURES/OBSTRUCTIONS**

23 Pole-mounted electrical transformers were not identified as part of site reconnaissance
24 activities. However, relocation of overhead electrical utility lines and pole-mounted
25 transformers will be identified in project plans and specifications. Performance of the work set
26 forth in the project plans and specifications will be conducted in accordance with state and
27 federal regulations, and any easement agreement between CDOT and/or private landowners.

28 All wells that are located within the proposed construction area, including any that were not
29 previously identified, will be abandoned and plugged according to CDOT Section 202.02 in
30 Standard Specifications for Road and Bridge Construction (CDOT, 2005c) and in conformance
31 with the Colorado Department of Natural Resources Division of Water Resources State
32 Engineer Water Well Construction Rules, specifically Rule 16, "Standards for Plugging,
33 Sealing, and Abandoning Wells and Boreholes" (Colorado Department of Natural
34 Resources, 2006).

35 The Colorado Oil and Gas Conservation Commission (COGCC) regulates the clean up of oil
36 and gas wells and associated facilities. The COGCC clean-up standard for petroleum
37 contaminated soil is 1,000 parts per million (ppm) total petroleum hydrocarbons in sensitive
38 areas with the potential to impact groundwater (COGCC, 2001). The COGCC clean-up
39 standard for non-sensitive areas is 10,000 ppm total petroleum hydrocarbons (COGCC, 2001).
40 A typical clean-up standard used by CDOT for materials management is the Colorado
41 Department of Labor and Employment, Division of Oil and Public Safety (OPS) clean-up
42 standard of 500 ppm total petroleum hydrocarbons. If petroleum-contaminated soil is identified
43 with a concentration less than 1,000 ppm but higher than 500 ppm, CDOT would be

1 responsible for clean-up of this soil. A MMP and a Health and Safety plan, as required by
2 Section 250.03 of the CDOT Standard Specifications for Road and Bridge Construction
3 (CDOT, 2005c), also is recommended for use when oil and gas facilities are encountered.

4 **3.17.3.4 REGULATED MATERIALS CLEARANCE**

5 Environmentally regulated materials may be present in buildings and structures that could be
6 demolished as part of the project. Prior to demolition of any structures, an asbestos, lead-
7 based paint, and miscellaneous hazardous materials survey will be conducted at each parcel,
8 where applicable. Right-of-way purchases are coordinated between Region right-of-way
9 personnel and CDOT Property Management at the time of demolition. Regulated materials
10 abatement will be conducted in accordance with Section 250, Environmental, Health, and
11 Safety Management, of the CDOT Standard Specifications for Road and Bridge Construction
12 (CDOT, 2005c) and relevant Occupational Health and Safety (OSHA) regulatory details. Basic
13 regulatory requirements for the type of materials that may be encountered in the project area
14 are summarized in this section.

15 *AST and UST Management*

16 Sites with regulated ASTs and USTs will most likely be acquired for right-of-way for
17 Package A, Package B, and the Preferred Alternative. In conjunction with final design, a
18 detailed review of the OPS files related to these properties would identify the results of any site
19 investigations conducted, remedial systems or actions installed at the properties, and quarterly
20 monitoring requirements. In the event that any of these sites are identified as having active
21 leaking tanks, coordination with OPS would be required prior to parcel acquisition. If site
22 characterization and/or remediation have not been completed, the OPS may require CDOT to
23 complete these activities after acquisition. The OPS requirements may include:

- 24 ▶ Removal of any ASTs/USTs
- 25 ▶ Excavation and management of petroleum contaminated soil
- 26 ▶ Modifications to, or redesign of remediation systems
- 27 ▶ Replacement of any monitoring wells destroyed during construction
- 28 ▶ Long-term groundwater monitoring

29 During the right-of-way acquisition process, additional properties may require similar actions
30 depending on the results of the ISAs.

31 *Asbestos and Materials Containing Lead-Based Paint*

32 By law, all friable asbestos-containing materials (ACM) must be removed from structures
33 (including bridges) prior to demolition, and soils if landfill or building debris, buried utilities, or
34 other ACM is encountered. The contractor performing the asbestos abatement is required to
35 be licensed to perform such work and obtain permits from the CDPHE. Improper abatement
36 can lead to the release of asbestos in soils and the need for soil remediation.

37 Third party certification is required to document that the abatement was completed in
38 accordance with regulatory requirements. The certification is needed to obtain the demolition
39 permits for the structures. All ACM must be bagged and labeled for transport and disposal at a
40 facility permitted to accept ACM.

1 Lead-based paint may need to be removed prior to demolition if the lead is leachable at
2 concentrations greater than regulatory levels. Where lead-based painted surfaces would be
3 removed via torching, additional health and safety monitoring requirements are applicable.

4 *Other Regulated Materials*

5 Prior to demolition, regulated materials must be removed from any structures and
6 appropriately recycled or disposed. Bills of lading or waste manifests are usually completed to
7 document proper management of these materials. Typical materials include polychlorinated
8 biphenyl (PCB)-containing ballasts, fluorescent bulbs, mercury-containing equipment (i.e.,
9 switches, meters), electronic equipment, containerized regulated liquids such as paints,
10 solvents, oil, grease, hazardous materials, pesticides, and herbicides, and CFC-containing
11 equipment (equipment must be emptied before equipment is removed).

12 **3.17.3.5 HEALTH AND SAFETY PLANS**

13 Prior to construction activities, a Health and Safety Plan, as required by Section 250.03 of the
14 CDOT Standard Specifications for Road and Bridge Construction (CDOT, 2005c), will be
15 developed. Construction specifications shall be written to include review of the Health and
16 Safety Plan by the CDOT Regional Environmental Manager. In addition, some site-specific
17 requirements may be applicable, as discussed in this section.

18 **3.17.3.6 MINE GAS AND LANDFILL MANAGEMENT**

19 If abandoned landfills or coal mines are present below and/or within 1,000 feet of construction
20 activities, the Health and Safety Plan will need to include provisions for assessing and
21 monitoring air quality at all utility trenches, drainage structures, and similar underground
22 construction (i.e., caissons) areas prior to and during intrusive activities to ensure worker
23 safety. Under 29 CFR Part 1926.651(g) Specific Excavation Requirements, Hazardous
24 Atmosphere, OSHA requires testing the atmosphere of excavations greater than four feet in
25 depth before employees enter the excavation where oxygen deficient (less than 19.5 percent
26 oxygen) environments exist or could reasonably be expected to exist. OSHA also requires that
27 precautions be taken to prevent employee exposure to atmospheres containing less than
28 19.5 percent oxygen and other hazardous atmospheres.

29 CDOT specification 250.02 states that monitoring equipment shall be capable of meeting the
30 set standards of 1 percent of the lower explosive limit for flammable gas with an instrument
31 measurement increment of 1 percent and 19 percent oxygen with an instrument measurement
32 increment of 0.1 percent.