PLANNING AND ZONING COMMISSION COMMUNICATION
City of Longmont, Colorado

Project Title: Rivertown Annexation, Zoning and Concept Plan (PZR 2021-7)

Date of Meeting: August 18, 2021

Staff Planner: Ava Pecherzewski, Principal Planner, (303) 651-8735, ava.pecherzewski@longmontcolorado.gov
Don Burchett, Planning Manager, (303) 651-8828 don.burchett@longmontcolorado.gov

GENERAL INFORMATION

Proposal: Annexation of approximately 21 acres of property at 21 S. Sunset Street with proposed MU-E (Mixed-Use Employment) zoning with associated Concept Plan.
Location: 21 S. Sunset Street
Area: 21.48 acres
Existing Use: Office building and two shop buildings
Zoning: General Industrial (Boulder County)

SURROUNDING LAND USES AND ZONING

North: St. Vrain Creek zoned N-PF (Public) and Native Roots retail marijuana store zoned GI (General Industrial) in unincorporated Boulder County
South: Shell gas station, gymnastics school, and other commercial uses zoned N-PE (Non-Residential Primary Employment)
East: Construction storage yard zoned GI (General Industrial) in unincorporated Boulder County
West: Rogers Grove Nature Area (City park) zoned N-PF (Public)

COMPREHENSIVE PLAN DESIGNATIONS

The "Envision Longmont" Comprehensive Plan designates this property as Mixed-Use Employment. The site takes access from Sunset Street, which is a designated collector street. The concept plan proposes to take additional access from Boston Avenue in the future and Boston Avenue at this location is designated as a minor arterial street in the comprehensive plan.

Property Owner: Rivertown Longmont SPE, LLC

Applicant: Rivertown Longmont SPE, LLC

Applicant Contact: Tommy Visconi
Company: Confluence Companies
Phone: (303) 720-8933
Email: tommy@confluenceco.com

APPLICATION DESCRIPTION

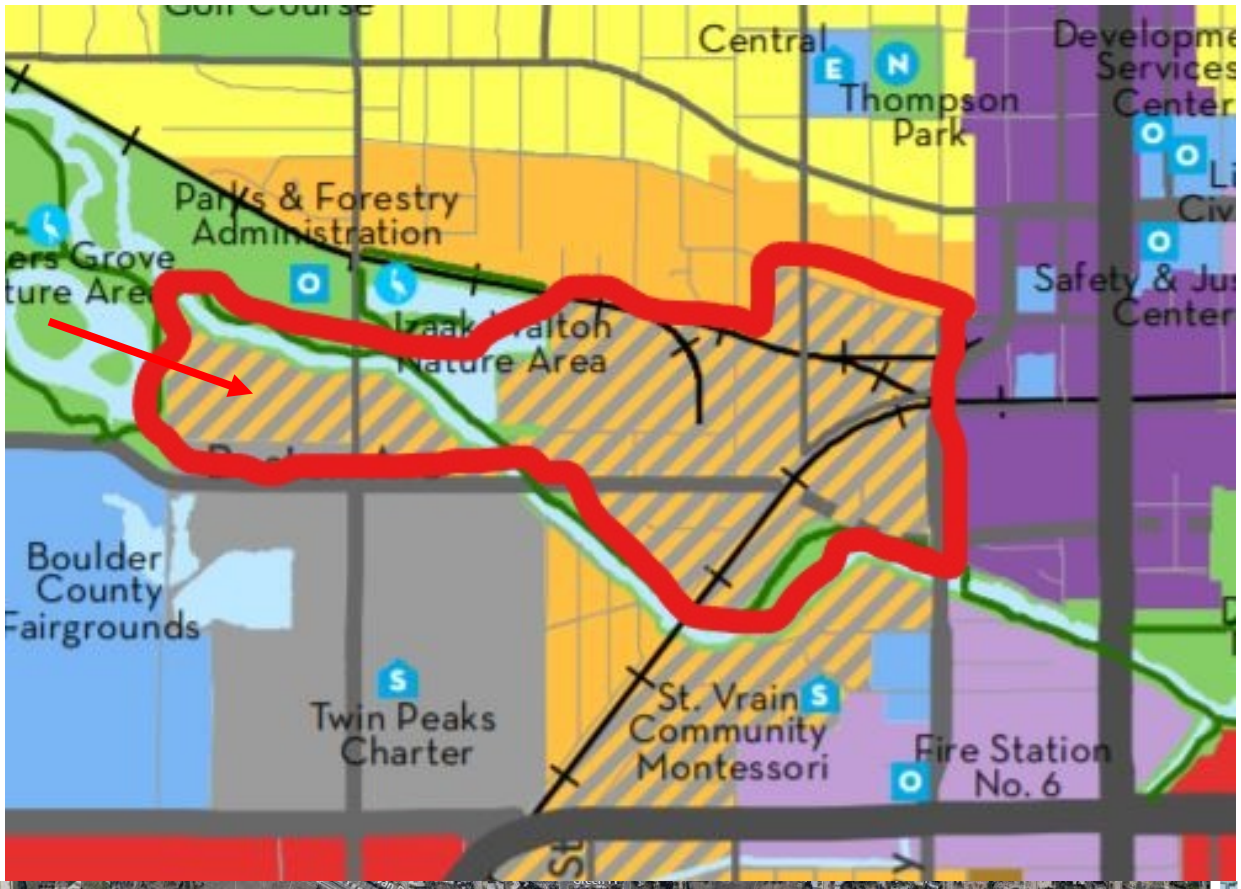
An application has been filed by Rivertown Longmont for the annexation of approximately 21 acres of property at 21 S. Sunset Street. The property is currently utilized with an office building and two shop buildings and is zoned General Industrial in Unincorporated Boulder County. The site is north/west of the intersection of Boston Avenue and Sunset Street. A vicinity map is below:

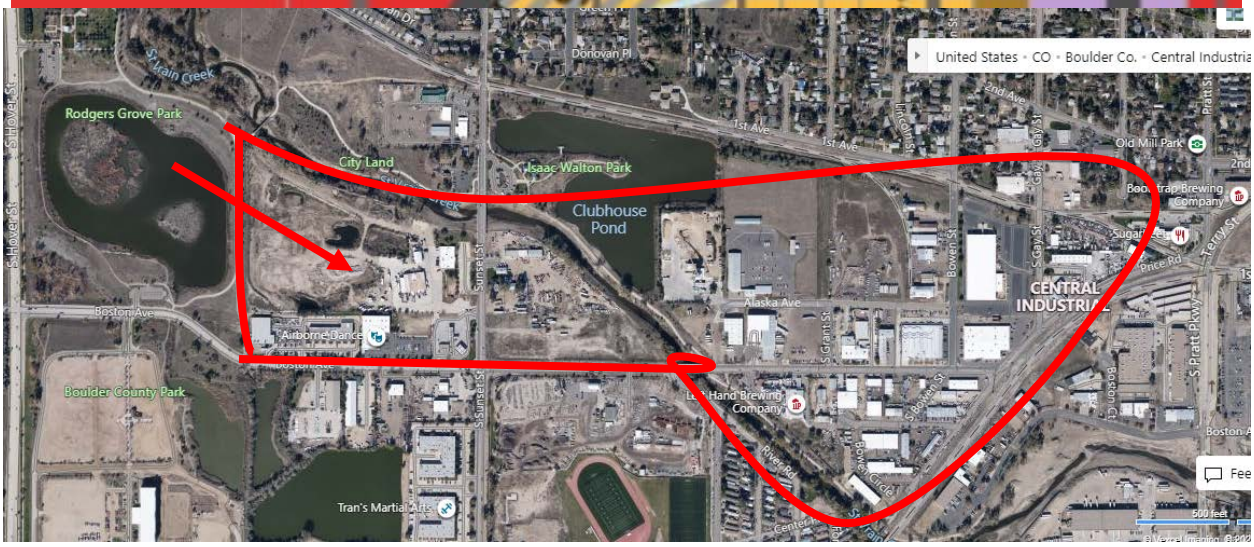
The application proposes a Mixed-Use Employment zoning designation consistent with the property's land use designation in the Envision Longmont comprehensive plan. The accompanying concept plan proposes a mix of multi-family and duplex residential units and 20,000 square feet of commercial space. The parcel is located adjacent to the City's "Resilient St. Vrain" flood control project and will likely be required to dedicate land on the north side for creek widening and construction storage. Details of any required land dedication will be outlined in the annexation agreement that will be before City Council.

Alignment with the Envision Longmont Multimodal & Comprehensive Plan

The "Envision Longmont" Comprehensive Plan designates the property as Mixed-Use Employment. A wide range of employment-related land uses are permitted in this land use designation, including small-scale manufacturing, processing, wholesaling, storage, office, flex space and commercial services. Allowable secondary uses in this zone include high density residential, live/work units, hotels, supporting retail shops, cultural

facilities and civic/government uses. The proposed zoning of the property (Mixed-Use Employment) aligns with the property's comprehensive plan land use designation. The proposed concept plan also aligns with the zoning in that the residential and commercial uses meet the secondary use classification when considering all of the adjacent Mixed-Use Employment zoned properties as an aggregate. Below is a graphic depicting the amount of Mixed-Use Employment land vis-à-vis this property:





The transportation system planned for the annexation is consistent with the Envision plan and incorporates all existing and proposed transportation systems, including two proposed accesses from Boston Avenue. The properties south of this one were platted with access easements across the Shell gas station and across the commercial property located on the west side. Currently the property has one vehicular access points from Sunset Street; however, this access point may be required to be reconfigured by Public Works at time of development application if the property is annexed. Below is a copy of the proposed Concept Plan showing the location of the two proposed access points from Boston Avenue that have platted access easements through the adjacent parcels south of this property:

DEVELOPMENT REVIEW COMMITTEE PROCESS

The Development Review Committee initiated review of this project in December 2020. The proposed annexation and concept plan does not show any encroachment to the natural environment. The applicant was informed that due to the proximity to St. Vrain Creek, the city will require a land dedication at time of development for the City greenway as well as the Resilient St. Vrain Project channel widening and the specifics of this will be added to their annexation agreement. Any proposed drainage features (detention/water quality) must remain outside of the proposed greenway and any land dedicated for the

Resilient St. Vrain project. The applicant was also informed that at time of development, there is a 150-foot building setback from St. Vrain Creek and any variance requests would be subject to review under the new Sustainability Evaluation System. There is also a potential 100-foot setback on the west if it is determined that Rogers Grove has identified riparian areas. An updated and detailed species and habitat survey would be required if the property is annexed and a development application is submitted, which would indicate whether riparian habitat exists along the eastern side of Rogers Grove.

The entire site is designated as a floodway as defined by the Preliminary FIRMs dated September 20, 2019. As per Longmont's Land Development Code, the entire site must be removed from the floodway before development can occur. This will require an approved Conditional Letter of Map Revision from FEMA before development can be permitted, including site grading.

A Species and Habitat Assessment was prepared for this property in March 2021 (see Attachment 7). The report concluded that the property does not provide habitat for any federally or state-listed threatened, endangered or candidate plants or wildlife species. The report notes that the adjacent section of the St. Vrain Creek riparian corridor does not provide habitat for these species. The only migratory bird with habitat in the area listed by US Fish & Wildlife is the bald eagle. The eagles are located along the St. Vrain Creek and the adjacent ponds to the west. The City's Natural Resources staff have reviewed the report and have no disputes with the assessment. They would like to remind the property owner that weeds need to be controlled in compliance with City regulations and they have requested that the applicant, at time of development application, design the project to limit the amount of disturbance to the riparian area through sensitive building and lighting design, and to survey for the Northern Leopard Frog in the wetlands area prior to land disturbance. As noted above, due to the adjacency of the St. Vrain Creek, there is a 150-foot setback in the Land Development Code where development would not be permitted. Development of this property would provide an opportunity to improve habitat conditions adjacent to the riparian corridor. The City is currently working on a flood-control project in this area called the Resilient St. Vrain which aims to widen the creek bed. The 150-foot setback will be taken from the new edge of the creek. At this time City staff do not have this segment of creek widening funded or scheduled. Additionally, if riparian habitat is discovered on the east side of Rogers Grove, a 100-foot setback will be applied on the west side of this development.

The applicant's conservation plan identified 0.18 acres of wetlands and 0.45 acres of aquatic habitats on this property. The U.S. Army Corps of Engineers has evaluated the wetlands delineation report for this property and has issued an Approved Jurisdictional Determination, finding that the small ponds and associated wetlands on the property were associated with the previous gravel mining use on the property and are not jurisdictional (see attached Species and Habitat Assessment in Attachment 7).

The applicant's conservation plan also recommends a nesting survey be conducted prior to any development activities or removal of trees associated with proposed development

to determine if there are any active raptor or migratory bird nests. If this property is annexed and a development application is submitted, staff will require the nesting survey as part of any associated development application.

The traffic study provided by the applicant's consultant and accepted by City traffic engineering concludes that based on a potential of 320 apartment units, 14 duplex units, 5,000 square-feet of retail and 15,000 square-feet of office, approximately 3,404 weekday trips are expected at full buildout. The morning and afternoon peak hour level of service (LOS) at Boston and Sunset is currently at LOS "B" and the traffic study concludes that it will move to LOS "C" by 2040, with or without this development (see Attachment 8).

There are two platted access easements to this property from Boston Avenue – one adjacent to the Shell gas station on the east side of this property and one adjacent to the commercial property on the west side of this property. Both intersections are currently operating at LOS "B" and are expected to remain at this level of service through 2040. Staff has required the applicant to add a note to the concept plan indicating that if the property is annexed and a development application is submitted, that the applicant provide written agreements from the adjacent property owners to allow full vehicular access in and out of this property from those private properties.

The traffic study concludes that the potential trip generation to the property could be mitigated with a left-turn lane on northbound Sunset Street approaching any proposed site access intersection. This would effectively widen Sunset from two to three lanes between Boston Avenue and the Sunset Street bridge. The study also recommends a stop-sign at the intersection where Sunset Street meets the property entrance. The study also concluded that due to the low speed volumes along Sunset Street, there is no need for a right-turn deceleration lane for southbound traffic entering the site (see Attachment 8).

A Phase One Environmental Site Assessment was prepared for this property in November 2020 (see Attachment 9). The report noted that the property had historically been used as a gravel mine and concrete batch plant. The property is currently developed with four buildings: an 11,000 square-foot office building; a 3,000 square-foot recycling shop building (former welding shop) built in 1965 that sorts recyclable materials and sends them offsite for processing; a 9,861 square-foot multi-tenant shop building (former maintenance shop for the concrete plant) built in 1993 that is used by multiple tenants for storage of construction materials; and an electrical control shed building.

The west side of this property contains the remnants of the former gravel mine, including stockpiled concrete waste. The report finds no evidence of recognized environmental conditions (RECs), with the exception of poor housekeeping associated with the multi-tenant construction storage building, which contained leakage stains from hazardous materials stored on site, including potential hazardous substances and/or petroleum products. The adjacent gas station at the southeast corner of the property was a historic REC due to previous petroleum releases and soil contamination but the issue was

remediated and the case was closed. The report recommends treatment for dewatering in the event contaminants are in the groundwater. The Phase One report also recommended that additional soils testing be completed in a Phase Two Environmental Site Assessment to confirm if any contaminants have impacted the soil and also to confirm that there are no other items other than concrete waste on the west side of the property . A Phase Two report was completed in January 2021 (see Attachment 10) which concluded, after soils and groundwater testing, that there were no impacts from the leakages in the multi-tenant construction storage building or from any historic petroleum releases from the adjacent gas station.

Fire Department staff reviewed both reports and found them acceptable and do not recommend any further mitigation measures.

During DRC review, outside referral agencies were sent application materials to comment on. The following entities were sent referral letters regarding this annexation:

- Century Link (phone/wifi)
- Xcel Energy (electric)
- Comcast (cable tv)
- Boulder County Land Use Dept.
- Boulder County Open Space
- Boulder County Transportation
- Mountain View Fire Protection District
- Army Corps of Engineers
- US Fish & Wildlife
- Colorado Parks & Wildlife
- Lefthand Water District
- Northern Colorado Water Conservancy District
- Neighborhood Group Leaders Association
- St. Vrain Valley School District (for residential component)
- Historic Preservation Commission

Comments were received from the School District, Xcel Energy, Lefthand Water, Boulder County Land Use and Open Space, and the Historic Preservation Commission liaison (see Attachment 3). The school district stated that they estimated a total of 380 dwelling units could potentially be built on this property based on the density allowances in the zone, and concluded that the adjacent feeder schools (Indian Peaks Elementary, Sunset Middle and Niwot High) could accommodate the additional student capacity. Xcel Energy did not express conflicts or concerns with this annexation but noted that standard gas service utility easements will need to be granted to them if this property is platted and developed in the future. Lefthand Water, who currently supply water to this property, stated that they have no concerns with the annexation. Boulder County Land Use did not express a concern with the annexation but requested that any future development align with the County Comprehensive Plan land use goals, and Boulder County Open Space requested that any future development on the property be respectful of the St. Vrain Creek and Osprey nests located approximately 600 feet south of this property at the Boulder County Fairgrounds. Copies of all correspondence received is in Attachment 3.

NEIGHBORHOOD INPUT – NOTIFICATIONS AND SIGN POSTING

Notice Type	Date Sign Posted	Date Mailed/Postmarked
Neighborhood Meeting	October 29, 2020	October 26, 2020
Notice of Application Submittal	December 29, 2020	January 7, 2021
Public Hearing Notice	August 3, 2021	August 3, 2021

A virtual neighborhood meeting was held on November 12, 2020 due to the Covid-19 restrictions on in-person meetings. Notices for the meeting were mailed out to all property owners within a 1,000-foot radius of the subject property and signs were posted on the property at least two weeks prior to the meeting. There were approximately 16 attendees at the meeting, per the YouTube view metrics, not including the applicant and city staff. The applicant discussed their concept plan and staff explained the annexation process. Viewers were then given an opportunity to call in with questions and comments. Only two callers participated during the call-in session. The first caller expressed support for the annexation and in particular the economic viability that potential development would bring if annexed. The second caller expressed concern about the potential number of new residents this development could bring and its impact on community resources.

A copy of the neighborhood meeting minutes is located in Attachment 3.

A notice of application was mailed to all property owners within a 1,000-foot radius on January 7, 2021 and signs were posted on the property on December 29, 2020 notifying the public that an annexation application had been formally submitted. The city received comments from four residents. The comment letters were largely in support of protecting the St. Vrain Creek riparian corridor and wildlife habitat and thus, against the proposed annexation and potential future development. Copies of correspondence received from the public is located in Attachment 4.

Notices of public hearing were mailed out to a 1,000-foot radius on August 3, 2021. Signs giving notice of the public hearing were posted on the site as of August 3, 2021. Legal notice was published in the Times-Call newspaper.

CRITERIA EVALUATION

In order to recommend approval for an Annexation, Planning & Zoning must find the application meets the following core review criteria in Land Development Code Section 15.02.055:

A. The application is consistent with the comprehensive plan and the purpose of the code and zoning district; conforms to any previously approved concept plan, preliminary plat, or PUD overall development plan; and complies with all applicable statutes, codes, ordinances and regulations.

The requested annexation and concept plan is consistent with the following goals, policies and strategies in the Envision Longmont Comprehensive Plan:

- Goal 1.1: Embrace a compact and efficient pattern of growth.
- Policy 1.1A: Prioritize the development of sites located within the Municipal Service Area, where infrastructure and services can be readily provided.
- Policy 1.1B: Support the adaptive reuse or redevelopment of underutilized sites and buildings and encourage higher density infill and redevelopment in centers and mixed-use corridors, and other areas of change where development can easily be accessed on foot, by bike, or using public transit.
- Goal 1.2: Promote a sustainable mix of land uses.
- Policy 1.2A: Strive for a balanced mix of residential, employment, retail, commercial, recreational, and other uses that allow residents to live, work, play, learn, and conduct much of their daily business within the City and increase the self-sufficiency of the community.
- Policy 1.8C: Continue to work towards completing the greenway system, developing and maintaining a system that includes both primary and secondary greenways; and encompasses habitat corridors, waterways, utility corridors, or any other natural or man-made open space corridors within the City that can accommodate trail-oriented recreation while connecting residential areas to the community's pedestrian and bike network, parks, schools, and other activity centers.
- Goal 6.1: Recruit, support and incentivize quality businesses to provide a comprehensive range of job opportunities and promote economic diversity.
- Policy 6.3B: Prioritize employment uses within Mixed-Use Employment areas- such as the St. Vrain Creek Corridor and Sugar Mill- while supporting their diversification and enhancing their economic vitality by encouraging a range of secondary uses that benefit employees, but do not hamper the ability of existing businesses to operate-such as public gathering spaces, parks, trails, and recreation facilities, retail and restaurants, and multifamily housing…. And supporting the incorporation of multifamily housing and live/work opportunities to increase the number of households located near employment and transit corridors.

The site does not have any previously-approved concept plans, plats or PUD development plans. The annexation map appears to comply with state statute for annexation in that it meets the minimum 1/6 contiguity.

B. The application complies with applicable city standards, including for street and utility design and layout, and adequate utilities are available or will be provided for appropriate urban-level services.

The concept plan submitted by the applicant only provides a schematic layout of proposed future development, however, the notes acknowledge that at time

of development, the property may be required to dedicate right-of-way on Sunset Street dependent on the recommendations of the final traffic study in addition to property dedication for the city's St. Vrain Greenway and the Resilient St. Vrain flood control project. Public Works acknowledges that there are sufficient utilities available to provide appropriate urban-level services. In addition, if access to the property is planned from the two access easements off of Boston Avenue, a note is added to the Concept Plan that the applicant will need to provide written permission from the adjacent property owners.

C. The application proposes development compatible with surrounding properties in terms of land use, site and building layout and design, and access.

The proposed annexation map and MU-E (mixed-use employment) zoning is consistent with the property's land use designation in Envision Longmont as Mixed-Use Employment. Allowable uses in this zone include a variety of employment-related uses such as small-scale manufacturing,processing, wholesaling, storage, office, flex space and commercial services. Allowable secondary uses in this zone include high density residential, live/work units, hotels, supporting retail shops, cultural facilities and civic/government uses. Taken as an aggregate with the adjacent properties that are zoned Mixed- Use Employment in this area, the proposed residential and commercial uses are considered allowable secondary uses. The residential portion would be a compatible neighbor to the St. Vrain Creek on the north and Rogers Grove Nature Area to the west as these nature areas would provide a quiet and peaceful setting for the residential buildings. The proposed commercial building appropriately faces Sunset Street and abuts the existing gas station and would provide an adequate transitional buffer from the street to the apartments.

D. The application will not adversely affect surrounding properties, the natural environment, existing or planned city transportation, or utility services or facilities, or the adverse impacts of the use will be mitigated to the maximum extent feasible.

The proposed annexation and concept plan does not adversely affect surrounding properties for the reasons noted above. The proposed annexation and concept plan does not show any encroachment to the natural environment. The applicant was informed that due to the proximity to St. Vrain Creek, the city will require a land dedication at time of development for the City greenway as well as the Resilient St. Vrain Project channel widening and this language has been added to their annexation agreement. Any proposed drainage features (detention/water quality) must remain outside of the proposed greenway and any land dedicated for the Resilient St. Vrain project. The applicant was also informed that at time of development, there is a 150-foot building setback from St. Vrain Creek riparian vegetation, and potentially 100-feet from any identified Rogers Grove riparian

areas, and any variance requests would be subject to review under the new Sustainability Evaluation System.

The entire site is designated as a floodway as defined by the Preliminary FIRMs dated September 20, 2019. As per Longmont's Land Development Code, the entire site must be removed from the floodway before development can occur. This will require an approved Conditional Letter of Map Revision from FEMA before development can be permitted, including site grading.

A Species and Habitat Assessment was prepared for this property in March 2021 (see Attachment 7). The report concluded that the property does not provide habitat for any federally or state-listed threatened, endangered or candidate plants or wildlife species. The report notes that the adjacent section of the St. Vrain Creek riparian corridor does not provide habitat for these species. The only migratory bird with habitat in the area listed by US Fish & Wildlife is the bald eagle. The eagles are located along the St. Vrain Creek and the adjacent ponds to the west. The City's Natural Resources staff have reviewed the report and have no disputes with the assessment. They would like to remind the property owner that weeds need to be controlled in compliance with City regulations and they have requested that the applicant, at time of development application, design the project to limit the amount of disturbance to the riparian area through sensitive building and lighting design, and to survey for the Northern Leopard Frog in the wetlands area prior to land disturbance. As noted above, due to the adjacency of the St. Vrain Creek, there is a 150-foot setback in the Land Development Code where development would not be permitted. Development of this property would provide an opportunity to improve habitat conditions adjacent to the riparian corridor. The City is currently working on a flood-control project in this area called the Resilient St. Vrain which aims to widen the creek bed. The 150-foot setback will be taken from the riparian vegetation or ordinary high water mark if vegetation is not present. At this time City staff do not have this segment of creek widening funded or scheduled.
Additionally, if the property is annexed and a development application is submitted, a 100-foot setback may be required adjacent to Rogers Grove if riparian habitat is identified on its eastern side.

The applicant's conservation plan identified 0.18 acres of wetlands and 0.45 acres of aquatic habitats on this property. The U.S. Army Corps of Engineers has evaluated the wetlands delineation report for this property and has issued an Approved Jurisdictional Determination, finding that the small ponds and associated wetlands on the property were associated with the previous gravel mining use on the property and are not jurisdictional (see attached Species and Habitat Assessment in Attachment 7).

The applicant's conservation plan also recommends a nesting survey be conducted prior to any development activities or removal of trees associated with proposed development to determine if there are any active raptor or migratory bird

nests. If this property is annexed and a development application is submitted, staff will require the nesting survey as part of any associated development application.

The proposed annexation and concept plan does not adversely affect streets or utilities. Public Works acknowledges that there are sufficient utilities available to provide appropriate urban-level services. The traffic study provided by the applicant's consultant and accepted by City traffic engineering concludes that based on a potential of 320 apartment units, 14 duplex units, 5,000 square-feet of retail and 15,000 square-feet of office, approximately 3,404 weekday trips are expected at full buildout. The morning and afternoon peak hour level of service (LOS) at Boston and Sunset is currently at LOS "B" and the traffic study concludes that it will move to LOS "C" by 2040, with or without this development (see Attachment 8).

There are two platted access easements to this property from Boston Avenue – one adjacent to the Shell gas station on the east side of this property and one adjacent to the commercial property on the west side of this property. Both intersections are currently operating at LOS "B" and are expected to remain at this level of service through 2040. Staff has required the applicant to add a note to the concept plan indicating that if the property is annexed and a development application is submitted, that the applicant provide written agreements from the adjacent property owners to allow full vehicular access in and out of this property from those private properties.

The traffic study concludes that the potential trip generation to the property could be mitigated with a left-turn lane on northbound Sunset Street approaching any proposed site access intersection. This would effectively widen Sunset from two to three lanes. The study also recommends a stop-sign at the intersection where Sunset Street meets the property entrance. The study also concluded that due to the low speed volumes along Sunset Street, there is no need for a right-turn deceleration lane for southbound traffic entering the site (see Attachment 8).

E. The application, where required, complies with the sustainability evaluation system requirements to mitigate impacts of development within the City's riparian areas, and as applicable to other projects as determined by separate agreement.

The concept plan does not provide a specific site plan for development, so it is unclear at this annexation stage whether future development will comply with the sustainability evaluation system requirements. If the property is annexed and a development application is submitted, the city will determine whether the submittal complies with SES.

F. The application includes an appropriate transportation plan, including multi-modal transportation access, and is integrated and connected, where

appropriate, with adjacent development through street connections, sidewalks, trails and similar features.

The proposed annexation concept plan provides an appropriate multi-modal transportation plan. Access to the site is currently from one driveway entrance on Sunset Street. The concept plan proposes two additional access points from Boston Avenue via adjacent properties on the south that contain access easements to this property. The concept plan provides a note indicating that if annexed and a development application is submitted, that the applicant obtain written permission from the adjacent property owners for use of these access easements to any future development on this property.

In addition, the following additional review criteria are specifically required for Annexations (Land Development Code section 15.02.060.A.2):

All annexations shall be reviewed for compliance with the following additional criteria. However, annexation is a discretionary, legislative act. The city shall never be compelled to annex, unless otherwise required by state law, even if all these review criteria have been satisfied.

A. The annexation complies with the Municipal Annexation Act of 1965, as amended (C.R.S. § 31-12-101 et seq.).

The proposed annexation complies with the Municipal Annexation Act of 1965, as the property has demonstrated that it has at least 1/6th contiguity with City of Longmont. The required contiguity for this property is 976.53 linear feet and the property has 4,960.24 linear feet that is contiguous with City of Longmont.

B. The property is within the municipal service area (MSA) or the Longmont Planning Area (LPA) as stated in the comprehensive plan. No property outside of the MSA or LPA shall be considered for annexation unless the city council finds that, consistent with the comprehensive plan, the best interests of the city would be served by annexation of such property, and a land use plan for the area proposed to be annexed is submitted together with the annexation application.

The property is within the municipal service area (MSA) of the Longmont Planning Area as shown on the Envision Longmont land use map.

C. The proposed zoning is appropriate, based upon consideration of the following factors:

i. The proposed zoning is consistent with the comprehensive plan designation of the property; and

ii. The proposed land uses are consistent with the purpose and intent of the proposed zoning district.

The proposed zoning of Mixed-Use Employment is appropriate, given that the property is designated as Mixed-Use Employment on the Envision Longmont comprehensive plan, and high density residential and commercial uses, such as that proposed on the concept plan, are consistent with the allowable secondary land uses in these land use category. Taken as an aggregate with the adjacent properties that are zoned Mixed-Use Employment in this area, the proposed residential and commercial uses are considered allowable secondary uses. The residential portion would be a compatible neighbor to the St. Vrain Creek on the north and Rogers Grove Nature Area to the west as these nature areas would provide a quiet and peaceful setting for the residential buildings. The proposed commercial building appropriately faces Sunset Street and abuts the existing gas station and would provide an adequate transitional buffer from the street to the apartments.

D. The annexation will not limit the ability to integrate surrounding land into the city or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

The annexation will not limit the ability to integrate surrounding land into the City or cause variances if adjacent land is annexed or developed. The properties to the south, north and west are all annexed into the City of Longmont; only the property to the east is not annexed, however, annexation of this property would not create obstacles for that property to annex.

E. Unless otherwise agreed to by the city, the landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

There are no identified pre-existing vested property rights on this property, nor have any mineral rights been identified in the title commitment.

F. The property to be annexed meets the environmental requirements of section 15.02.140.

A Phase One Environmental Site Assessment was prepared for this property in November 2020 (see Attachment 9). The report noted that the property had historically been used as a gravel mine and concrete batch plant. The property is currently developed with four buildings: an 11,000 square-foot office building; a 3,000 square-foot recycling shop building (former welding shop) built in 1965 that sorts recyclable materials and sends them offsite for processing; a 9,861 square-foot multi-tenant shop building (former maintenance shop for the concrete plant) built in 1993

that is used by multiple tenants for storage of construction materials; and an electrical control shed building.

The west side of this property contains the remnants of the former gravel mine, including stockpiled concrete waste. The report finds no evidence of recognized environmental conditions (RECs), with the exception of poor housekeeping associated with the multi-tenant construction storage building, which contained leakage stains from hazardous materials stored on site, including potential hazardous substances and/or petroleum products. The adjacent gas station at the southeast corner of the property was a historic REC due to previous petroleum releases and soil contamination but the issue was remediated and the case was closed. The report recommends treatment for dewatering in the event contaminants are in the groundwater. The Phase One report also recommended that additional soils testing be completed in a Phase Two Environmental Site Assessment to confirm if any contaminants have impacted the soil and also to confirm that there are no other items other than concrete waste on the west side of the property . A Phase Two report was completed in January 2021 (see Attachment 10) which concluded, after soils and groundwater testing, that there were no impacts from the leakages in the multi-tenant construction storage building or from any historic petroleum releases from the adjacent gas station.

Fire Department staff reviewed both reports and found them acceptable and do not recommend any further mitigation measures.

G. City-initiated annexations shall conform to C.R.S. § 31-12-106 and the annexation ordinance shall include an annexation map meeting the requirements of C.R.S. § 31-12-107(1)(d).

This is not a city-initiated annexation.

<u>Planning and Zoning Commission Options</u>

The Planning and Zoning Commission may consider the following options when reviewing the Riverset Annexation, Zoning and Concept Plan application:

1. Recommend approval of the Rivertown Annexation, Zoning and Concept Plan application to City Council, finding that the review criteria have been met, as reflected in PZR-2021-7A.

2. Recommend conditional approval of the Rivertown Annexation, Zoning and Concept Plan application to City Council, finding that the review criteria have been met, with conditions, as reflected in PZR-2021-7B.

3. Recommend denial of the Rivertown Annexation, Zoning and Concept Plan application to City Council, finding that the review criteria have not been met, as reflected in PZR-2021-7C.

Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the Riverset Annexation, Zoning and Concept Plan application to City Council, as reflected in PZR-2021-7A.

Attachments

1. Resolutions
2. Applicant's submittal materials
3. Neighborhood Meeting Minutes, Correspondence from Referrals, Certifications of Mailing and Sign Posting
4. Public Comments
5. Annexation and Zoning Map
6. Concept Plan
7. Species & Habitat Assessment
8. Traffic Study
9. Phase One Environmental Site Assessment
10. Phase Two Environmental Site Assessment

Project file number: 3487

CONFLUENCE

companies

July 28, 2021

Planning & Zoning Commission
350 Kimbark Street
Longmont, CO 80501

Re: Rivertown Longmont – Mixed-Use Annexation – 21 South Sunset Street

Planning & Zoning Commission:

Confluence Companies would like to thank the City of Longmont for the opportunity to present an application for the annexation of a 20-acre parcel located at 21 S. Sunset Street that will be known as **Rivertown Longmont**. This project aims to be the catalyst for economic development and community growth within the St. Vrain Creek Focus Area, as identified in *Envision Longmont* as a targeted area offering opportunity to accommodate future development.

Our proposed concept for this property is to transform the parcel that is currently a blighted industrial property and develop a mixed-use community where residents will be able to live, work, and play. If approved, we plan to integrate high-density residential with neighborhood commercial uses while also maintaining the neighborhood's integrity. The architectural forms and material selections for the proposed buildings will reflect and celebrate the rich agricultural and industrial heritage of Longmont and the surrounding community.

Reinvestment in public infrastructure is also proposed to be completed along Boston and Sunset Avenue, including upgraded sidewalks, bikeways, and multi-modal connections. In the coming months we will be ordering a blight study. This will be the first step in pursuing an urban renewal district and analyzing possible tax increment financing options to help pay for public improvements.

Our requested zoning for the property is Mixed-Use Employment. The purpose of the MU-E zoning district is to provide areas appropriate for diverse employment by encouraging a greater variety of employment spaces in close proximity to attached residential and supporting services. The proposed uses for the property – commercial and live-work – are permitted uses under the Mixed-Use Employment zoning and are consistent with the requested zoning intent and purpose.

If approved, Rivertown Longmont looks forward to implementing the community's adopted vision outlined in *Envision Longmont* by repurposing this vacant former industrial site into a legacy mixed-use project. This project will increase the economic vitality of the Sunset and Boston Street corridor, expand housing options, provide improved connections to the St. Vrain Greenway and St. Vrain Creek, and support the infrastructure investment as part of the Resilient St. Vrain project. This project will be a catalyst for reinvestment by repurposing blighted industrial property and satisfy the growing demand for niche commercial and live-work consistent with the vision of *Envision Longmont*.

430 Indiana St., Ste. 200
Golden, Colorado 80401
303.643.5775
confluenceco.com

CONFLUENCE

companies

Furthermore, the revitalization of this property will provide an opportunity to make a substantial investment into critical public infrastructure improvements that will benefit the community-at-large.

Confluence Companies has a reputation for *Creating Exceptional Places.* We approach every project asking how we can provide value to the community, our future residents, and our investors. With these standards in mind, we have repeatedly developed projects that provide value to every stakeholder. As a company that takes part in every part of the project life cycle, through development and construction to management, we have delivered some of the highest quality and best-performing projects in the Denver metro area.

An example of this commitment and our vision for this project is our recently completed development, Timberline Farms, in Arvada. An immediate success, Timberline Farms combines modern farm architecture, walkable sidewalks, and nearby open space while maintaining an urban feel. Rivertown Longmont will embody the same design type while also introducing a commercial aspect designed in harmony with the rest of the project and incorporate similar design features and materials. We expect Rivertown Longmont to set the standard for suburban-style apartment living in Longmont.

We look forward to working with the City of Longmont to improve this area and bring forth a project that will benefit the St. Vrain Creek Focus Area and implement *Envision Longmont's* vision for this key area. Upon completion, we expect this development will bring an economically vibrant and thriving new community into Longmont.

If you have any questions or comments, please contact us at:

Tony DeSimone
tony@confluenceco.com
(303) 643-5799

David Starnes
david@civistructSD.com
(202) 210-7965

Sincerely,

Tony DeSimone
Confluence Companies
Principal

CRAINE ARCHITECTURE

Review Criteria Analysis

Rivertown Longmont Annexation Application and Concept Plan

15.02.055 Review Criteria for All Application Types

No major, minor, or administrative development application shall be approved unless it meets the following review criteria, except that individual types of applications described in this land development code specifically may include exemptions to these criteria or impose additional criteria:

1. **The application is consistent with the comprehensive plan and the purpose of the code and zoning district; conforms to any previously approved concept plan, preliminary plat, or PUD overall development plan; and complies with all applicable statutes, codes, ordinances and regulations.**

Response: The application is consistent with the following goals and policies in the Envision Longmont Comprehensive Plan:

- *Goal 1.1 – Embrace a compact and efficient pattern of growth.* The annexation application provides a compact mixed-use environment on an infill site that is currently surrounded by the City of Longmont municipal boundaries. This proposed annexation does not extend the outer boundaries of the City.

- *Policy 1.1.B: Support the adaptive reuse or redevelopment of underutilized sites and buildings and encourage higher density infill and redevelopment in centers and mixed-use corridors, and other areas of change where development can easily be accessed on foot, by bike, or using public transit.* The proposed Concept Plan proposes the redevelopment of underutilized and vacant land on a former industrial site into a high-density mixed-use project within the St. Vrain Creek Focus Area one of the four focus areas identified as part of the Envision Longmont process as one of the areas offering the greatest opportunity to accommodate future development.

- *Goal 1.2 – Promote a sustainable mix of uses.* The proposed Concept Plan provides a balanced mix of land uses on an infill site including commercial and residential uses.

- *Policy 1.2.A - Strive for a balanced mix of residential, employment, retail, commercial, recreational and other uses that allow residents to live, work, play and conduct much of their daily business within the City and increase self-sufficiency of the community.* Similar to as noted above, the proposed Concept Plan provides both commercial and residential uses on an infill site that will allow residents of varying housing types to be able to live and work within the City.

- *Goal 1.3 – Maintain and enhance the character of established neighborhoods.* The proposed development will seek to a design aesthetic that is in keeping with the agricultural history of Longmont through the development of a modern farmhouse aesthetic.

- *Goal 1.4 – Focus infill and redevelopment in centers, corridors and other areas of change.* The proposed annexation is an infill and underutilized location within an area targeted for redevelopment and reinvestment as identified in Envision Longmont.

- *Policy 1.4.A – Encouraging targeted infill and redevelopment where surface parking or vacant lots exist or where existing structures and uses are no longer viable.* As noted above, the proposed annexation will provide targeted infill commercial and high-density residential uses within the St. Vrain Creek Focus Area where current vacant and underutilized land exists.

- *Goal 1.7 – Longmont Identity – Encourage development that maximizes views and reinforces the distinctive characteristics of community identity clusters, focusing on strengthening Longmont's natural, historical, cultural and recreational identity.* The project will orient the development to focus on the best views of Longmont while taking advantage and enhancing the existing St. Vrain Greenway.

- *Goal 2.1 - Integrate land use and transportation planning to enhance the overall quality of life in the City.* The proposed annexation is located near the proposed Bus Rapid Transit Corridor.

- *Policy 2.1.B – Encourage Transit-Sensitive Development – or redevelopment that emphasizes pedestrian and bicycle connectivity and a broader mix of uses at higher densities than may exist today – in all centers and corridors to enhance community livability and expand transportation options.* The proposed Concept plan includes the integration of high-density residential uses along with commercial uses consistent with the Mixed-Use Employment land use designation for this area.

- *Goal 4.2 Support increased access to affordable, healthy food.*

  Edible Landscapes – consider the intro of edible landscapes on private properties such as in parks, on open spaces, etc. The proposed annexation will seek to provide a community garden for use by the multi-family residents.

- *Goal 6.1 - Recruit, support, incentivize, & retain quality businesses to provide a comprehensive range of job opportunities & promote economic diversity.*

  Business retention & recruitment – continue to grow & maintain a strong job base to guarantee a strong local economy in balance with the resident labor force. The proposed annexation will introduce modern adaptable retail/office/flex space to meet needs of entrepreneurs & businesses

- *Goal 6.2 – promote & increase opportunities for collaboration, innovation & entrepreneurism.*

  Work Spaces – encourage the creation of new businesses & growth of small businesses & ensure there are ample building sites & spaces for these businesses to start & grow. The proposed annexation will provide Co-Working or small office/flex spaces to meet needs of entrepreneurs & businesses.

- *Goal 6.3 – Address building space, infrastructure needs and other considerations of target industries and the workforce.* The proposed annexation would provide opportunities for high quality, modern commercial space within the City of Longmont boundaries that would address one of the Longmont Economic Development Partnership's key goals identified in the Advance Longmont Strategic Plan which is to increase the supply of modern commercial space that current businesses are seeking.

There are no previously adopted concept plans for this property in the City of Longmont. The proposed annexation complies with all applicable statutes, code, ordinances and regulations.

2. **The application complies with applicable city standards, including for street and utility design and layout and adequate utilities are available or will be provided for appropriate urban-level services.**

Response: Based upon a preliminary assessment, the application complies with all applicable design standards and construction specifications for utilities and infrastructure.

3. **The application proposes development compatible with surrounding properties in terms of land use, site and building layout and design, and access.**

Response: The application's proposed concept of mixed-use to include commercial and multi-family residential uses is compatible with surrounding properties in terms of land use, site and access.

4. **The application will not adversely affect surrounding properties, the natural environment, existing or city planned transportation, or utility services or facilities, or the adverse impacts of the use will be mitigated to the maximum extent possible.**

Response: The application will not adversely impact surrounding properties, the natural environment, existing or planned city transportation, or utility services or facilities. The applicant will work with the City to mitigate impacts to the St. Vrain Creek, including floodplain mitigation as part of the Resilient St. Vrain Project.

5. **The application includes an appropriate transportation plan, including multi-modal transportation access, and is integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails and similar features.**

Response: Access to the existing City street network is illustrated in the Concept Plan and will be refined through the site planning process at the time the property is developed. There are three proposed vehicular access points to the property – two are existing access points on Boston Avenue and one is a relocated access point on Sunset Street. Multi-modal transportation access options include future potential Bus Rapid Transit Route along Boston Avenue, an exiting bicycle lane along Boston Avenue, and exiting multi-modal use of the exiting trail system along St. Vrain Creek.

15.02.060 Review Standards & Procedures for Specific Major Development Applications - Annexation

Additional Review Criteria

Annexations shall also comply with the following c, annexation is a discretionary, legislative act. The City shall never be compelled to annex, unless otherwise required by state law, even if all of these criteria have been satisfied.

1. **The annexation complies with the Municipal Annexation Act of 1965, as amended (C.R.S. § 31-12-101 et seq.)**

Response: The proposed annexation complies with the Municipal Annexation act of 1965, as amended, as the property has demonstrated that it has at least 1/6th contiguity with the City of Longmont. The required contiguity is 976.5 feet; 4,960.92 feet of contiguity would be achieved with this annexation.

2. **The property is within the municipal service are (MSA) or the Longmont Planning Area (LPA) as stated in the comprehensive plan. No property outside of the MSA or LPA shall be considered for annexation unless the City Council finds that, consistent with the comprehensive plan, the best interests of the City would be served by annexation of such property, and a land use plan for the area proposed to be annexed is submitted together with the annexation application.**

Response: The property is within the Longmont Planning Area, as shown in the *Envision Longmont Comprehensive Plan.*

3. **The proposed zoning is appropriate, based upon consideration of the following factors:**
   I. The proposed zoning is consistent with the comprehensive plan designation of the property; and
   II. The proposed land uses are consistent with the purpose and intent of the proposed zoning district.

Response: The proposed Annexation Map and Concept Plan are consistent with the intent and purpose of the requested zoning. The comprehensive plan designation for the property is Mixed-Use Employment (MU-E). The proposed zoning for the property id Mixed-Use Employment (MU-E).

The purpose of the MU-E zoning district is to provide areas for diverse employment by encouraging a variety of employment spaces in close proximity to attached residential and supporting services. The MU-E district offers flexibility in terms of the type of uses to promote employment and multi-family residential uses. The proposed uses for the property – commercial and multi-family residential – are permitted under the Mixed-Use Employment zoning code and are consistent with the intent and purpose of the requested zoning.

4. **The annexation will not limit the ability to integrate surrounding land into the City or cause variances or exceptions to be granted if the adjacent land is annexed or developed.**

Response: The annexation will not limit the ability to integrate the surrounding land into the City or cause variances if adjacent land is annexed or developed.

5. **Unless otherwise agreed to by the City, the landowner has waived in writing any preexisting vested property rights as condition of such annexation.**

Response: There are no pre-existing vested property rights on this property.

6. **The property to be annexed meets the environmental requirements of section 15.02.140.**

Response: The property complies with the environmental requirements of section 15.02.140. A Phase I assessment is included with the application. A Phase II environmental assessment is currently underway.

7. **City-initiated annexations shall conform to C.R.S. § 31-12-106 and the annexation ordinance shall include an annexation map meeting the requirements of C.R.S. § 31-12- 107(1)(d).**

Response: Not applicable, as this is not a City-initiated annexation.

Concept Plan Review Criteria

All annexation applications, except City-initiated annexations, shall include a concept plan which shall be referenced and approved by the annexation ordinance. Development of the subject property shall be consistent with the concept plan, unless City Council amends it by ordinance. At a minimum, a concept plan shall include the items listed in the development code, the administrative manual and the following general information:

1. **Appropriate land use, utility, and transportation design, including multi-modal transportation access, given the existing and planned capacities of those systems.**

Response: The Concept Plan includes proposed uses for the property permitted under the proposed Mixed-Use Employment zoning, including transportation and multi-modal transportation access. It is our understanding that there is capacity in the City system to provide utility service to the site.

2. **Mitigation of potential adverse impacts on surrounding properties and neighborhoods.**

Response: This application for annexation does not have any adverse impacts on surrounding properties or neighborhoods. Any potential future impacts identified as the site is developed will be mitigated pursuant to City regulations.

3. **Mitigation of potential adverse impacts on the environment.**

Response: This application for annexation will not significantly impact the environment. Prior to development of this property, this property will undergo additional review as part of various required land use applications for compliance with all applicable plans, codes, standards and regulations. Appropriate mitigation of any identified impacts will be performed as necessary.

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Rivertown Longmont Annexation (21 South Sunset Street)
Neighborhood Meeting
November 12, 2020 at 6:00 pm

Property: 21 South Sunset Street
Applicant: Rivertown Longmont, LLC
Location of Meeting: The meeting was held remotely and could be watched live at the following address: https://bit.ly/LongmontYoutubeLive

Attendance: 16 people

Caller #1: Peter Adeney
1913 Donovan Drive
Longmont, CO 80501
Caller #2: Tim Petrovick
Donovan Drive
Longmont, CO 80501

Summary Meeting Notes

The meeting started at 6:00 pm via Longmont's live YouTube channel. Erin Fosdick from the City of Longmont, the City staff contact for this neighborhood meeting, began the session with an introduction of herself and the applicants, Tony DeSimone, and David Starnes, requesting annexation into the city. David Starnes gave a brief introduction discussing the property's impact and the goals and vision for the property. Tony DeSimone followed up with an overview of the property owner, Confluence Companies, including their background, overall project intentions, concept and development of the site.

Erin Fosdick then explained the annexation process and where the applicant stands in the process at the current time. She explained that there will be multiple reviews conducted on the applicant's site plan and that there will be an opportunity for further neighborhood comments in those Development Review Committee and City Council meetings. The first caller had no concerns and called to provide positive feedback. The caller was excited about the project, its economic viability, and the walkability it would bring.

The second and final caller did not state their full address but stated they lived across the street from the first caller. This caller was concerned with the number of people the project would bring, whether the product would be for-sale or for-rent, and the impact on the community's local

resources. Tony DeSimone responded that the number of units had not been decided yet; however, their project's large focus was providing open space and aligning with Longmont's aesthetic. The applicant was also still considering whether the product would be for-sale, for-rent, or a mix of the two. As for the impact on local resources, Erin Fosdick advised that in later meetings, a professional analysis of this impact would be required and then evaluated by the City staff to determine whether the city's resources could support this project. Finally, the question arose as to whether this was the only time the neighborhood could comment. Erin Fosdick advised the caller that they would have many more opportunities to comment and ask questions and provide feedback. The applicant's contact information is listed in the notice and is willing to take any suggestions from the neighborhood.

The meeting then concluded at approximately 6:32 pm.

Ava Pecherzewski

From: Hippely, Hannah <hhippely@bouldercounty.org>
Sent: Thursday, January 21, 2021 12:35 PM
To: Ava Pecherzewski
Subject: [External] RE: City of Longmont Referral

Good Afternoon Ava,
The subject property is within the Longmont Planning Area Boundary as defined in the IGA. Additionally, the following goals from the Boulder County Comprehensive Plan support thoughtful annexation and redevelopment.

A.1 Future urban development should be located within or adjacent to existing urban areas in order to eliminate sprawl and strip development, to assure the provision of adequate urban services, to preserve agriculture, forestry and open space land uses, and to maximize the utility of funds invested in public facilities and services.

A.3 Diverse, compatible, and functional land use patterns should be established and, when necessary, revised to prevent urban and rural decay.

Boulder County appreciates the referral and opportunity to comment.
Thank you,
Hannah L. Hippely | Long Range Planning Manager
Boulder County Community Planning & Permitting
Mailing Address: P.O. Box 471, Boulder, CO 80306
Direct: 720-564-2298 | Main: 303-441-3930
hhippely@bouldercounty.org
www.BoulderCounty.org
Sign-up for Boulder County news at boco.org/e-news

Due to COVID-19, the Boulder County Community Planning & Permitting Department is conducting business and providing services virtually. Our physical office in Boulder is currently closed to the public. Please visit us online at https://www.boco.org/cpp for more information.

From: Ava Pecherzewski <Ava.Pecherzewski@longmontcolorado.gov>
Sent: Thursday, January 7, 2021 3:14 PM
To: Kragerud, Ryan (kragerud_ryan@svvsd.org) <kragerud_ryan@svvsd.org>; Gridinskaya, Marina <marina.gridinskaya1@centurylink.com>; George, Donna L <Donna.L.George@xcelenergy.com>; Petty, Marcus <Marcus_Petty@comcast.com>; Duetsch - DNR, Jason <jason.duetsch@state.co.us>; coloradoes@fws.gov; kiel.g.downing@usace.army.mil; Hippely, Hannah <hhippely@bouldercounty.org>; Whisman, Janis <jwhisman@bouldercounty.org>; Bracke, Kathleen <kbracke@bouldercounty.org>; Wayne Tomac <Wayne.Tomac@longmontcolorado.gov>; Jade Krueger <jade.krueger@longmontcolorado.gov>; cpigg@northernwater.org; mdexter@mvfpd.org; chrissmith@lefthandwater.org
Subject: City of Longmont Referral

Good Afternoon,

The City of Longmont has received a land use application to annex a 21-acre property located at 21 S. Sunset Street. The property is currently located in unincorporated Boulder County. Your agency is receiving this referral because your organization has some jurisdiction over this property. Please take a moment to download the application materials from the DropBox link below and please email me any written comments your agency may have by January 22nd so that our team can evaluate interagency feedback on this application. Thank you!

https://www.dropbox.com/sh/y5yqfwdvbnju1k3/AADyCstu6cszzIXba14r-l45a?dl=0

Regards,

Ava Pecherzewski, AICP
Principal Planner | she, her, hers
Planning & Development Services Department | City of Longmont
–
OFFICE 303-651-8735 **MAIN** 303-651-8330
385 Kimbark Street | Longmont, Colorado 80501

longmontcolorado.gov

Parks & Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • **www.bouldercounty.org**

TO: **Ava Pecherzewski, City of Longmont**
FROM: **Jeff Moline, Planning Manager**
Boulder County Parks & Open Space
RE: **Rivertown Annexation and Concept Plan**
DATE: **January 20, 2020**

The Boulder County Parks & Open Space Department values the opportunity to comment on this plan. The county's Fairgrounds property lies 300 feet to the southwest of the subject property and, the county retains a conservation easement on the Longmont-owned and -managed Roger's Grove parcel immediately west of the subject parcel.

BCPOS staff wanted to provide the city and applicant with comments about the environmental values that are near the property. First, there is an osprey nest on the Fairgrounds that is approximately 600 feet south of the property. While osprey are not a Boulder County species of concern, they are a notable summer breeding raptor. In particular, the Fairgrounds nest has an Osprey Camera website that is one of the most popular webpages at the county. Therefore, the county recommends that the applicant works with Colorado Parks & Wildlife (CPW) biologists to determine if any protections or actions will be necessary to preserve this nest site.

Secondly, the county has worked diligently through the years with the City of Longmont, the U.S. Fish and Wildlife Service, CPW, and others to protect the St. Vrain stream corridor for natural and recreational resource values. The county requests that the proposed creek amenities and the development's relationship with the stream corridor provide for the continuity of those greenway—natural and recreational—values.

Please let me know if you have any questions; you can reach me at 720-745-9380 and jmoline@bouldercounty.org.

Matt Jones *County Commissioner* **Claire Levy** *County Commissioner* **Marta Loachamin** *County Commissioner*

Ava Pecherzewski

From: Steve Buckbee <sbuckbee@lefthandwater.org>
Sent: Friday, January 8, 2021 8:53 AM
To: Ava Pecherzewski
Subject: [External] RE: City of Longmont Referral

Ava,

We have no issues with this annexation. They are just east of our District boundary.

Thanks,
Steve Buckbee, P.E.
District Engineer
Left Hand Water District
P.O. Box 210
Niwot, CO 80544-0210
Office: 303-530-4200
Cell: 720-527-0206
www.lefthandwater.org

From: Ava Pecherzewski <Ava.Pecherzewski@longmontcolorado.gov>
Sent: Thursday, January 7, 2021 3:14 PM
To: Kragerud, Ryan (kragerud_ryan@svvsd.org) <kragerud_ryan@svvsd.org>; marina.gridinskaya1@centurylink.com; George, Donna L <Donna.L.George@xcelenergy.com>; Petty, Marcus <Marcus_Petty@comcast.com>; Duetsch - DNR, Jason <jason.duetsch@state.co.us>; coloradoes@fws.gov; kiel.g.downing@usace.army.mil; hhippely@bouldercounty.org; Whisman, Janis <jwhisman@bouldercounty.org>; kbracke@bouldercounty.org; Wayne Tomac <Wayne.Tomac@longmontcolorado.gov>; Jade Krueger <jade.krueger@longmontcolorado.gov>; cpigg@northernwater.org; mdexter@mvfpd.org; Christopher Smith <chrissmith@lefthandwater.org>
Subject: City of Longmont Referral

Good Afternoon,

The City of Longmont has received a land use application to annex a 21-acre property located at 21 S. Sunset Street. The property is currently located in unincorporated Boulder County. Your agency is receiving this referral because your organization has some jurisdiction over this property. Please take a moment to download the application materials from the DropBox link below and please email me any written comments your agency may have by January 22nd so that our team can evaluate interagency feedback on this application. Thank you!

https://www.dropbox.com/sh/y5yqfwdvbnju1k3/AADyCstu6cszzIXba14r-l45a?dl=0

Regards,

Ava Pecherzewski, AICP
Principal Planner | she, her, hers
Planning & Development Services Department | City of Longmont
–
OFFICE 303-651-8735 **MAIN** 303-651-8330
385 Kimbark Street | Longmont, Colorado 80501

Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

January 21, 2021

City of Longmont Planning and Development Services
385 Kimbark Street - PO Box 1348
Longmont, CO 80501

Attn: Ava Pecherzewski

Re: Rivertown Longmont Annexation, Case # 3487

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Rivertown Longmont Annexation.** Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities and natural gas service facilities located in this area. The City of Longmont must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to Jacob Van Laere (303-571-3818) at: Xcel Energy, 1123 West 3rd Avenue, Denver, Colorado 80223 or jacob.van.laere@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Please note PSCo's standard dry utility easement requirements for certain types of lots within this project:

commercial: 10-feet wide around the perimeter of each lot and abutting all rights-of-way
residential/apartments: 10-feet wide around the perimeter of each lot and abutting all rights-of-way
residential/duplex: depending on the actual layout-
- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with plowing in snowy conditions and space for service truck access
- 8-feet wide for electric facilities including pedestals, and cabling
- if gas and electric are within the same trench, 10-feet is required, not to overlap any wet utility easement

Space consideration must also be given to locate pad mount transformers and pedestals throughout this project. For details, please consult Xcel Energy's Electric Standards located at:
https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf

As the project progresses the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the

Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

ST. VRAIN VALLEY SCHOOLS
academic excellence by design

1/28/21

Ava Pecherzewski, Planner

Development Services

351 Kimbark Street

Longmont CO 80501

RE: Rivertown

Dear Ava

Thank you for referring the Rivertown referral to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds** , Indian Peaks Sunset Middle **and** Niwot High School Won't **exceed the benchmark.**

General Comments:

See CIL information on the next page. Please bring one copy of this letter when paying cash-in-lieu.

None of the schools serving this development are projected to exceed the benchmark.

The calculations were based on the proposed 380 multi-family units.

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new facilities are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at kragerud_ryan@svvsd.org or at the number below.

Sincerely,

Ryan Kragerud, AICP
Planning/GIS

Enc.: Attachment A – Specific Project Analysis
Cash-in-lieu chart

ATTACHMENT A - Specific Project Analysis

PROJECT: Rivertown

(1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder are noted in the chart below.

INDIAN PEAKS ELEMENTARY

CAPACITY INFORMATION				CAPACITY BENCHMARK * (includes projected students, plus development's student impact)									
School	Building	Stdts.	Stdt.	2020-21		2021-22		2022-23		2023-24		2024-25	
Level	Capacity	Oct-20	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.
Elementary	466	282	55	281	60%	287	62%	301	65%	317	68%	330	71%
Middle (SMS)	630	453	21	442	70%	456	72%	460	73%	472	75%	483	77%
High (NHS)	1568	1177	23	1161	74%	1180	75%	1200	77%	1215	78%	1218	78%
Total	2664		99	1884		1924		1960		2004		2031	

Specific comments concerning this proposal regarding School Capacity are as follows:

Specific Impact - This application will add 380 additional residential units and yield 99 additional students in the Niwot High School **feeder.**

Benchmark Determination – the affected schools won't exceed the benchmark within 5 years.

Mitigation Options - na

Phasing Plan – na

(2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites by the City of Longmont requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

Dedication and/or Cash-in-lieu Requirements –A land dedication isn't required. Cash-in-lieu payments will be required for all 66 residential units. Please see the attachments for additional information.

Cash-in-Lieu per unit payment by housing type: Longmont

Housing type:	Cash in lieu payment	Units proposed	Cost
Single Family Unit	$1,489		
Duplex/Triplex Unit	$1,031		
Multi-Family Unit	$714	380	$271,320
*Condo/TH Unit	$434		
Mobile Home Unit	$960		
			Total = $271,320

*TH = Townhouse

Dedication/Cash-in-lieu Procedures – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. Payments can be made at the time of building permit in the St. Vrain Valley School District Business Office – 395 S. Pratt Parkway, Longmont.

3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

Provision of Busing - Busing will be available to elementary and high school students under the current guidelines.

Pedestrian/Access Issues –

School Planning Standards And Calculation of Land Dedication Requirements

Multi-Family

School Planning Standards

	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution
Elementary	380	0.15	525	10	1.04952	$100,092	
		55.1	*Number of Students = No. of Units * Student Yield*				
	Equation:	*(Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution*					
Middle Level	380	0.06	750	25	0.69667	$100,092	
		20.9	*Number of Students = No. of Units * Student Yield*				
	Equation:	*(Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution*					
High School	380	0.06	1200	50	0.96583	$100,092	
		23.2	*Number of Students = No. of Units * Student Yield*				
	Equation:	*(Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution*					
Total	380	99.18			2.71202	$100,092	$271,452
	Equation:	*Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution*					

Multi-Family Student Yield is .261

$714
Per Unit

CITY OF LONGMONT | Historic Preservation Commission

MEMORANDUM

TO: Ava Pecherzewski, Principal Planner

FROM: Jade Krueger, Historic Preservation Commission Liaison

DATE: January 27, 2021

SUBJECT: **21 S. Sunset Street**

Summary

The Historic Preservation Commission Liaison met with the customers and asked that they provide a cultural resource survey for the property at 21 S Sunset Street as the buildings were thought to be approximately 50 years old. The applicant sought professional services from Historic Preservation Consultant Carl McWilliams, who has done many surveys for the City of Longmont.

After review of the Cultural Resource Survey, only one of the buildings was found to be built before 1970. Overall, the property is not eligible for a designated landmark under local, state or national registers. The property is significant to Longmont's history through its connection to the Golden Construction Company; however, many other buildings in Longmont would better represent the historic character and architectural style used by the Goldens. Further, the buildings in their current adapted uses no longer have any evident association with the Golden Company.

We are glad to have collected the historic information on the property but have no recommendations on use or designations other than recycling and repurposing as much of the materials as possible.

Sincerely,

JK

Jade Krueger
Associate Planner/ Historic Preservation Commission Liaison

CITY OF LONGMONT | Planning Division

CERTIFICATE OF PROPERTY POSTING

I, Erin Fosdick, certify that 1 sign(s) was posted pursuant to
Please Print Name
the provisions of the City of Longmont Land Development Code, for the application identified as

Rivertown Annexation and Concept Plan for a:
Project Name

X Neighborhood Meeting

_____ Notice of Application

_____ Planning and Zoning Commission Public Hearing to be held on _____

_____ City Council Public Hearing to be held on _____

On the subject property located at

21 S. Sunset Street (generally west of Sunset St. and north of Boston Ave.)
Site Address or Location Description

Attach  photos of posting:

I certify that the foregoing information is true and correct.

Erin Fosdick, 10/29/2020 Erin Fosdick

CITY OF LONGMONT | Planning Division

CERTIFICATE OF MAILING

I, Erin Fosdick _____, certify that Letters of notification were
Please Print Name

mailed in accordance with Section 15.02 of the City of Longmont Land Development Code for a:

___X___Neighborhood Meeting

_____Notice of Application

_____Planning and Zoning Commission Public Hearing to be held on _____

_____City Council Public Hearing to be held on _____

for the application identified as

Rivertown Annexation and Concept Plan
Project Name

On the subject property located at

21 S. Sunset Street (generally west of Sunset St. and north of Boston Ave.)

Site Address or Location Description

The letter was sent on: October 26, 2020
Date of Mailing

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

Erin Fosdick

_____	Erin Fosdick	10/26/2020
Signature	*Printed Name*	*Date*

Erin Fosdick

From: Erin Fosdick
Sent: Tuesday, October 27, 2020 9:06 AM
To: rubala@indra.com; jamie.l.simo@gmail.com; smalloy@indra.com
Cc: Brien Schumacher; Don Burchett
Subject: Rivertown Annexation neighborhood meeting
Attachments: Neighborhood Meeting_RivertownAnnexationv2.pdf

Good morning!

I hope you are all doing well! Please see the attached neighborhood meeting notice for the Rivertown annexation. As you may know, we are currently conducting neighborhood meetings virtually. The notice contains information for how to participate in the meeting. Please let me know if you have questions. Enjoy your day!

Erin Fosdick, AICP
Principal Planner | she, her, hers
Planning & Development Services Department | City of Longmont

OFFICE 303-651-8336 **MAIN** 303-651-8330
385 Kimbark Street | Longmont, Colorado 80501

longmontcolorado.gov

CITY OF LONGMONT | Planning Division

October 26, 2020

Notice of Neighborhood Meeting

If you need interpretation, accommodations, or other special assistance in order to participate in a meeting, please contact the Planning Division at 303-651-8330 or longmont.planning@longmontcolorado.gov, at least 48 hours prior to the meeting to make arrangements.

Si necesita interpretación , servicios especiales u otra asistencia adicional para participar en alguna reunión, comuníquese con 48 horas de anticipación al Departamento de Planificación Urbana al 303-651-8330 o escríbanos a longmont.planning@longmontcolorado.gov, para así hacer los pertinentes arreglos.

Rivertown Annexation and Concept Plan

Proposal: Annexation of approximately 21 acres with Mixed-Use Employment (MU-E) zoning and a concept plan for a mixed use development with a variety of residential units (e.g. apartment and attached duplex units), and commercial/office/flex space.

Project Location: 21 S. Sunset Street (generally west of Sunset St. and north of Boston Ave.)

When: November 12, 2020 at 6:00 pm

Where: This neighborhood meeting is being held remotely. Watch the meeting livestream at:

https://bit.ly/LongmontYoutubeLive

Questions and comments will be taken during the meeting. Anyone wishing to speak during the meeting will need to watch the livestream of the meeting for instructions about how to call in to participate at the appropriate times. Instructions will be given during the meeting and displayed on the screen when it is time to call in to provide comments or ask questions. Speakers will be asked to state their name and address for the record prior to proceeding with their comments. (Please remember to mute the livestream when you are called upon to speak.)

If you want to provide comments or questions prior to the meeting, please send those to the Planning Division: longmont.planning@longmontcolorado.gov.

Property Owner: Riverset LLC

Applicant: David Starnes, Civistruct Strategy + Development and Tommy Visconsi, Confluence Companies

Background: This area is within the Longmont Planning Area, but not annexed to the City. City Council referred this property into the annexation process; the next step in the process is to hold a neighborhood meeting prior to submitting an application for review.

Future Meetings:

The City Council is the decision making body on this application; the Planning & Zoning Commission provides a recommendation on annexation applications to City Council. If this project submits an application and goes through the full development review process, public hearings with the City Council and the Planning & Zoning Commission will take place.

Additional notification of public hearings before City Council and the Planning & Zoning Commission will be provided, as required by City regulations. If you have questions regarding the neighborhood meeting, the development review process, code requirements, or other specific items, please reach out to the contacts identified below.

Applicant Contact(s):
David Starnes/Tommy Visconsi
Civistruct Strategy + Development / Confluence Companies
202-210-7965 / 303-643-5775
david@civistructsd.com / tommy@confluenceco.com

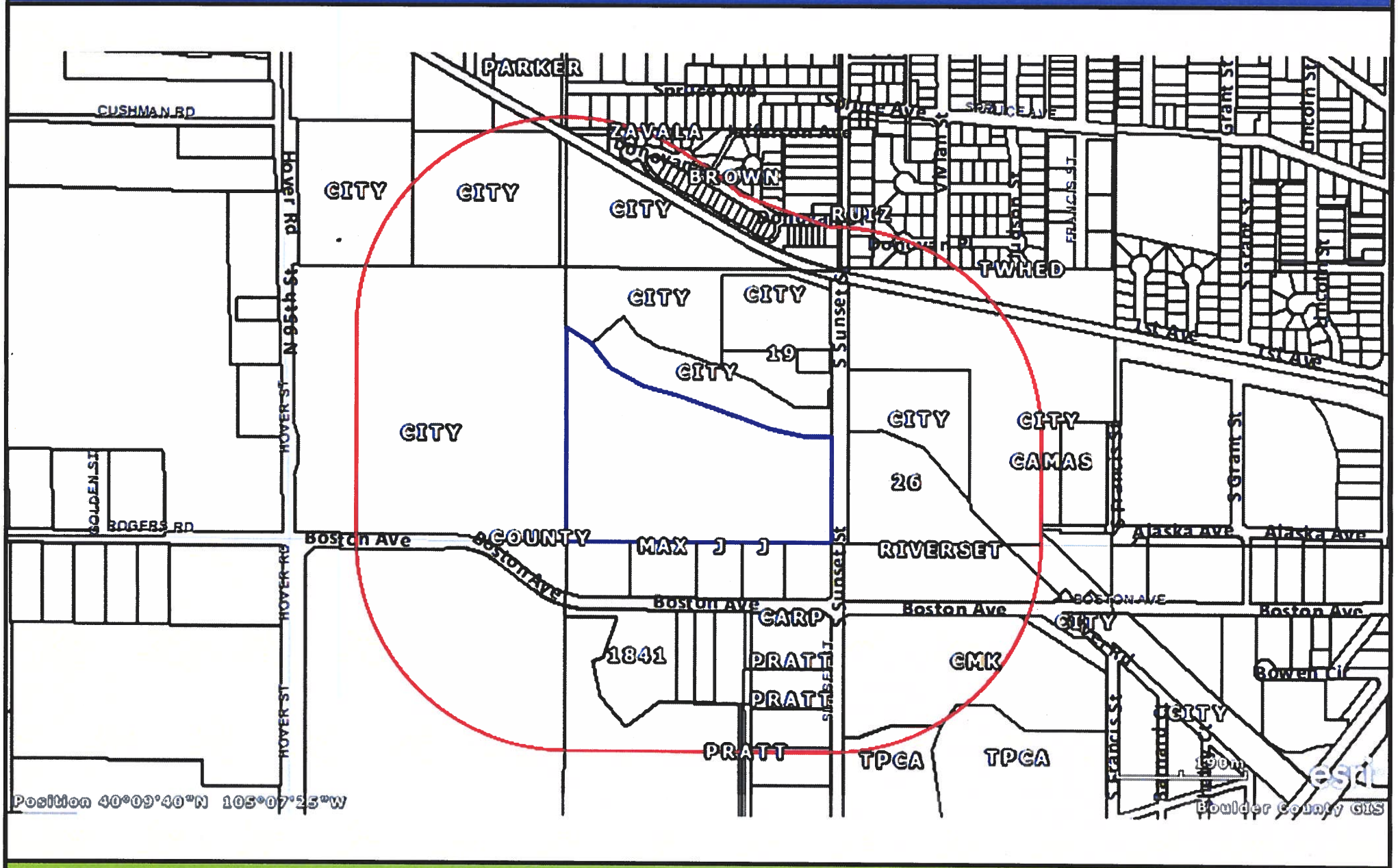
City Staff Contact:
Erin Fosdick, Principal Planner
City of Longmont, Planning Division
303-651-8336
erin.fosdick@longmontcolorado.gov

Project Map

Boulder County Land Use Department

2045 13th Street, Boulder, Co 80304 303-441-3930 www.bouldercounty.org

1000' APO MAP FOR PARCEL # 131504300022



NORTH

1 inch = 600 feet

Saved 10/5/2020
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#	Property Address	Owner Mailing Address	Parcel Number
1	0 Hover Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300012
2	10444 N 95th Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300006
3	203 Hover Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300005
4	2009 W 3rd Ave Unincorporated Boulder County	Lacy Steven 2009 W 3rd Ave Unincorporated Boulder County	131504303005
5	1929 Donovan Dr Longmont, CO	Zavala Matthew & Shelby L 1929 Donovan Dr Longmont, CO 80501-4784	131504322014
6	1925 Donovan Dr Longmont, CO	Dickerson Donald L. 1925 Donovan Dr Longmont, CO 80501	131504322013
7	1921 Donovan Dr Longmont, CO	Boos Janess 1921 Donovan Dr Longmont, CO 80501	131504322012
8	1917 Donovan Dr Longmont, CO	Seton Greg & Michael McIlmurray 1917 Donovan Dr Longmont, CO 80501	131504322011
9	1913 Donovan Dr Longmont, CO	Adeney Peter J 1913 Donovan Dr Longmont, CO	131504322010
10	1909 Donovan Dr Longmont, CO	Mondragon Jose L & Manuela 1909 Donovan Dr Longmont, CO 80501	131504322009
11	1929 Donovan Dr Longmont, CO	Zavala John Matthew 1929 Donovan Dr Longmont, CO 80501-4784	131504322008
12	1901 Donovan Dr Longmont, CO	Walmsley Carole B 1901 Donovan Dr Longmont, CO 80501	131504322007
13	1859 Donovan Dr Longmont, CO	Flannery Jessica 1859 Donovan Dr Longmont, CO 80501	131504322006
14	1855 Donovan Dr Longmont, CO	Evans Scott M & Debra 1855 Donovan Dr Longmont, CO 80501-4773	131504322005
15		Zublin Brian F	

	1851 Donovan Dr Longmont, CO	1851 Donovan Dr Longmont, CO 80501-4773	131504322004
16	1847 Donovan Dr Longmont, CO	Brown Hannah & Christopher Field 1847 Donovan Dr Longmont, CO 80501-4773	131504322003
17	1843 Donovan Dr Longmont, CO	Wahlig Eric 1843 Donovan Dr Longmont, CO 80501	131504322002
18	1839 Donovan Dr Longmont, CO	Petrovick James M 1839 Donovan Dr Longmont, CO 80501	131504322001
19	1835 Donovan Dr Longmont, CO	Knapp Elizabeth & Tom 1835 Donovan Dr Longmont, CO 80501	131504318004
20	1630 A 30th St 339 Boulder, CO	Stetson Rebecca & Gray Brian 1630 A 30th St 339 Boulder, CO 80301	131504318003
21	1829 Donovan Dr Longmont, CO	Kuhlmann Catherine L 1829 Donovan Dr Longmont, CO 80501	131504318002
22	1827 Donovan Dr Longmont, CO	Jensen Luann C 1827 Donovan Dr Longmont, CO 80501-4773	131504318001
23	1830 Donovan Dr Longmont, CO	Devore Deborah Fields 1830 Donovan Dr Longmont, CO 80501	131504315001
24	141 Sunset Longmont, CO	Roseberger Glenn A 141 Sunset St Longmont, CO 80501-5841	131504310005
25	135 Sunset St Longmont, CO	Champion Cynthia L 135 Sunset St Longmont, CO	131504313001
26	1821 Donovan St Longmont, CO	Regaldo Hector Salas 1821 Donovan St Longmont, CO 80501	131504319008
27	1817 Donovan St Longmont, CO	Ranburger Sonia G Menjivar 1817 Donovan St Longmont, CO 80501	131504319007
28	1815 Donovan St Longmont, CO	Mironescu Jacqueline Z 815 Morgan Dr Boulder, CO 80303-2612	131504319006
29	1811 Donovan St Longmont, CO	O'Connor Daniel L 1811 Donovan Dr Longmont, CO 80501-4773	131504319005
30	1809 Donovan St Longmont, CO	Bressieux Jean Pierre 5639 County Road 5 Erie, CO 80516-9201	131504319004

31	1805 Donovan St Longmont, CO	Magruder Shelby 1805 Donovan St Longmont, CO 80501	131504319003
32	1803 Donovan St Longmont, CO	Markhart Benjamin 1803 Donovan St Longmont, CO 80501	131504319002
33	1801 Donovan St Longmont, CO	Snel Sherry J & Hendrick 1801 Donovan St Longmont, CO 80501	131504319001
34	103 Sunset St Longmont, CO	103 Sunset LLC PO Box 207 Niwot, CO 80544	131504314001
35	0 Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504309001
36	0 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300016
37	7 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300011
38	9 S Sunset St Unincorporated Boulder County	Shires Phil & Renee 16678 County Rd 7 Mead, CO 80542	131504300018
39	0 S Sunset St Unincorporated Boulder County	County of Boulder PO Box 471 Boulder, CO 80306-0471	131504300019
40	19 S Sunset St Unincorporated Boulder County	19 South Sunset LLC 4009 Nevis St Boulder, CO 80301	131504300020
41	0 S Sunset St Unincorporated Boulder County	County of Boulder PO Box 471 Boulder, CO 80306-0471	131504300021
42	21 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300014
43	104 Sunset St Longmont, CO	Sager Geroge A 7647 Lefthand Canyon Dr Jamestown, CO	131504414002
44	106 Sunset St Longmont, CO	Ruiz Cheryle & Martin 106 Sunset Longmont, CO 80501	131504414001
45	116 Sunset St Longmont, CO	Osborn Dennis G 116 Sunset St Longmont, CO 80501-5842	131504413008
46	1621 Donovan Place	Bertolin David B 340 S 68th St	131504415012

	Longmont, CO	Boulder, CO 80303-4307	
47	1618 Donovan Place Longmont, CO	11th Avenue Investments Inc PO Box 1341 Longmont, CO 80502	131504415011
48	1614 Donovan Place Longmont, CO	Edwards John B 462 Kiva Dr Moab, UT 84532-3040	131504415010
49	1608 Donovan Place Longmont, CO	Bertolin David B 340 S 68th St Boulder, CO 80303-4307	131504415009
50	1602 Donovan Place Longmont, CO	Renzelman Gregory D 11 Cornell Dr Longmont, CO 80503	131504415008
51	1603 Donovan Place Longmont, CO	Griesbach Carl R 21883 Scenic Dr Morrison, CO 80465-2507	131504415015
52	1609 Donovan Place Longmont, CO	DJG Residential LLC 1607 Donovan Place Longmont, CO 80501-5819	131504415014
53	1615 Donovan Place Longmont, CO	Bertolin David B 340 S 68th St Boulder, CO 80303-4307	131504415013
54	1400 1st Ave Longmont, CO	Hildebrandt Paul R & Christina & Sarah Hidebrandt Lise Trust TWHED Trust Computer Pioneer Trust TW Hildebrandt Memorial Trust Keifhaber Sarah H Trust 1400 1st Ave Longmont, CO 80501	131504400006
55	18 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504400008
56	111 S Francis St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504400013
57	0 S Francis St Unincorporated Boulder County	Camas Colorado Inc 6211 Ann Arbor Rd Dundee, MI 48131	131504400015
58	15 S Francis St Longmont, CO	Camas Colorado Inc 6211 Ann Arbor Rd Dundee, MI 48131	131504435001
59	26 S Sunset St Unincorporated Boulder County	26 S Sunset Street LLC 1440 Townline Rd Mundelein, IL 60060	131504400009
60	18 S Sunset St	Riverset LLC 1209 Pearl St Ste 14	131509000028

	Unincorporated Boulder County	Boulder, CO 80302	
61	1541 Boston Ave Longmont, CO	CMK Holdings LLC PO Box 1092 Longmont, CO 80502-1092	131509075001
62	117 S Sunset St Longmont, CO	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502-1937	131509054001
63	117 S Sunset St Longmont, CO	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502-1937	131509054002
64	105 S Sunset St Longmont, CO	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502	131509054003
65	0 Sunset St Longmont, CO	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502	131509054004
66	1801 Boston Ave Longmont, CO	Carp River LLC PO Box 1956 Boulder, CO 80306	131509051004
67	21 S Sunset St Unincorporated Boulder County	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502-1937	131509000006
68	1821 Boston Ave Longmont, CO	Nix R Scott & Sharon K 1821 Boston Ave Longmont, CO 80501	131509055001
69	1831 Boston Ave Longmont, CO	1831 Boston 7951 Ute Hwy Longmont, CO 80501-9231	131509051002
70	1841 Boston Ave Longmont, CO	1841 Boston 1249 Fox Hill Drive Longmont, CO 80501	131509051001
71	1800 Boston Ave Longmont, CO	SSP LLC 1022 Morning Dove Dr Longmont, CO 80504	131509050005
72	1812 Boston Ave Longmont, CO	J G Properties LLC 1816 Boston Ave Longmont, CO 80501	131509052004
73	1816 Boston Ave Longmont, CO	J G Properties LLC 1816 Boston Ave Longmont, CO 80501-7930	131509052003
74	1830 Boston Ave B	Desert Rock Realty LLC 1830 Boston Ave Unit F Longmont, CO 80501	131509078002
75	1830 Boston Ave A Longmont, CO	Max Precision Aerospace LLC 1830 Boston Ave Suite A Longmont, CO 80501	131509078001
76		Finley Routt LLC	

	1840 Boston Ave Longmont, CO	901 Pearl St Boulder, CO 80302-5108	131509052001
77	0 Boston Ave Longmont, CO	County of Boulder 5201 St Vrain Rd Bldg 1 Longmont, CO 80503	131509000031
78	9595 Nelson Rd Unincorporated Boulder County	County of Boulder 5201 St Vrain Rd Bldg 1 Longmont, CO 80503	131509000032
79	0 Hover Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300012
80	0 S Sunset St Longmont, CO	TPCA Building Corporation 340 S Sunset St Longmont, CO 80501	131509075002
81	1541 Boston Ave Longmont, CO	CMK Holdings LLC PO Box 1092 Longmont, CO 80502-1092	131509075001
82	1955 Spruce Ave Longmont, CO	Allen Family Trust 1955 Spruce Ave Longmont, CO 80501	131504311007
83	1925 Donovan Dr Longmont, CO	Anderson Gerald L 1928 Donovan Dr Longmont, CO 80502-4778	131504316007
84	1945 Spruce Ave Longmont, CO	Billings Sara A 1945 Spruce Ave Longmont, CO 80501-4756	131504311008
85	104 Vivian St Longmont, CO	Chavez Molina Freddy A 104 Vivian St Longmont, CO 30501	131504430001
86	157 Donovan Ct Longmont, CO	Crabbs Frank M 157 Donovan Ct Longmont, CO 80501-4769	131504315011
87	1916 Donovan Dr Longmont, CO	Garcia Rodolpho & Rina C 1916 Donovan Dr Longmont, CO 80501-4778	131504316001
88	1930 Donovan Dr Longmont, CO	McMillan Natalie L 1930 Donovan Dr Longmont, CO 80501	131504316008
89	155 Donovan Ct Longmont, CO	Mitchell Rita Lynn 155 Donovan Ct Longmont, CO 80501	131504315012
90	1926 Donovan Dr Longmont, CO	Niesen Andrew G & Elaine M 1926 Donovan Dr Longmont, CO 80501-4778	131504316006
91	1919 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325001

92	0 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325002
93	0 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325003
94	1935 Spruce Ave Longmont, CO	Peck Robert A & Joan C 1935 Spruce Ave Longmont, CO 80501-4756	131504311009
95	801 Panorama Circle Longmont, CO	Orvis David L & Frances A 801 Panorama Circle Longmont, CO 80501-4716	131504233003
96	1924 Donovan Dr Longmont, CO	Welch Erik M 1924 Donovan Dr Longmont, CO 80501	131504316005
97	1932 Donovan Drive Longmont, CO	Eric C Orosel 1932 Donovan Drive Longmont, CO 80501	131504316009
98	1925 Spruce Avenue Longmont, CO	Hixon James S & Tracie D Giargiari 1925 Spruce Avenue Longmont, CO 80501	131504311010
99	0 RR Longmont, CO	BNSF Railway Company 2500 Lou Menk Drive Forth Worth, TX 76161-2828	131504300008

CERTIFICATE OF PROPERTY POSTING

I, _____Ava Pecherzewski_____, certify that
Please Print Name

_____1_____sign was posted pursuant to the provisions of the City of

Longmont Land Development Code, for the application identified as

_____Rivertown Annexation_____
Project Name

for a

_____Neighborhood Meeting

__X__Notice of Application

On the subject property located at

_____21 S. Sunset Street_____
Site Address or Location Description

Attach photos of posting:

I certify that the foregoing information is true and correct.

_____Ava Pecherzewski_____ December 29, 2020_____
Signature *Date*

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, telephone 303-651-8330, fax 303-651-8696, email: Longmont.planning@longmontcolorado.gov website: http://www.longmontcolorado.gov

CERTIFICATE OF MAILING

I, _____Ava Pecherzewski_____, certify that
Please Print Name

Letters of notification were mailed in accordance with Section 15.02 of the City of Longmont

Land Development Code for a

_____Neighborhood Meeting

___X___Notice of Application

_____Planning and Zoning Commission Public Hearing to be held on _____

_____City Council Public Hearing to be held on _____

for the application identified as

_____Rivertown Annexation and Concept Plan_____
Project Name

On the subject property located at

_____21 S. Sunset Street_____ _____
Site Address or Location Description

The letter was sent on: January 7, 2021

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

__Ava Pecherzewski_____ _January 7, 2021_____
Signature *Date*

City of Longmont Planning and Development Services, 385 Kimbark Street, Longmont, CO 80501, telephone 303-651-8330, fax 303-651-8696, email: Longmont.planning@longmontcolorado.gov website: http://www.longmontcolorado.gov

CITY OF LONGMONT | Planning Division

January 7, 2020

Notice of Application

Rivertown Annexation & Concept Plan

(Project File #3487)

Proposal: An annexation petition has been filed to annex a 21-acre parcel at 21 S. Sunset Street (west side of Sunset Street, north of Boston Avenue) and zone the property Mixed-Use Employment (MU-E). The property is currently zoned General Industrial in unincorporated Boulder County. An accompanying annexation concept plan has been submitted with the application which proposes residential apartments and duplexes on the west side of the property and a 20,000 square-foot commercial building on the east side facing Sunset Street.

Project Location: 21 S. Sunset Street

Property Owner: Riverset, LLC

Applicant: Rivertown Longmont SPE, LLC

Any person having an interest in the above application may call or email the Planning Division for more information and to obtain electronic copies of the application materials. With an appointment, any interested party may review the paper application materials on file at the Planning Division, City of Longmont, Development Services Center, 385 Kimbark Street, Longmont, CO 80501.

If you are interested in submitting written comments to the City for consideration, we ask that you kindly submit written comments no later than Friday, January 22, 2020 so that city staff can review comments and feedback prior to completing an analysis of this application.

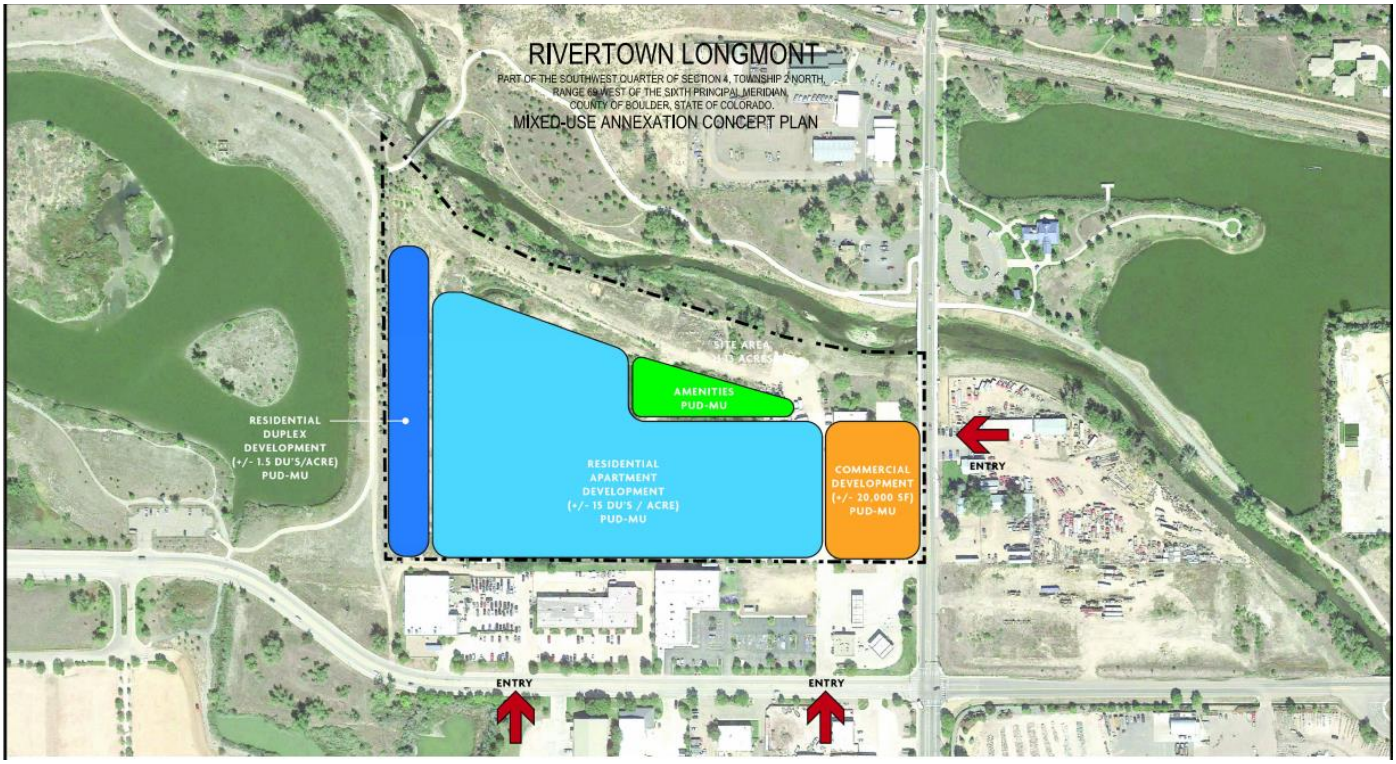
Applicant Contact:
Tommy Visconi
Rivertown Longmont SPE, LLC
303-720-8933
tommy@confluenceco.com

City Staff Contact:
Ava Pecherzewski, Principal Planner
City of Longmont, Planning Division
303-651-8735
ava.pecherzewski@longmontcolorado.gov

The development review team at the City is currently reviewing the application. Public hearings will be held with the Planning & Zoning Commission and City Council at a later date, yet to be determined. When a public hearing is scheduled, you will receive an additional notice in the mail and a sign will be posted on the property within 14 days of the hearing date.

If you have questions regarding the application materials, the development review process, code requirements, or other specific items, please contact the staff member identified above.

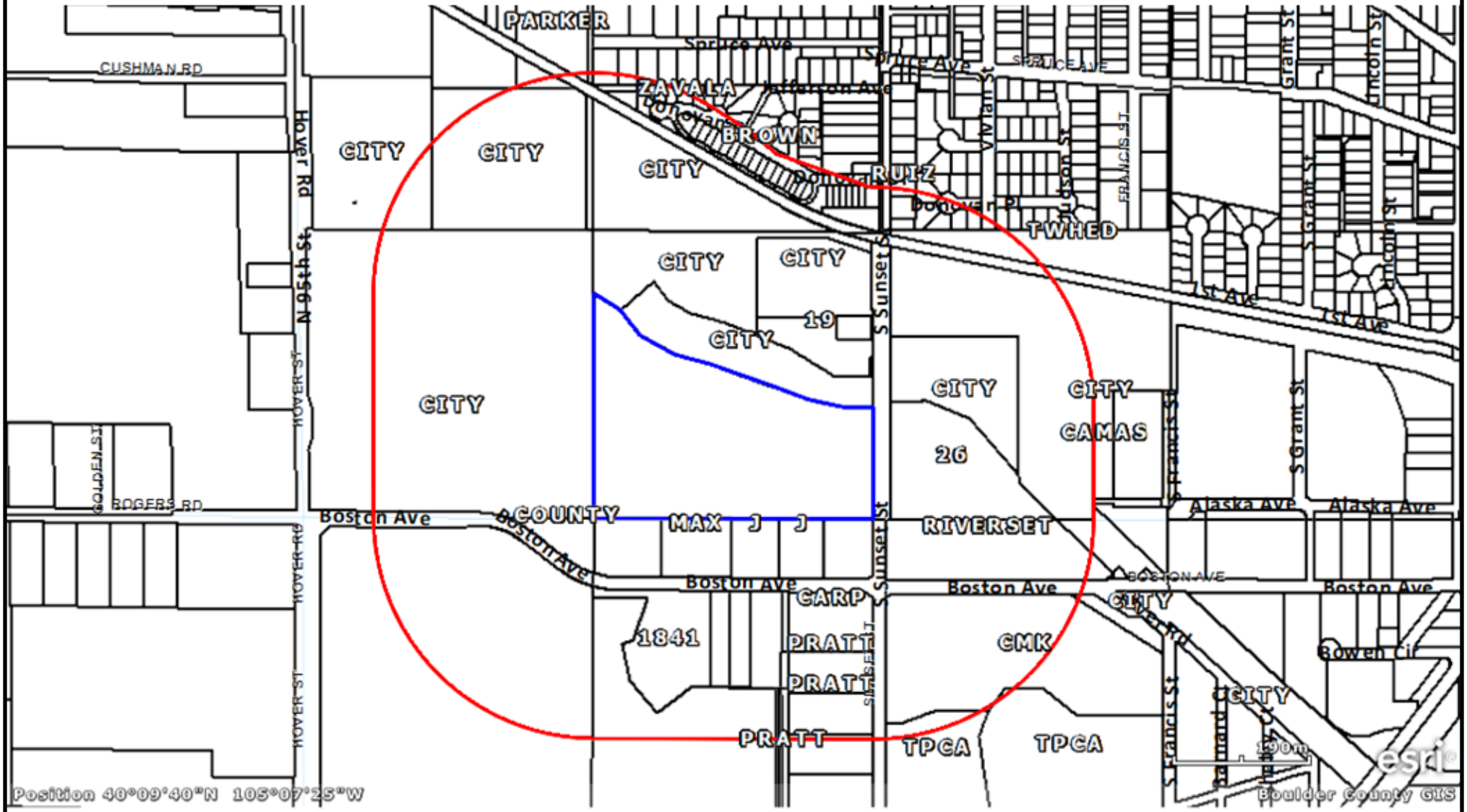
Proposed Annexation Concept Plan



Boulder County Land Use Department

2045 13th Street, Boulder, Co 80304 303-441-3930 www.bouldercounty.org

1000' APO MAP FOR PARCEL # 131504300022



NORTH

1 inch = 600 feet

Saved 10/5/2020
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The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.BoulderCounty.org/mapdisclaimer

Neighborhood Meeting Notice Address List

#	Property Address	Owner Mailing Address	Parcel Number
1	0 Hover Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300012
2	10444 N 95th Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300006
3	203 Hover Street Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300005
4	2009 W 3rd Ave Unincorporated Boulder County	Lacy Steven 2009 W 3rd Ave Unincorporated Boulder County	131504303005
5	1929 Donovan Dr Longmont, CO	Zavala Matthew & Shelby L 1929 Donovan Dr Longmont, CO 80501-4784	131504322014
6	1925 Donovan Dr Longmont, CO	Dickerson Donald L. 1925 Donovan Dr Longmont, CO 80501	131504322013
7	1921 Donovan Dr Longmont, CO	Boos Janess 1921 Donovan Dr Longmont, CO 80501	131504322012
8	1917 Donovan Dr Longmont, CO	Seton Greg & Michael McIlmurray 1917 Donovan Dr Longmont, CO 80501	131504322011
9	1913 Donovan Dr Longmont, CO	Adeney Peter J 1913 Donovan Dr Longmont, CO	131504322010
10	1909 Donovan Dr Longmont, CO	Mondragon Jose L & Manuela 1909 Donovan Dr Longmont, CO 80501	131504322009
11	1929 Donovan Dr Longmont, CO	Zavala John Matthew 1929 Donovan Dr Longmont, CO 80501-4784	131504322008
12	1901 Donovan Dr Longmont, CO	Walmsley Carole B 1901 Donovan Dr Longmont, CO 80501	131504322007
13	1859 Donovan Dr Longmont, CO	Flannery Jessica 1859 Donovan Dr Longmont, CO 80501	131504322006
14	1855 Donovan Dr Longmont, CO	Evans Scott M & Debra 1855 Donovan Dr Longmont, CO 80501-4773	131504322005
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18	1839 Donovan Dr Longmont, CO	Petrovick James M 1839 Donovan Dr Longmont, CO 80501	131504322001
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20	1630 A 30th St 339 Boulder, CO	Stetson Rebecca & Gray Brian 1630 A 30th St 339 Boulder, CO 80301	131504318003
21	1829 Donovan Dr Longmont, CO	Kuhlmann Catherine L 1829 Donovan Dr Longmont, CO 80501	131504318002
22	1827 Donovan Dr Longmont, CO	Jensen Luann C 1827 Donovan Dr Longmont, CO 80501-4773	131504318001
23	1830 Donovan Dr Longmont, CO	Devore Deborah Fields 1830 Donovan Dr Longmont, CO 80501	131504315001
24		Roseberger Glenn A	

	141 Sunset Longmont, CO	141 Sunset St Longmont, CO 80501-5841	131504310005
25	135 Sunset St Longmont, CO	Champion Cynthia L 135 Sunset St Longmont, CO	131504313001
26	1821 Donovan St Longmont, CO	Regaldo Hector Salas 1821 Donovan St Longmont, CO 80501	131504319008
27	1817 Donovan St Longmont, CO	Ranburger Sonia G Menjivar 1817 Donovan St Longmont, CO 80501	131504319007
28	1815 Donovan St Longmont, CO	Mironescu Jacqueline Z 815 Morgan Dr Boulder, CO 80303-2612	131504319006
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31	1805 Donovan St Longmont, CO	Magruder Shelby 1805 Donovan St Longmont, CO 80501	131504319003
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33	1801 Donovan St Longmont, CO	Snel Sherry J & Hendrick 1801 Donovan St Longmont, CO 80501	131504319001
34	103 Sunset St Longmont, CO	103 Sunset LLC PO Box 207 Niwot, CO 80544	131504314001
35	0 Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504309001
36	0 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300016
37	7 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300011
38	9 S Sunset St Unincorporated Boulder County	Shires Phil & Renee 16678 County Rd 7 Mead, CO 80542	131504300018
39	0 S Sunset St Unincorporated Boulder County	County of Boulder PO Box 471 Boulder, CO 80306-0471	131504300019
40	19 S Sunset St Unincorporated Boulder County	19 South Sunset LLC 4009 Nevis St Boulder, CO 80301	131504300020
41	0 S Sunset St Unincorporated Boulder County	County of Boulder PO Box 471 Boulder, CO 80306-0471	131504300021
42	21 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504300014
43	104 Sunset St Longmont, CO	Sager Geroge A 7647 Lefthand Canyon Dr Jamestown, CO	131504414002
44	106 Sunset St Longmont, CO	Ruiz Cheryle & Martin 106 Sunset Longmont, CO 80501	131504414001
45	116 Sunset St Longmont, CO	Osborn Dennis G 116 Sunset St Longmont, CO 80501-5842	131504413008
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47	1618 Donovan Place Longmont, CO	11th Avenue Investments Inc PO Box 1341 Longmont, CO 80502	131504415011
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49	1608 Donovan Place Longmont, CO	Bertolin David B 340 S 68th St Boulder, CO 80303-4307	131504415009
50	1602 Donovan Place Longmont, CO	Renzelman Gregory D 11 Cornell Dr Longmont, CO 80503	131504415008
51	1603 Donovan Place Longmont, CO	Griesbach Carl R 21883 Scenic Dr Morrison, CO 80465-2507	131504415015
52	1609 Donovan Place Longmont, CO	DJG Residential LLC 1607 Donovan Place Longmont, CO 80501-5819	131504415014
53	1615 Donovan Place Longmont, CO	Bertolin David B 340 S 68th St Boulder, CO 80303-4307	131504415013
54	1400 1st Ave Longmont, CO	Hildebrandt Paul R & Christina & Sarah Hidebrandt Lise Trust TWHED Trust Computer Pioneer Trust TW Hildebrandt Memorial Trust Keifhaber Sarah H Trust 1400 1st Ave Longmont, CO 80501	131504400006
55	18 S Sunset St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504400008
56	111 S Francis St Longmont, CO	City of Longmont 350 Kimbark Street Longmont, CO 80501-5500	131504400013
57	0 S Francis St Unincorporated Boulder County	Camas Colorado Inc 6211 Ann Arbor Rd Dundee, MI 48131	131504400015
58	15 S Francis St Longmont, CO	Camas Colorado Inc 6211 Ann Arbor Rd Dundee, MI 48131	131504435001
59	26 S Sunset St Unincorporated Boulder County	26 S Sunset Street LLC 1440 Townline Rd Mundelein, IL 60060	131504400009
60	18 S Sunset St Unincorporated Boulder County	Riverset LLC 1209 Pearl St Ste 14 Boulder, CO 80302	131509000028
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62	117 S Sunset St Longmont, CO	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502-1937	131509054001
63	117 S Sunset St Longmont, CO	Pratt Management Co LLC PO Box 1937 Longmont, CO 80502-1937	131509054002
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66	1801 Boston Ave Longmont, CO	Carp River LLC PO Box 1956 Boulder, CO 80306	131509051004
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68	1821 Boston Ave Longmont, CO	Nix R Scott & Sharon K 1821 Boston Ave Longmont, CO 80501	131509055001
69	1831 Boston Ave Longmont, CO	1831 Boston 7951 Ute Hwy Longmont, CO 80501-9231	131509051002
70	1841 Boston Ave	1841 Boston 1249 Fox Hill Drive	131509051001

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71	1800 Boston Ave Longmont, CO	SSP LLC 1022 Morning Dove Dr Longmont, CO 80504	131509050005
72	1812 Boston Ave Longmont, CO	J G Properties LLC 1816 Boston Ave Longmont, CO 80501	131509052004
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75	1830 Boston Ave A Longmont, CO	Max Precision Aerospace LLC 1830 Boston Ave Suite A Longmont, CO 80501	131509078001
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78	9595 Nelson Rd Unincorporated Boulder County	County of Boulder 5201 St Vrain Rd Bldg 1 Longmont, CO 80503	131509000032
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80	0 S Sunset St Longmont, CO	TPCA Building Corporation 340 S Sunset St Longmont, CO 80501	131509075002
81	1541 Boston Ave Longmont, CO	CMK Holdings LLC PO Box 1092 Longmont, CO 80502-1092	131509075001
82	1955 Spruce Ave Longmont, CO	Allen Family Trust 1955 Spruce Ave Longmont, CO 80501	131504311007
83	1925 Donovan Dr Longmont, CO	Anderson Gerald L 1928 Donovan Dr Longmont, CO 80502-4778	131504316007
84	1945 Spruce Ave Longmont, CO	Billings Sara A 1945 Spruce Ave Longmont, CO 80501-4756	131504311008
85	104 Vivian St Longmont, CO	Chavez Molina Freddy A 104 Vivian St Longmont, CO 30501	131504430001
86	157 Donovan Ct Longmont, CO	Crabbs Frank M 157 Donovan Ct Longmont, CO 80501-4769	131504315011
87	1916 Donovan Dr Longmont, CO	Garcia Rodolpho & Rina C 1916 Donovan Dr Longmont, CO 80501-4778	131504316001
88	1930 Donovan Dr Longmont, CO	McMillan Natalie L 1930 Donovan Dr Longmont, CO 80501	131504316008
89	155 Donovan Ct Longmont, CO	Mitchell Rita Lynn 155 Donovan Ct Longmont, CO 80501	131504315012
90	1926 Donovan Dr Longmont, CO	Niesen Andrew G & Elaine M 1926 Donovan Dr Longmont, CO 80501-4778	131504316006
91	1919 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325001
92	0 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325002
93	0 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325003
94	1935 Spruce Ave	Peck Robert A & Joan C 1935 Spruce Ave	131504311009

	Longmont, CO	Longmont, CO 80501-4756	
95	801 Panorama Circle Longmont, CO	Orvis David L & Frances A 801 Panorama Circle Longmont, CO 80501-4716	131504233003
96	1924 Donovan Dr Longmont, CO	Welch Erik M 1924 Donovan Dr Longmont, CO 80501	131504316005
97	1932 Donovan Drive Longmont, CO	Eric C Orosel 1932 Donovan Drive Longmont, CO 80501	131504316009
98	1925 Spruce Avenue Longmont, CO	Hixon James S & Tracie D Giargiari 1925 Spruce Avenue Longmont, CO 80501	131504311010
99	0 RR Longmont, CO	BNSF Railway Company 2500 Lou Menk Drive Forth Worth, TX 76161-2828	131504300008

CITY OF LONGMONT | Planning Division

Certificate of Property Posting

I, Ava Pecherzewski, certify that 1 sign(s) was/were posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

Rivertown Annexation

Project Name

for a

_____Neighborhood Meeting

_____Notice of Application

X Planning and Zoning Commission Public Hearing to be held on August 3, 2021

_____City Council Public Hearing to be held on _____

On the subject property located at

2151 Main Street

Site Address or Location Description

Attach photo(s) of posting on second page below (use additional pages if necessary):

I certify that the foregoing information is true and correct.

August 3, 2021

Signature *Date*

CITY OF LONGMONT | Planning Division

Certificate of Mailing

I, Ava Pecherzewski, certify that letters of notification were mailed in accordance with Section 15.02 of the City of Longmont Land Development Code for a

_____Neighborhood Meeting

_____Notice of Application

X Planning and Zoning Commission Public Hearing to be held on August 3, 2021

_____City Council Public Hearing to be held on _____

for the application identified as

Rivertown Annexation, Zoning & Concept Plan

Project Name

On the subject property located at

21 S. Sunset Street

Site Address or Location Description

The letter(s) was/were sent on August 3, 2021

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

_____ August 3, 2021

Signature *Date*

August 3, 2021

Notice of Public Hearing

Longmont Planning & Zoning Commission Public Hearing

Rivertown Annexation, Zoning & Concept Plan (Project File #3487)

If you need interpretation, accommodations, or other special assistance in order to participate in a meeting, please contact the Planning Division at 303-651-8330 or longmont.planning@longmontcolorado.gov, at least 48 hours prior to the meeting to make arrangements.

Si necesita interpretación , servicios especiales u otra asistencia adicional para participar en alguna reunión, comuníquese con 48 horas de anticipación al Departamento de Planificación Urbana al 303-651-8330 o escríbanos a longmont.planning@longmontcolorado.gov, para así hacer los pertinentes arreglos.

Date/Time: August 18, 2021 at 7:00 p.m.

Proposal: Annexation of a 21-acre parcel of land located on the west side of Sunset Street and north of Boston Avenue (21 S. Sunset Street) with proposed zoning of Mixed-Use Employment. An accompanying concept plan proposes 380 residential units and 20,000 square feet of commercial uses.

How to Participate: Any person having an interest in the above proceeding is invited to submit written comments to the staff person listed below either via email or US Mail. Any comments received prior to 5:00 PM on August 18th will be forwarded to the Planning & Zoning Commission.

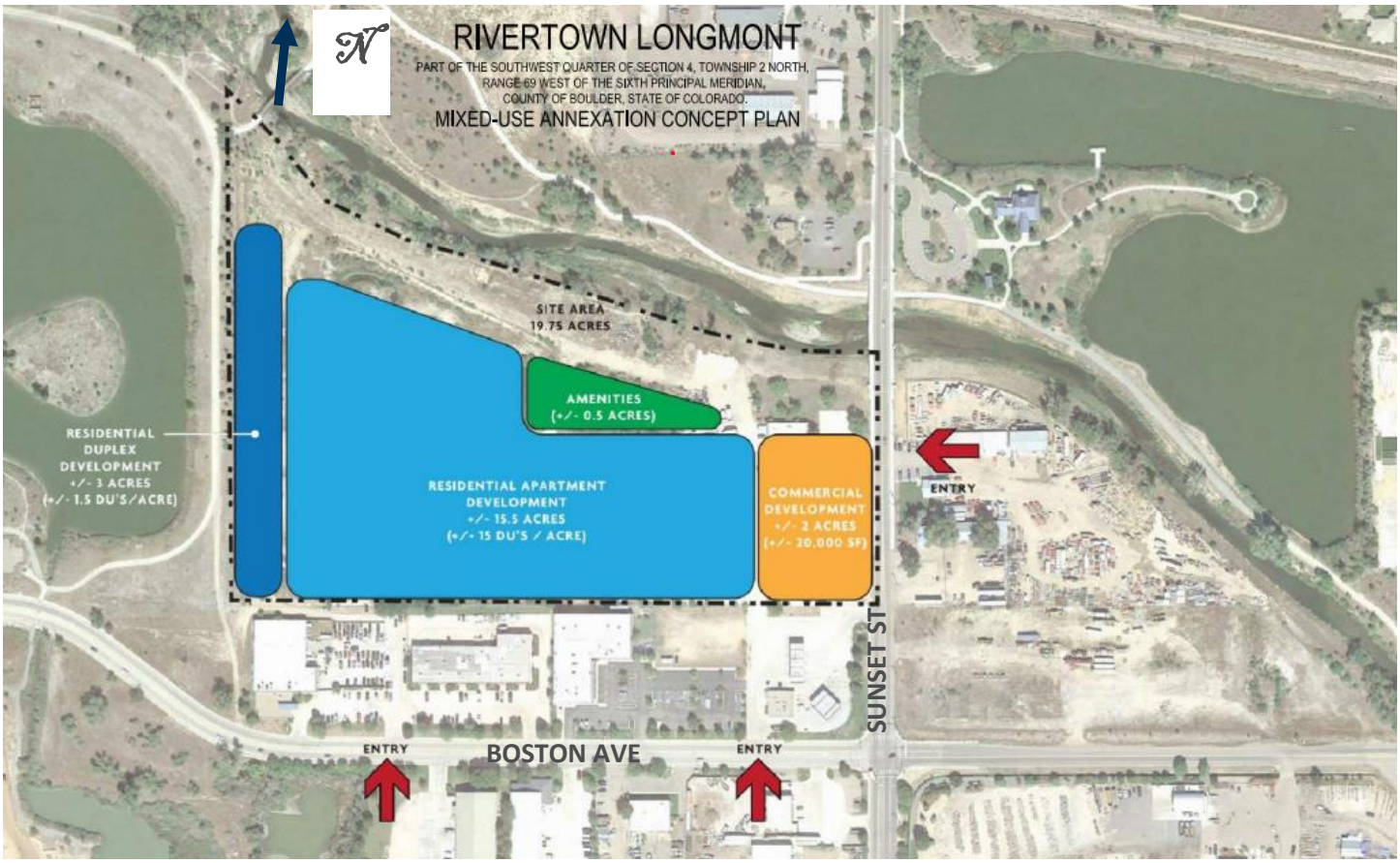
Due to the Covid-19 situation, the meeting will be livestreamed. In order to protect residents, staff, and elected officials due to the novel COVID-19 virus, Longmont residents are urged to view the public hearing and provide public comment from the comfort and safety of their homes by watching the meeting via livestream on the City of Longmont's YouTube page and calling in to provide public comment. Information will be displayed and announced during the live meeting directing the public on how and when to call in to the meeting.

Information on this hearing item, including the staff report, plans and drawings, or how to livestream the public hearing and how to provide public comment either via email or phone call-in can be found on the City's webpage at: https://www.longmontcolorado.gov/departments/boards-committees-and-commissions/directory-of-boards-committees-and-commissions/planning-and-zoning-commission A copy of the staff report and the project plans can be obtained from this website after August 19th.

City Planning Staff Contact: Ava Pecherzewski, Principal Planner

ava.pecherzewski@longmontcolorado.gov or (303) 651-8735

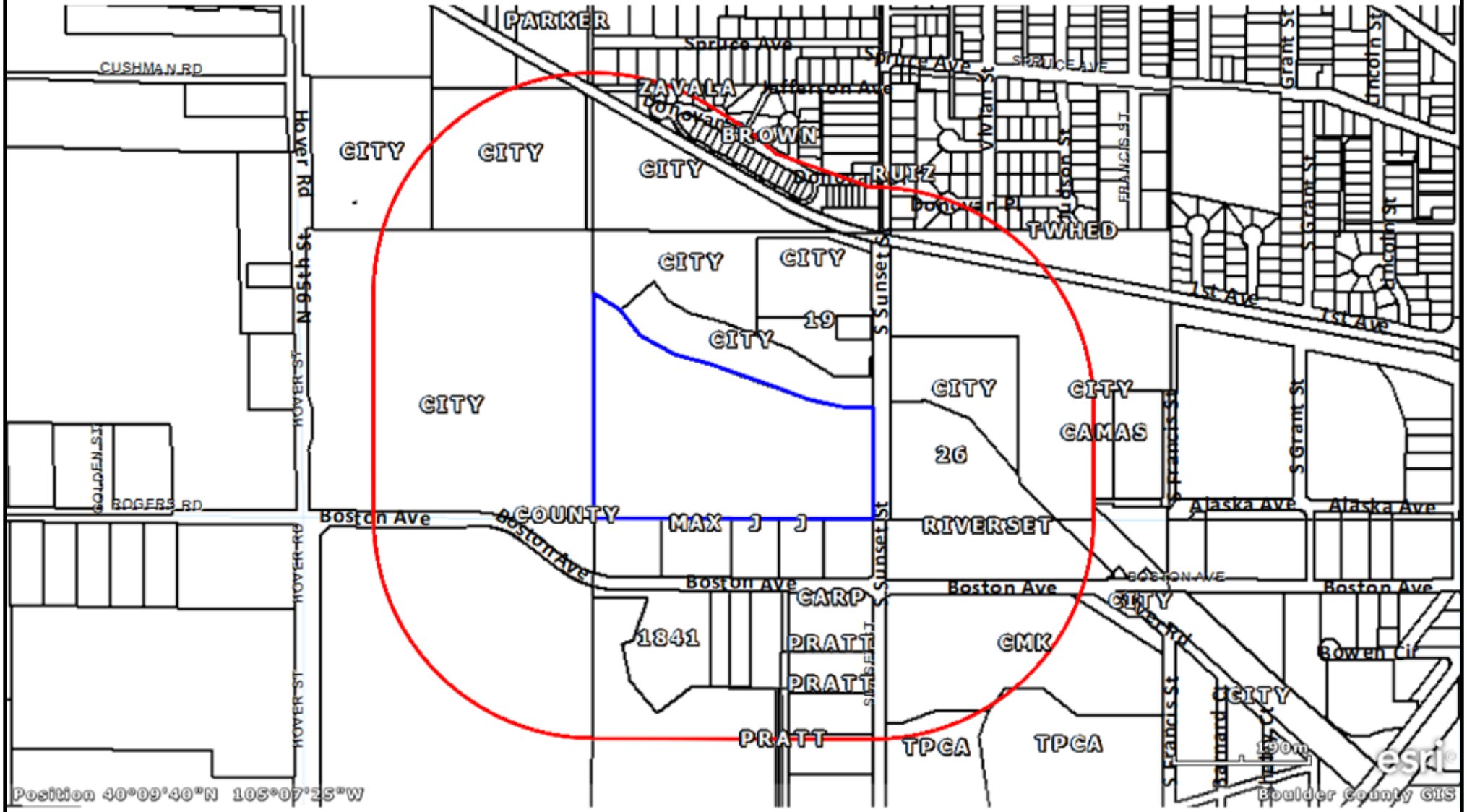
Proposed Annexation Concept Plan



Boulder County Land Use Department

2045 13th Street, Boulder, Co 80304 303-441-3930 www.bouldercounty.org

1000' APO MAP FOR PARCEL # 131504300022



NORTH

1 inch = 600 feet

Saved 10/5/2020
C:\Users\amilner\Desktop\Map-amilner-10-5-2020-8-06AM.pdf

The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.BoulderCounty.org/mapdisclaimer

Neighborhood Meeting Notice Address List

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81	1541 Boston Ave Longmont, CO	CMK Holdings LLC PO Box 1092 Longmont, CO 80502-1092	131509075001
82	1955 Spruce Ave Longmont, CO	Allen Family Trust 1955 Spruce Ave Longmont, CO 80501	131504311007
83	1925 Donovan Dr Longmont, CO	Anderson Gerald L 1928 Donovan Dr Longmont, CO 80502-4778	131504316007
84	1945 Spruce Ave Longmont, CO	Billings Sara A 1945 Spruce Ave Longmont, CO 80501-4756	131504311008
85	104 Vivian St Longmont, CO	Chavez Molina Freddy A 104 Vivian St Longmont, CO 30501	131504430001
86	157 Donovan Ct Longmont, CO	Crabbs Frank M 157 Donovan Ct Longmont, CO 80501-4769	131504315011
87	1916 Donovan Dr Longmont, CO	Garcia Rodolpho & Rina C 1916 Donovan Dr Longmont, CO 80501-4778	131504316001
88	1930 Donovan Dr Longmont, CO	McMillan Natalie L 1930 Donovan Dr Longmont, CO 80501	131504316008
89	155 Donovan Ct Longmont, CO	Mitchell Rita Lynn 155 Donovan Ct Longmont, CO 80501	131504315012
90	1926 Donovan Dr Longmont, CO	Niesen Andrew G & Elaine M 1926 Donovan Dr Longmont, CO 80501-4778	131504316006
91	1919 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325001
92	0 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325002
93	0 3rd Ave Longmont, CO	Parker John D & Celeste K 202 Main St Ste 4 Longmont, CO 80501-6079	131504325003
94	1935 Spruce Ave	Peck Robert A & Joan C 1935 Spruce Ave	131504311009

	Longmont, CO	Longmont, CO 80501-4756	
95	801 Panorama Circle Longmont, CO	Orvis David L & Frances A 801 Panorama Circle Longmont, CO 80501-4716	131504233003
96	1924 Donovan Dr Longmont, CO	Welch Erik M 1924 Donovan Dr Longmont, CO 80501	131504316005
97	1932 Donovan Drive Longmont, CO	Eric C Orosel 1932 Donovan Drive Longmont, CO 80501	131504316009
98	1925 Spruce Avenue Longmont, CO	Hixon James S & Tracie D Giargiari 1925 Spruce Avenue Longmont, CO 80501	131504311010
99	0 RR Longmont, CO	BNSF Railway Company 2500 Lou Menk Drive Forth Worth, TX 76161-2828	131504300008

From:	Peter Adeney
To:	Ava Pecherzewski
Subject:	[External] Rivertown Development meeting - feedback from a Longmont resident
Date:	Wednesday, August 18, 2021 12:09:06 PM

Hello Ava and Longmont planning / city council!

I just wanted to voice my wholehearted support for the proposed annexation and development of this piece of land and encouragement for a quick passage from our city leadership.

A quick background: I have been a Longmont resident for sixteen years and my teenage son was born and raised here. I am also an enthusiastic supporter and booster of the city, hoping for a bright future for this place. I've built two houses from scratch in Longmont and helped to renovate dozens more as a local carpenter. I also currently own two houses on Donovan Drive overlooking the future Rivertown, as well as a building in the core of Mainstreet which we currently operate as a coworking space and events center. I'm also a co-creator of a currently-filming of Netflix documentary in which Longmont is featured heavily.

So, this town is my past, present and future!

All this is just to establish that I really care about Longmont, and I think that adding more centrally located, walkable, bikeable housing and commercial space, by redeveloping abandoned or underused industrial lots, parking lots, etc. is a *great* thing for us. Along with providing more much-needed housing, it also brings more human vitality to the city, which of course is the only path to economic success as well.

Thanks for your consideration,
Peter Adeney

From: Christopher Boardman
To: Ava Pecherzewski
Subject: [External] Rivertown Annexation
Date: Wednesday, August 18, 2021 3:08:36 PM

Ava,

Please forward the following comments to the Planning and Zoning Commission before the August 18th hearing. Thanks, clb

I have recently learned of the proposed annexation of the 21 acre Rivertown property for residential and commercial development. I have the following concerns about this idea:

-This property is on the St. Vrain floodway and none of the proposed RSVP flood mitigation for this area has even been funded. If and when the flood mitigation is ever completed, there is still no guarantee that such a dense development right next to the river will be protected from flooding. The developers are jumping the gun to assume that this will be a safe location for their project. The purpose of flood mitigation should be to make Longmont safe from flooding, not to open up new areas for exploitation that pushes the envelope of safety.

-As it sits, this is a natural area adjacent to Rogers Grove and Fairground Lake as well as St. Vrain Creek. This development would have a huge impact on the wildlife and the natural environment around St. Vrain Creek. There should be no development in this area without a comprehensive plan for mitigating any environmental impact. In the case of this proposed "high density" development, it is doubtful that such a plan can be realistically implemented. This will be a sacrifice area.

Please deny the Rivertown annexation and advise the developers to go back to the drawing board.

Thank you for your consideration,

Chris Boardman
1512 Lefthand Drive
Longmont, CO 80501

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Please deny the Rivertown annexation and advise the developers to go back to the drawing board.

Thank you for your consideration,

Chris Boardman
1512 Lefthand Drive
Longmont, CO 80501

From:	Mary Headley
To:	Ava Pecherzewski
Subject:	[External] Comments for P&Z Commission re Rivertown development
Date:	Tuesday, August 17, 2021 11:45:42 AM

Hello,

Will you please send on my comments below to the appropriate people in Longmont's P&Z Commission.

Thank you.
Mary Headley

* * *

Dear P&Z Commission members,

I write to urge you NOT to approve the Rivertown development project for 2 huge reasons:

1. The area is in a known floodway. Despite all the mitigation efforts here since the last major flood in 2013, this area will flood again. Because of the ever-worsening effects of climate change, extreme weather events are continuing to increase, and this area will not be spared. Allowing people to build new properties and move into a dangerous place is wrong both morally and economically!

2. The city (and our planet) need more green space and biodiversity, not less! The high density development planned will greatly detract from the significant wildlife habitat here and add even more greenhouse gases into our already polluted skies (the trees and grasses currently capture carbon, whereas development will increase carbon emissions).

If this area has to be developed, I urge you to find a different way that avoids these two problems!

Thank you.
Mary Headley
1615 Bowen St.
Longmont 80501
303-652-1752

From:	Deedee Kaplan
To:	Ava Pecherzewski
Subject:	[External] Regarding the Rivertown property proposal
Date:	Wednesday, August 18, 2021 9:50:28 AM

Please forward this to the Planning & Zoning commission prior to the meeting tonight.

I strongly object to allowing a high-density development to be allowed along St. Vrain Creek. This is a beautiful and natural area that walkers and bikers have enjoyed for many years. We need more natural open areas in Longmont and choosing the path of monetary gain over beauty and wildlife habitats is the wrong move.

This area along the creek supports wildlife of many kinds and that would be destroyed. The animals are supported by the St Vrain river and they would be killed or forced to flee.

I beg you to be sensitive to this very pristine wildlife natural area and allow the residents of Longmont and the animals that inhabit it to continue as it has been for many years.

Gracefully,

Deedee Kaplan

1517 Mayfield Lane

Longmont CO 80501

August 18, 2021

To the Planning and Zoning Commission:

As the smoke from fires in California hangs heavy in our air this morning, and as you review the Rivertown annexation and development proposal here in Longmont, I make the following appeal for your consideration:

When actions that have once been permitted become harmful and pernicious, it becomes necessary to lay down and support a rule that forbids them. The bad consequences of ignoring links between our natural environment and human activity are undeniable. Just take a breath. Please consider the effects of this development on the natural habitat along the river and reject it!

The Riverton development is a mistreatment of the natural world and an exploitation of the Longmont community. Not only does it use with impunity the infrastructure planned and paid for by Longmont's citizens, it destroys natural resources that future generations will need. The frightening future that willful environmental destruction represents is in the very air. Make no mistake about it – we have no more margin for error when it comes to the use of our land, water, and resources.

We are losing our environment. Without clean air, clean water, and good earth, without plants and animals along the St. Vrain riparian corridor, who will need or appreciate this development? The private happiness of a few individuals, including those who have organized themselves into a development corporation, is not the proper or ultimate purpose of natural features in the Longmont area.

Your sense of responsibility and your ethics as you review this development application must take into account that we are all interdependent. The different categories of beings – animals, plants, the natural elements – should not be used merely as one developer wishes, to gratify a desire for profit.

Please think beyond the false ethics of mere consumption. Do not approve this annexation or the development along the St. Vrain River corridor! Please take into account our mutual connections and work to preserve, and not disrupt, them.

Sincerely,

Nadeen T. Lester

From:	Judy
To:	Ava Pecherzewski
Cc:	judy123
Subject:	[External] Please submit my comments on the Rivertown annexation to the P&Z Commission...
Date:	Tuesday, August 17, 2021 8:46:13 PM

---

prior to the August 18 meeting. Thank you so much.

Judy Lubow
106 Granada Court
Longmont 80504

Please deny this annexation. It is notable in that it mentions nothing referencing, or in support of, the adjacent natural environment nor any concern for impacts on St Vrain Creek. To me, that's unacceptable. Also, this area is in a floodplain and we know what climate change is doing to flooding across the world - developing it is environmentally unwise.

This beautiful area should benefit the citizens of Longmont and Longmont's wildlife, not some developer.

Thank you.

Good Evening Shari Malloy, 2113 Rangeview Lane. Longmont resident since 1986. Thank you for volunteering your time and energy to serve on this important and, I'm sure, very challenging City Board. I am here to speak to the Rivertown Annexation proposal. I realize your job is to look at proposals through the LDC lens to see whether they comply with LDC standards and review criteria. Because of its location, I would ask you to consider an additional standard for this proposal. For properties adjacent to St. Vrain Creek like this one, it is prudent to apply a standard concerned with protecting the common good *This additional common good lens must reflect good stewardship of our public investment while protecting our greenway's riparian habitat and the wildlife it supports.* This additional lens helps to ensure social justice for ALL Longmont residents. This bigger view is *particularly* necessary for *this* property because it's western boundary is Fairgrounds Lake and Roger's Grove. Roger Jones selflessly donated this 55 acres to the City for preservation and so Longmont residents might always have a place to connect with nature, learn and enjoy. Any proposals for development must compliment this special area.

When **I** look through this lens and read through this proposal, I see several shortcomings.

I am a member of Stand With Our St. Vrain Creek. We are a growing group of community members who advocate for protecting our St. Vrain Corridor from potentially damaging development which adversely impacts riparian health and wildlife. The city reach of the St. Vrain has tremendous ecological value. It is not critical wildlife habitat has immense aquatic conservation value. This proposal is in very close proximity to one of the only nesting Bank Swallow colonies in Boulder County--a species of special concern. A well-established osprey nest is within 600 feet. The entire St. Vrain corridor is a Stream Habitat Connector --which is how wildlife moves from one area to another.

This property is within the floodplain and was not developable prior to the *massive* public investment in flood mitigation. This section of the St. Vrain has yet to be funded for flood mitigation. This entire site is still designated as a floodway. The standards require the entire site must be removed from the floodway before any development can occur. FEMA is not expected to change their floodplain maps for another 2-years. Consideration of this annexation seems premature.

The RSVP price tag is well over $350 million and counting. Requirements to build in a floodplain would be very cost prohibitive, but because of public investment in mitigation, outside interests like this hope to benefit from our investment.

The developer stated they will be ordering a blight study which I quote: "will be the first step in pursuing an urban renewal district and analyzing possible tax increment financing options to help pay for public improvements." This means even *more* public dollars are intended to be

used. We, the public, should get something in return for the big tax dollar price tag. Due to the *massive* public investment, the public deserves a significant voice in any/all proposed development along this corridor.

It is morally and fiscally irresponsible to put people and property in harm's way. There has been 12 flood events in this corridor in the last 120 years. Even with mitigation efforts, common sense dictates this corridor will flood again. Flooding is the 3rd most common natural disaster – we had 17" of rain in 4 days in 2013. For the river not to respond to what's happening with climate change would break the law of physics. Undeveloped, open space and agricultural lands recovered with relatively minor damage or monetary intervention from the flood. Developed areas and particularly residential properties were greatly impacted. Some, like the mobile home park, were completely destroyed.

This annexation application needs to be amended. There is nothing in the applicant's vague design plan that suggests *any* respect for the adjacent natural environment. The proposed "high density" residential area of 380 units is way too much for this sensitive area. *Any development in this exceptional corridor should be exceptionally designed.* This proposal doesn't meet the required goal saying it must be compatible with surrounding properties in terms of land use, site and building layout and design.

I want to be clear. I am not opposed to any development along our St. Vrain corridor. I just want it to be right. Rivers/creeks are not just sections of privately-owned water. These continuous streams support ALL beings (plants, trees, animals, humans) within the vicinity. All are interconnected and all need to be respected.

From:	Wendell Pickett
To:	Ava Pecherzewski; Don Burchett
Subject:	[External] SUPPORT -- Rivertown Annexation, Zoning and Concept Plan (PZR 2021-7)
Date:	Monday, August 16, 2021 11:44:49 AM
Attachments:	image001.png

Ms. Pecherzewski & Mr. Burchett,

I am writing as both a VOTING CITIZEN of Longmont and a business owner in town to encourage the Planning Board to support bringing this critical infill site into the City and proceeding with zoning the property for development as shown in the envision Longmont Plan. This missing link, formally a heavy industrial site will help stick together the uses on both sides of the river corridor with dense housing supporting the workforce of the immediate area.

Thanks you for considering my thoughts.

Sincerely,

Wendell Gene Pickett, CCIM
645 Tenacity Drive, Unit C
Longmont, CO 80504
303.589.7860

From: Dennis SCHLAKE
To: Ava Pecherzewski
Subject: [External] Annexation of the Rivertown Property
Date: Wednesday, August 18, 2021 2:43:41 AM

Ava, please forward my message to the Planning and Zoning Commission prior to their meeting on August 18, 2021.

Planning and Zoning Commission,
Please Deny the annexation of the Rivertown property.
There is nothing in the Riverton annexation application that suggests any respect for the adjacent natural environment.
Even more important the entire site is designated as a floodway. This annexation project is premature. It is Unwise to develop this parcel! Putting people and property in harms way is morally and fiscally wrong for Our community.
Linda Schlake
2307 Sherri Mar Street
Longmont, Colorado

From: Amanda Senten
To: Ava Pecherzewski
Subject: [External] Rivertown Project Proposal
Date: Wednesday, August 18, 2021 3:13:01 PM

Dear Ms. Pecherzewski & Planning and Zoning Commission:

I am a resident and business owner in Longmont at 1917 Donovan Drive, I am writing you in support of the Rivertown annexation proposed by Rivertown Longmont LLC for the property located at 21 South Sunset Street. We are excited about the economic development and community growth within the St. Vrain Creek Corridor, the current resident/junk yard is an eyesore. The project will transform our little river community into a fun and connected place to work, live and exercise. AND we need more cute coffee shops, hoping that will be an addition :)

Address: 1917 Donovan Drive, practically right across the river from the construction

Thanks for your time,
Amanda Senten

--
freshyfig.com
Instagram: @freshyfigjewelry

Thank you for letting me speak tonight. I'm calling in to express my concerns and recommendations regarding the annexation of the Rivertown property, which is directly adjacent to St. Vrain Creek and to Roger's Grove natural area. First, I'd like to point out that, because the Resilient St. Vrain flood mitigation project along this stretch of the St. Vrain is not projected to be completely funded for another 3 years, and that mitigation work itself will not be completed for even longer, it is premature to talk about developing this parcel. In addition, this area is within both the 100 and 500 year flood plains per current FEMA flood plain maps and will not be removed from the flood plain for some time. Because most property comes up for annexation only when development is desired, it is interesting that the owners of this property are applying for annexation now when development cannot occur for years.

As is seemingly common for habitat and species assessments, I noted that the assessment for this property was conducted in winter and not during the breeding season. Therefore, little wildlife was seen during the survey. On page 6 of the assessment, this was directly addressed by mentioning that surveys would be conducted in spring or early summer of 2021 to confirm the absence or presence of Northern Leopard frogs as they would not be visible in November. Were these surveys ever conducted? If so, what were the results? If not, why not?

I conduct bird surveys for the city at Roger's Grove all year long and, while I can confirm that I have never seen any species of state concern on the Rivertown property during these surveys, I have seen species such as Snowy Egret and Killdeer utilizing the admittedly heavily-degraded Rivertown wetlands. Before any development occurs on this property, breeding season surveys must be conducted.

Page 8 of the habitat and species assessment says that "Development of the Rivertown Longmont project site presents an opportunity to improve conditions of the buffer area by establishing native landscaping and improving vegetation cover and habitat value for urban-adapted species." This should be a requirement for any future development on this parcel and any parcel that abuts a sensitive habitat such as St. Vrain Creek. In improving the buffer area along St. Vrain Creek, why can this area not also be improved to provide better connectivity along the riparian corridor to facilitate wildlife movement?

The habitat and species assessment also states on page 10 that "Given the highly disturbed nature of the project site, its proposed development is not likely to have an adverse impact on wildlife." How does this follow? No property exists in isolation from the area around it, especially property

abutting a body of water. Even though there are sensitive fish species in St. Vrain Creek not far from the Rivertown property, the habitat assessment states that there's no occurrence of fish species because the assessment only looked within the boundaries of the property. Impacts on the surrounding environment depend on the development. For example, if there are many impervious surfaces, this will increase runoff. Tall buildings with large windows may cause bird strikes. Light pollution disturbs both resident and migratory species.

Speaking of the surrounding area, there is a Red-tailed Hawk nest not far from the property on the north side of the railroad tracks. It has been active for at least the last 2 years. I don't know if this is the same nest site mentioned in the assessment where it was stated that it was no longer active, but any future development of this area must take this nest (if active at that time) as well as the Osprey nest at the nearby Fairgrounds into account to mitigate any potential for disturbance.

In my final comments with regard to the habitat and species assessment, I reiterate the comments I submitted in response to the annexation request back in January. There is a colony of nesting Bank Swallows on the Roger's Grove property just down from the Rivertown property. This is one of the only known Bank Swallow colonies in Boulder County. As a condition of annexation, the property owner must agree to the creation of an easement for flood mitigation on the Rivertown property so that this colony is not destroyed as it surely will be under the current circumstances.

I also ask that, given the history of unlabeled and improperly labeled hazardous chemicals stored on the property as well as the number of violations of the facility's own spill prevention, control and countermeasures plan, a phase II ESA be conducted and groundwater on and near the property be tested for contaminants and treated if found. Likewise, the area of stockpiled soil and concrete should be exhumed and it determined whether there are any potential hazardous materials in the pile. These should be removed and treated if so at owner's expense and not the expense of taxpayers. Were any of the historical hazardous waste releases prosecuted and/or fines imposed?

Thanks for your time and attention.

Jamie Simo
1020 Venice Street
Longmont CO 80501

From: Chad Steffl
To: Ava Pecherzewski
Subject: [External] Rivertown
Date: Wednesday, August 18, 2021 1:31:44 PM

Hello,
I am writing for my general support of the Rivertown development. Overall, I am in support of Longmont's goal of creating mixed-us area, reducing sprawl, etc.

1. It seems the impact to the environment, and especially Greenway, is well handled by the proposal. This is great. We value the Greenway greatly.
2. My only remaining concern which seems not to be addressed is bicycle traffic along Sunset.
    a. Sunset is the primary biking artery for our family. We use this area to reach work, the mall, dining via bicycle.
    b. The road section south of the Sunset bridge already lacks a bicycle lane near the proposed Sunset entrance. Because of this, I would not feel comfortable biking through this area with my family without additional designation of a bike lane.
        i. I really do not like the idea of creating increased vehicle traffic along our main bicycling corridor without improving bicycle features (bike lane, **protected** bike lane)
    c. As a corollary to above, I feel that any improvement to any roadway for vehicles should also be an improvement for bicycles. Addition of a northbound left-turn lane, as proposed, which would widen the road to 3 lanes for additional *cars* should also create additional space for bicycles. We cannot overlook the importance of keeping our town bicycle friendly. (Protected bike lanes actually make bicycling safer and I fully support them).

Thank you,

Chad Steffl

Sent from Mail for Windows

From: Robert Thayer
To: Ava Pecherzewski
Subject: [External] Proposed Rivertown Project
Date: Wednesday, August 18, 2021 3:21:47 PM

Hello, Ms. Pecherzewski & Planning and Zoning Commission:

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Address: 1917 Donovan Drive, practically right across the river from the construction

Thanks for your time,
Robert Thayer

From:	James Wallner
To:	Ava Pecherzewski
Subject:	[External] Rivertown redevelopment proposal
Date:	Wednesday, August 18, 2021 3:10:00 PM

Ava: Hope this finds you well. I wanted to write and express my support for the Rivertown redevelopment proposal.

Anything that reduces the need to drive will be crucial to the continued viability of Longmont. Bike friendliness will run a close second.

I would recommend Cities for People by Gehl or Happy City by Montgomery as good books to read on the subject.

Thanks,

Jim

From:	Amy Wilson
To:	Ava Pecherzewski
Subject:	[External] Rivertown feedback
Date:	Wednesday, August 18, 2021 12:28:29 PM

Hi Ava,
My name is Amy Wilson and I live at/own 103 Sunset St, Unit C, along with my husband. I wanted to send along our enthusiastic support of the Rivertown development; we are excited for Longmont to add more housing, job opportunities, and retail/restaurants.

We also want to make sure the existing greenspace is protected, along with its adjacent wildlife.

Thank you,
Amy Wilson

From:	Mary Headley
To:	Ava Pecherzewski
Subject:	[External] Comments for P&Z Commission re Rivertown development
Date:	Tuesday, August 17, 2021 11:45:42 AM

Hello,

Will you please send on my comments below to the appropriate people in Longmont's P&Z Commission.

Thank you.
Mary Headley

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Dear P&Z Commission members,

I write to urge you NOT to approve the Rivertown development project for 2 huge reasons:

1. The area is in a known floodway. Despite all the mitigation efforts here since the last major flood in 2013, this area will flood again. Because of the ever-worsening effects of climate change, extreme weather events are continuing to increase, and this area will not be spared. Allowing people to build new properties and move into a dangerous place is wrong both morally and economically!

2. The city (and our planet) need more green space and biodiversity, not less! The high density development planned will greatly detract from the significant wildlife habitat here and add even more greenhouse gases into our already polluted skies (the trees and grasses currently capture carbon, whereas development will increase carbon emissions).

If this area has to be developed, I urge you to find a different way that avoids these two problems!

Thank you.
Mary Headley
1615 Bowen St.
Longmont 80501
303-652-1752

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Subject:	[External] Regarding the Rivertown property proposal
Date:	Wednesday, August 18, 2021 9:50:28 AM

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This area along the creek supports wildlife of many kinds and that would be destroyed. The animals are supported by the St Vrain river and they would be killed or forced to flee.

I beg you to be sensitive to this very pristine wildlife natural area and allow the residents of Longmont and the animals that inhabit it to continue as it has been for many years.

Gracefully,

Deedee Kaplan

1517 Mayfield Lane

Longmont CO 80501

August 18, 2021

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Please think beyond the false ethics of mere consumption. Do not approve this annexation or the development along the St. Vrain River corridor! Please take into account our mutual connections and work to preserve, and not disrupt, them.

Sincerely,

Nadeen T. Lester

From:	Judy
To:	Ava Pecherzewski
Cc:	judy123
Subject:	[External] Please submit my comments on the Rivertown annexation to the P&Z Commission...
Date:	Tuesday, August 17, 2021 8:46:13 PM

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Judy Lubow
106 Granada Court
Longmont 80504

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This beautiful area should benefit the citizens of Longmont and Longmont's wildlife, not some developer.

Thank you.

Good Evening Shari Malloy, 2113 Rangeview Lane. Longmont resident since 1986. Thank you for volunteering your time and energy to serve on this important and, I'm sure, very challenging City Board. I am here to speak to the Rivertown Annexation proposal. I realize your job is to look at proposals through the LDC lens to see whether they comply with LDC standards and review criteria. Because of its location, I would ask you to consider an additional standard for this proposal. For properties adjacent to St. Vrain Creek like this one, it is prudent to apply a standard concerned with protecting the common good *This additional common good lens must reflect good stewardship of our public investment while protecting our greenway's riparian habitat and the wildlife it supports.* This additional lens helps to ensure social justice for ALL Longmont residents. This bigger view is *particularly* necessary for *this* property because it's western boundary is Fairgrounds Lake and Roger's Grove. Roger Jones selflessly donated this 55 acres to the City for preservation and so Longmont residents might always have a place to connect with nature, learn and enjoy. Any proposals for development must compliment this special area.

When **I** look through this lens and read through this proposal, I see several shortcomings.

I am a member of Stand With Our St. Vrain Creek. We are a growing group of community members who advocate for protecting our St. Vrain Corridor from potentially damaging development which adversely impacts riparian health and wildlife. The city reach of the St. Vrain has tremendous ecological value. It is not critical wildlife habitat has immense aquatic conservation value. This proposal is in very close proximity to one of the only nesting Bank Swallow colonies in Boulder County--a species of special concern. A well-established osprey nest is within 600 feet. The entire St. Vrain corridor is a Stream Habitat Connector --which is how wildlife moves from one area to another.

This property is within the floodplain and was not developable prior to the *massive* public investment in flood mitigation. This section of the St. Vrain has yet to be funded for flood mitigation. This entire site is still designated as a floodway. The standards require the entire site must be removed from the floodway before any development can occur. FEMA is not expected to change their floodplain maps for another 2-years. Consideration of this annexation seems premature.

The RSVP price tag is well over $350 million and counting. Requirements to build in a floodplain would be very cost prohibitive, but because of public investment in mitigation, outside interests like this hope to benefit from our investment.

The developer stated they will be ordering a blight study which I quote: "will be the first step in pursuing an urban renewal district and analyzing possible tax increment financing options to help pay for public improvements." This means even *more* public dollars are intended to be

used. We, the public, should get something in return for the big tax dollar price tag. Due to the *massive* public investment, the public deserves a significant voice in any/all proposed development along this corridor.

It is morally and fiscally irresponsible to put people and property in harm's way. There has been 12 flood events in this corridor in the last 120 years. Even with mitigation efforts, common sense dictates this corridor will flood again. Flooding is the 3rd most common natural disaster – we had 17" of rain in 4 days in 2013. For the river not to respond to what's happening with climate change would break the law of physics. Undeveloped, open space and agricultural lands recovered with relatively minor damage or monetary intervention from the flood. Developed areas and particularly residential properties were greatly impacted. Some, like the mobile home park, were completely destroyed.

This annexation application needs to be amended. There is nothing in the applicant's vague design plan that suggests *any* respect for the adjacent natural environment. The proposed "high density" residential area of 380 units is way too much for this sensitive area. *Any development in this exceptional corridor should be exceptionally designed.* This proposal doesn't meet the required goal saying it must be compatible with surrounding properties in terms of land use, site and building layout and design.

I want to be clear. I am not opposed to any development along our St. Vrain corridor. I just want it to be right. Rivers/creeks are not just sections of privately-owned water. These continuous streams support ALL beings (plants, trees, animals, humans) within the vicinity. All are interconnected and all need to be respected.

From:	Wendell Pickett
To:	Ava Pecherzewski; Don Burchett
Subject:	[External] SUPPORT -- Rivertown Annexation, Zoning and Concept Plan (PZR 2021-7)
Date:	Monday, August 16, 2021 11:44:49 AM
Attachments:	image001.png

Ms. Pecherzewski & Mr. Burchett,

I am writing as both a VOTING CITIZEN of Longmont and a business owner in town to encourage the Planning Board to support bringing this critical infill site into the City and proceeding with zoning the property for development as shown in the envision Longmont Plan. This missing link, formally a heavy industrial site will help stick together the uses on both sides of the river corridor with dense housing supporting the workforce of the immediate area.

Thanks you for considering my thoughts.

Sincerely,

Wendell Gene Pickett, CCIM
645 Tenacity Drive, Unit C
Longmont, CO 80504
303.589.7860

From: Dennis SCHLAKE
To: Ava Pecherzewski
Subject: [External] Annexation of the Rivertown Property
Date: Wednesday, August 18, 2021 2:43:41 AM

Ava, please forward my message to the Planning and Zoning Commission prior to their meeting on August 18, 2021.

Planning and Zoning Commission,
Please Deny the annexation of the Rivertown property.
There is nothing in the Riverton annexation application that suggests any respect for the adjacent natural environment.
Even more important the entire site is designated as a floodway. This annexation project is premature. It is Unwise to develop this parcel! Putting people and property in harms way is morally and fiscally wrong for Our community.
Linda Schlake
2307 Sherri Mar Street
Longmont, Colorado

From: Amanda Senten
To: Ava Pecherzewski
Subject: [External] Rivertown Project Proposal
Date: Wednesday, August 18, 2021 3:13:01 PM

Dear Ms. Pecherzewski & Planning and Zoning Commission:

I am a resident and business owner in Longmont at 1917 Donovan Drive, I am writing you in support of the Rivertown annexation proposed by Rivertown Longmont LLC for the property located at 21 South Sunset Street. We are excited about the economic development and community growth within the St. Vrain Creek Corridor, the current resident/junk yard is an eyesore. The project will transform our little river community into a fun and connected place to work, live and exercise. AND we need more cute coffee shops, hoping that will be an addition :)

Address: 1917 Donovan Drive, practically right across the river from the construction

Thanks for your time,
Amanda Senten

--
freshyfig.com
Instagram: @freshyfigjewelry

Thank you for letting me speak tonight. I'm calling in to express my concerns and recommendations regarding the annexation of the Rivertown property, which is directly adjacent to St. Vrain Creek and to Roger's Grove natural area. First, I'd like to point out that, because the Resilient St. Vrain flood mitigation project along this stretch of the St. Vrain is not projected to be completely funded for another 3 years, and that mitigation work itself will not be completed for even longer, it is premature to talk about developing this parcel. In addition, this area is within both the 100 and 500 year flood plains per current FEMA flood plain maps and will not be removed from the flood plain for some time. Because most property comes up for annexation only when development is desired, it is interesting that the owners of this property are applying for annexation now when development cannot occur for years.

As is seemingly common for habitat and species assessments, I noted that the assessment for this property was conducted in winter and not during the breeding season. Therefore, little wildlife was seen during the survey. On page 6 of the assessment, this was directly addressed by mentioning that surveys would be conducted in spring or early summer of 2021 to confirm the absence or presence of Northern Leopard frogs as they would not be visible in November. Were these surveys ever conducted? If so, what were the results? If not, why not?

I conduct bird surveys for the city at Roger's Grove all year long and, while I can confirm that I have never seen any species of state concern on the Rivertown property during these surveys, I have seen species such as Snowy Egret and Killdeer utilizing the admittedly heavily-degraded Rivertown wetlands. Before any development occurs on this property, breeding season surveys must be conducted.

Page 8 of the habitat and species assessment says that "Development of the Rivertown Longmont project site presents an opportunity to improve conditions of the buffer area by establishing native landscaping and improving vegetation cover and habitat value for urban-adapted species." This should be a requirement for any future development on this parcel and any parcel that abuts a sensitive habitat such as St. Vrain Creek. In improving the buffer area along St. Vrain Creek, why can this area not also be improved to provide better connectivity along the riparian corridor to facilitate wildlife movement?

The habitat and species assessment also states on page 10 that "Given the highly disturbed nature of the project site, its proposed development is not likely to have an adverse impact on wildlife." How does this follow? No property exists in isolation from the area around it, especially property

abutting a body of water. Even though there are sensitive fish species in St. Vrain Creek not far from the Rivertown property, the habitat assessment states that there's no occurrence of fish species because the assessment only looked within the boundaries of the property. Impacts on the surrounding environment depend on the development. For example, if there are many impervious surfaces, this will increase runoff. Tall buildings with large windows may cause bird strikes. Light pollution disturbs both resident and migratory species.

Speaking of the surrounding area, there is a Red-tailed Hawk nest not far from the property on the north side of the railroad tracks. It has been active for at least the last 2 years. I don't know if this is the same nest site mentioned in the assessment where it was stated that it was no longer active, but any future development of this area must take this nest (if active at that time) as well as the Osprey nest at the nearby Fairgrounds into account to mitigate any potential for disturbance.

In my final comments with regard to the habitat and species assessment, I reiterate the comments I submitted in response to the annexation request back in January. There is a colony of nesting Bank Swallows on the Roger's Grove property just down from the Rivertown property. This is one of the only known Bank Swallow colonies in Boulder County. As a condition of annexation, the property owner must agree to the creation of an easement for flood mitigation on the Rivertown property so that this colony is not destroyed as it surely will be under the current circumstances.

I also ask that, given the history of unlabeled and improperly labeled hazardous chemicals stored on the property as well as the number of violations of the facility's own spill prevention, control and countermeasures plan, a phase II ESA be conducted and groundwater on and near the property be tested for contaminants and treated if found. Likewise, the area of stockpiled soil and concrete should be exhumed and it determined whether there are any potential hazardous materials in the pile. These should be removed and treated if so at owner's expense and not the expense of taxpayers. Were any of the historical hazardous waste releases prosecuted and/or fines imposed?

Thanks for your time and attention.

Jamie Simo
1020 Venice Street
Longmont CO 80501

From: Chad Steffl
To: Ava Pecherzewski
Subject: [External] Rivertown
Date: Wednesday, August 18, 2021 1:31:44 PM

Hello,
I am writing for my general support of the Rivertown development. Overall, I am in support of Longmont's goal of creating mixed-us area, reducing sprawl, etc.

1. It seems the impact to the environment, and especially Greenway, is well handled by the proposal. This is great. We value the Greenway greatly.
2. My only remaining concern which seems not to be addressed is bicycle traffic along Sunset.
    a. Sunset is the primary biking artery for our family. We use this area to reach work, the mall, dining via bicycle.
    b. The road section south of the Sunset bridge already lacks a bicycle lane near the proposed Sunset entrance. Because of this, I would not feel comfortable biking through this area with my family without additional designation of a bike lane.
        i. I really do not like the idea of creating increased vehicle traffic along our main bicycling corridor without improving bicycle features (bike lane, **protected** bike lane)
    c. As a corollary to above, I feel that any improvement to any roadway for vehicles should also be an improvement for bicycles. Addition of a northbound left-turn lane, as proposed, which would widen the road to 3 lanes for additional *cars* should also create additional space for bicycles. We cannot overlook the importance of keeping our town bicycle friendly. (Protected bike lanes actually make bicycling safer and I fully support them).

Thank you,

Chad Steffl

Sent from Mail for Windows

From: Robert Thayer
To: Ava Pecherzewski
Subject: [External] Proposed Rivertown Project
Date: Wednesday, August 18, 2021 3:21:47 PM

Hello, Ms. Pecherzewski & Planning and Zoning Commission:

I am a resident and business owner in Longmont at 1917 Donovan Drive, I am writing you in support of the Rivertown annexation proposed by Rivertown Longmont LLC for the property located at 21 South Sunset Street. We are excited about the economic development and community growth within the St. Vrain Creek Corridor, the current situation could use improvement. The project will transform our little river community into a fun and connected place to work, live and exercise. I welcome more local small businesses and hoping that will be an addition :)

Address: 1917 Donovan Drive, practically right across the river from the construction

Thanks for your time,
Robert Thayer

From:	James Wallner
To:	Ava Pecherzewski
Subject:	[External] Rivertown redevelopment proposal
Date:	Wednesday, August 18, 2021 3:10:00 PM

Ava: Hope this finds you well. I wanted to write and express my support for the Rivertown redevelopment proposal.

Anything that reduces the need to drive will be crucial to the continued viability of Longmont. Bike friendliness will run a close second.

I would recommend Cities for People by Gehl or Happy City by Montgomery as good books to read on the subject.

Thanks,

Jim

From:	Amy Wilson
To:	Ava Pecherzewski
Subject:	[External] Rivertown feedback
Date:	Wednesday, August 18, 2021 12:28:29 PM

Hi Ava,
My name is Amy Wilson and I live at/own 103 Sunset St, Unit C, along with my husband. I wanted to send along our enthusiastic support of the Rivertown development; we are excited for Longmont to add more housing, job opportunities, and retail/restaurants.

We also want to make sure the existing greenspace is protected, along with its adjacent wildlife.

Thank you,
Amy Wilson

January 29, 2021

RE: Comments for Rivertown Longmont – Mixed-Use Annexation – 21 South Sunset Street

The proposed Riverset annexation is located next to environmentally sensitive areas. To the west of the property is Fairground Lake of Rogers Grove, a city designated nature area. To the north of the Rivertown property is the Saint Vrain Creek Corridor and the eastern edge of Rogers Grove. The proposed development will affect residents who use the greenway trail to connect to nature and as a respite from urban living. I have serious concerns about how the applicant plans to mitigate impacts on these ecologically sensitive areas and the greenway trail.

The importance of Saint Vrain Creek, particularly the city reach, has been recognized by county and state scientists, as well as in research completed for a graduate thesis on ecology (Stonecat Ecology in the Saint Vrain Creek, CO; T.W. D'Amico). Saint Vrain Creek is of "***statewide importance for native fish conservation."*** CPW stated in a letter to Longmont that the city reach of the Saint Vrain has "***immense aquatic conservation value to the State of Colorado***" because of the rare native fish inhabiting the river, some of which are glacial relics and represent genetically unique population segments. It is also designated as critical wildlife habitat (#7) and an important riparian habitat connector (or wildlife movement corridor) in the Environmental Resources Element of the Boulder County comprehensive plan. Fairground Lake in Rogers Grove has foraging and nesting habitat for waterfowl, wading birds, and shorebirds. Breeding habitat for Bank Swallows, a Boulder County Species of Special Concern, is located in Saint Vrain Creek in close proximity to the Riverset property. Any development proposal in this area should be designed to enhance the stream corridor and lake area for the benefit of our wildlife and aquatic species and for the greenway users who already live here and highly value this exceptional natural area.

In the applicant's letter to the city development review committee, the applicant wrote: "If approved, we plan to integrate **high-density residential** with neighborhood commercial uses while also maintaining the neighborhood's integrity." In my mind, maintaining the neighborhood integrity includes protecting the stream corridor and Fairground Lake from impacts of the Rivertown Longmont development. The residential duplex development on the west end of the property in the concept plan is too close to the lake pedestrian path. Depending on the height of these residential units, I am concerned that the building profiles may be overbearing and out-of-scale with the surrounding natural area. Building design should blend in and complement the natural setting of the area on both the lake and stream sides. The concept plan should be amended to lower the density of the residential area. The objective of the development should not be to crowd as many people and cars as possible into a relatively small area, creating traffic jams and disturbances to wildlife.

To me, the Rivertown proposal does not appear to offer any exceptional value to the Longmont community. This is disappointing considering Confluence Companies says it "has a reputation for Creating Exceptional Places." Based on the concept plan and the little information provided in the applicant's letter, the Rivertown Longmont development proposal fails to live up to their motto.

As a Longmont resident and advocate for the city's wildlife and riparian areas, I ask the applicant to go back to the drawing board and come up with a better concept plan. Longmont does not need one more run-of-the-mill development built in our town, especially if it is located next to environmentally sensitive areas. We need an exceptional development proposal that adds value to our community and is on the cutting edge of sustainability, like the Modern West net zero energy development.

Thank you for considering my comments.

Ruby Bowman
1512 Lefthand Drive
Longmont, CO 80501

Ava Pecherzewski

From: Jamie Simo <jamie.l.simo@gmail.com>
Sent: Wednesday, January 27, 2021 7:56 PM
To: Ava Pecherzewski
Cc: Ruby; sharon malloy; Don Burchett
Subject: [External] Re: Rivertown Annexation & Concept Plan

Hi Ava, thanks for checking. As a condition of annexation, the applicant should allow the city an easement on the property to complete needed channel improvements for the Resilient St Vrain Project. As currently envisioned, the flood mitigation project will disrupt one of the only known nesting colonies of Bank Swallows within Boulder County. Bank Swallows are a Boulder County species of special concern.

--Jamie Simo
1020 Venice Street Longmont CO 80501

On Wed, Jan 27, 2021, 11:24 AM Ava Pecherzewski <Ava.Pecherzewski@longmontcolorado.gov> wrote:

> Good Morning, I am checking to see if anyone had any written comments to submit to the City regarding this annexation application. I did not receive anything by the deadline last week so I am just checking one more time before we send comments to the applicant. Thank you and have a great day!
>
> Regards,
>
> **Ava Pecherzewski, AICP**
>
> **Principal Planner** | she, her, hers
>
> Planning & Development Services | City of Longmont
>
> –
>
> **OFFICE** 303-651-8735
>
> 385 Kimbark Street | Longmont, Colorado 80501
>
> **longmontcolorado.gov**

From: Ava Pecherzewski
Sent: Thursday, January 7, 2021 10:23 AM
To: rubala@indra.com; jamie.l.simo@gmail.com; smalloy@indra.com
Cc: Don Burchett <Don.Burchett@longmontcolorado.gov>
Subject: Rivertown Annexation & Concept Plan

Good Morning,

The City of Longmont has received a formal annexation petition for the property at 21 S. Sunset Street. Attached is a copy of the Notice of Application being mailed out today. Also attached is a copy of their proposed concept plan. City staff have this in our review queue and have not had an opportunity to fully evaluate their proposal; we expect to have this completed by the end of the month. If you have any comments regarding this annexation application that you would like to submit for the public record, please email that to me by Friday, January 22nd. Thank you and have a wonderful day!

Regards,

Ava Pecherzewski, AICP

Principal Planner | she, her, hers

Planning & Development Services | City of Longmont

–

OFFICE 303-651-8735

385 Kimbark Street | Longmont, Colorado 80501

longmontcolorado.gov

Ava Pecherzewski

From: JD Gleitz <jaydgleitz@gmail.com>
Sent: Saturday, January 30, 2021 4:06 PM
To: Ava Pecherzewski
Subject: [External] Rivertown Longmont-Mixed-Use Annexation

January 2, 2021

Planning Department
Longmont, CO 80501

Having read the letter to Development Review Committee from Confluence companies regarding the proposed Rivertown- annexation I have a few comments.

Like many others, this group seems to be looking to profit greatly by securing what it considers blighted property, benefiting from public funded flood mitigation, then pursuing an urban renewal district and associated tax and finance advantages.

My objection may be as much against what Confluence sees as the community's adopted vision as it is with the request itself.

It is true that even prior to the flood some officials within the city were clamoring for development along the river corridor. Now with public money poured into flood restoration after our recent flood event there are many trying to get that done.

The riparian area was relatively healthy because of the natural flooding. The possibility of flooding is the reason there was limited housing in the area and more light industrial use. Some may see this as a blight, but I am thankful it allowed the natural habitat to sustain itself. The health and diversity of the natural habitat is not a problem to be improved.

Although experts have known for decades, it has recently been made clear to the public, the health and sustainability of our Earth is at great risk. While many are pushing for new technologies to save us, it is clear the great diversity of life on the planet is what has sustained healthy forests, oceans, waterways, soil, air and a relatively stable temperature for the last 10,000 years or so. We could at least have a vision of restoring the health and diversity of our re natural habitat that is within our control. To me this is a much more noble vision than compromising the health of this important natural area for the sake of short term economic growth which is never satisfied.

Rivertown Annexation application (21 S. Sunset) issues/concerns for Development Review Committeee

submitted by Shari Malloy 1/30/21 (submitted to Longmont Planner Ava Pecherzewski)

I am a member of Stand With Our St. Vrain Creek. We are a growing group of community members who continue to advocate for protecting our St. Vrain Corridor from potentially damaging development by promoting policy with safeguards to foster riparian health and the wildlife that depends on it.

Ninety percent of all wildlife relies on riparian areas for survival. Rivers/creeks are not just sections of privately-owned water. These continuous streams support ALL beings (plants, trees, animals, humans) within the vicinity. For properties adjacent and in close proximity to St. Vrain Creek, this means any/all development proposals need to not only be held to standards outlined in the LDC, but also an the additional standard concerning protecting the common good. *This additional lens of common good must reflect good stewardship of our public investment while protecting our greenway's riparian habitat and the wildlife it supports.* This additional lens is necessary to ensure ALL Longmont residents benefit, --which is socially just. This lens is especially necessary for *this* property because it's western boundary is Fairgrounds Lake and Roger's Grove. Roger Jones selflessly donated this 55 acres to the City in his wife's name for preservation and so Longmont residents might always have place to connect with nature, learn and enjoy. Any proposals for developing the property to the east must, therefore, compliment this special area.

The Longmont reach of the St. Vrain has tremendous ecological value. Portions of the corridor are designated as critical wildlife habitat and been identified as having immense conservation value to the State of Colorado due to the presence of rare threatened native fish species. Indeed, the property in this application is in very close proximity to one of the only known nesting Bank Swallow colonies within Boulder county-- a species of special concern.

The entire St. Vrain corridor is a Stream Habitat Connector, --which is how wildlife moves from one area to another. Evidence demonstrating how wildlife moves in this corridor include the presence of mink and beaver at Golden Ponds and Sandstone Ranch, coyotes and foxes throughout the corridor, and bobcats and deer at Sandstone. Wildlife moves at night. Therefore, any development proposed through this corridor needs to be limited to day use. This means no lights and noise after dark that would be detrimental to wildlife.

This property is still within the floodplain and was not developable prior to the *massive* public investment in flood mitigation. FEMA is not expected to change their floodplain maps for another 2 years. The mitigation price tag is approximately $350 million and counting. Currently, requirements to build in a floodplain would be very cost prohibitive, but because of public investment in floodplain mitigation, outside interests like this hope to benefit from our investment.

The developer for this proposal stated in their letter they will be "ordering a blight study" which "will be the first step in pursuing an urban renewal district and analyzing possible tax increment financing options to help pay for public improvements." So this means even *more* public dollars are intended to be used. We, the public, should get something in return for the big price tag our tax dollars are paying for. Due of the massive public investment, the public deserves significant voice in any/all proposed development along this corridor.

The 2018 City Customer Satisfaction Survey, found 74% of residents rated "Protecting natural areas from development" as "very important." Our unique St. Vrain riparian corridor holds tremendous ecological and low-impact recreational value for ALL Longmont residents. After the the 2013 flood, Longmont residents approved a tax for flood mitigation and to restore the Creek's health. Therefore, any/all development proposals need to involve a design plan that demonstrates these values are respected by exceeding the basic protection standards required by the LDC and by designing a plan that *enhances* the natural environment rather than exploiting it.

It is morally and fiscally irresponsible to put people and property in harm's way. The Army Corp of

Engineers, have identified 12 flood events in this corridor in the last 120 years. Even with the best possible mitigation efforts, common sense dictates this corridor will flood again. Flooding is the 3rd most common natural disaster – we had 17" of rain in the span of 4 days in 2013. For the river not to respond to what's happening with climate change would break the law of physics. Undeveloped, open space and agricultural lands recovered with relatively minor damage or monetary intervention from the 2013 flood. Developed areas and particularly residential properties were greatly impacted. Some, including the mobile home park, were completely destroyed.

This annexation application needs to be amended before being considered. There is nothing in the applicant's cover letter nor design plan that suggests *any* respect for the adjacent natural environment. The proposed "high density" residential area of 380 units is way too high for this sensitive area. *Any development in this exceptional corridor should be exceptionally designed.* At the very least, the applicant should demonstrate their intention to include off-set, aesthetically-pleasing buildings that compliment the adjacent areas well outside the riparian conservation buffer. The structures should be using the best green building practices, including: 1) Net-Zero Buildings, 2) Climate Resiliency, 3) Green Star Certification, 4) LEED Certification, 5) Distributed Energy Systems (controls generation, storage and energy monitoring solutions), 6) Edge Certification (Excellence in Design for Greater Efficiencies, a certification which aims to increase construction efficiency in terms of energy, water, building materials and waste.), and,-7) Alternative Building Materials. These practices preserve environmental value and scarce resources, and many of them also offer economic and sustainability advantages.

Source: https://greenbuildinginsider.com/387/7-most-popular-green-building-practices

Additionally, this/any proposal should include larger native trees and native plants with lots of green space. Perhaps a community garden would be appropriate. Low lighting should be used with light fixture shielding and only where necessary (to reduce light pollution). This proposal should be alternative transportation friendly with two level parking for a limited number of vehicles. Any proposed restaurants should be at the south end of the property – away from the greenway. An exception might be considered if they only intend to be open for breakfast and lunch.

RIVERTOWN LONGMONT - MIXED USE ANNEXATION MAP

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO

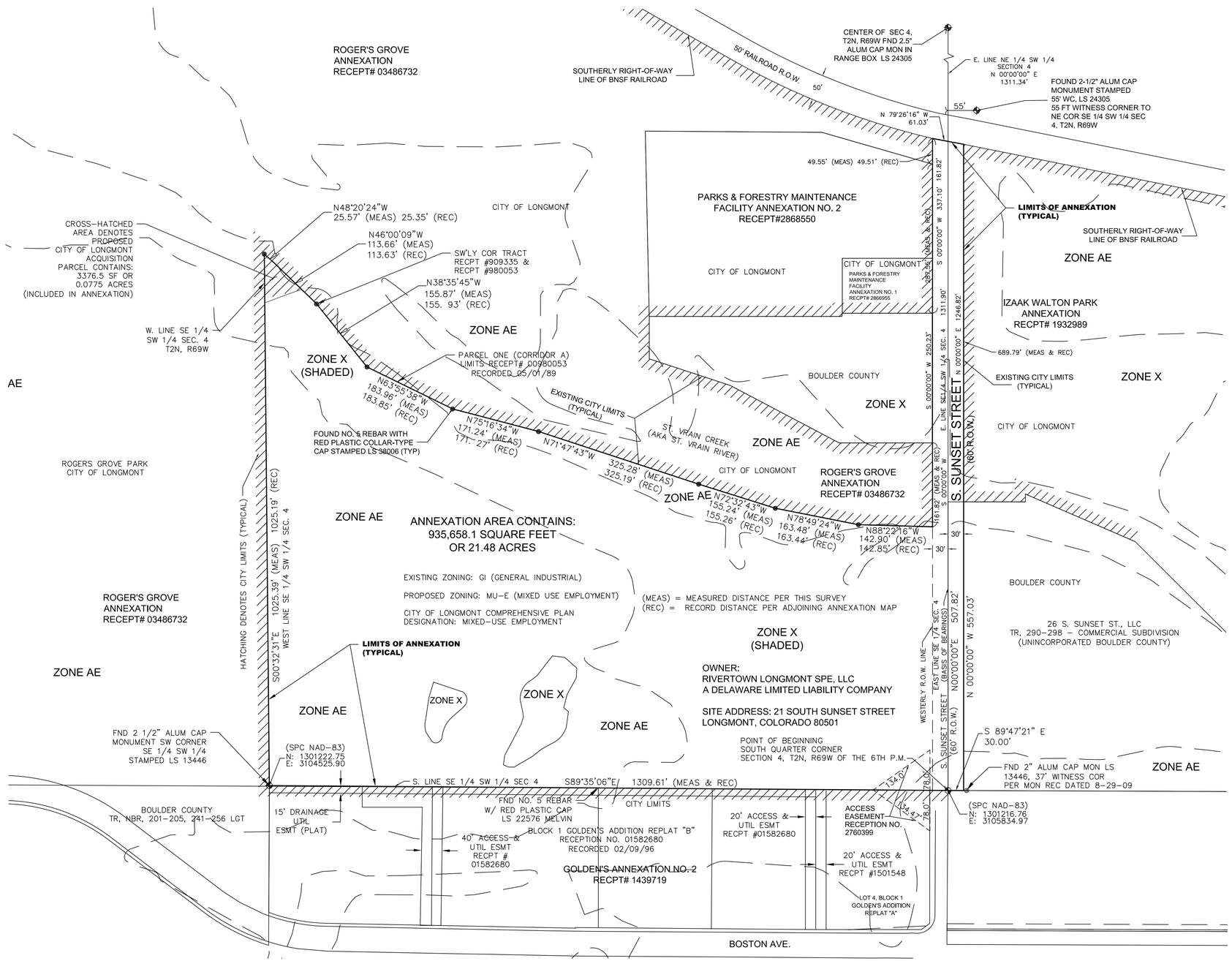
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

PERIMETER SUMMARY:

TOTAL PERIMETER: 5859.20 LINEAR FEET.
REQUIRED CONTIGUITY (1/6TH TOTAL PERIMETER): 976.53 LINEAR FEET.

PERIMETER CONTIGUOUS WITH THE EXISTING CITY LIMITS: 4960.24 LINEAR FEET.

CONTIGUITY CALCULATION: 4960.24 LINEAR FEET > 976.53 LINEAR FEET.



LEGAL DESCRIPTION:

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:
BEARINGS CONTAINED HEREIN ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 00°00'00" EAST BETWEEN A FOUND 3-1/4 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 25614 AT THE SOUTH QUARTER CORNER OF SAID SECTION 4 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT IN RANGE BOX STAMPED LS 24305 AT THE CENTER OF SAID SECTION 4.
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 4;
THENCE SOUTH 89°47'21" EAST A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET;
THENCE NORTH 00°00'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1246.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE (BNSF) RAILROAD;
THENCE NORTH 79°26'16" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 61.03 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH SUNSET STREET A DISTANCE OF 337.10 FEET;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 250.23 FEET;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF 161.82 FEET;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY AND EASTERLY LIMITS OF THE ROGERS GROVE ANNEXATION, RECORDED NOVEMBER 20, 2015 AS RECEPTION NO. 03486732 THE NEXT TEN COURSES AND DISTANCES;
THENCE NORTH 88°22'16" WEST A DISTANCE OF 142.90 FEET;
THENCE NORTH 78°49'24" WEST A DISTANCE OF 163.48 FEET;
THENCE NORTH 72°32'43" WEST A DISTANCE OF 155.24 FEET;
THENCE NORTH 71°47'43" WEST A DISTANCE OF 325.28 FEET;
THENCE NORTH 75°16'34" WEST A DISTANCE OF 171.24 FEET;
THENCE NORTH 63°55'38" WEST A DISTANCE OF 183.96 FEET;
THENCE NORTH 38°35'45" WEST A DISTANCE OF 155.87 FEET;
THENCE NORTH 46°00'09" WEST, 113.66 FEET;
THENCE NORTH 48°20'24" WEST, 25.57 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4;
THENCE SOUTH 00°32'31" EAST ALONG SAID WEST LINE A DISTANCE OF 1025.39 FEET;
THENCE SOUTH 89°35'06" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 1309.61 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 4, THE POINT OF BEGINNING.

ANNEXATION CONTAINS: 935,658.1 SQUARE FEET OR 21.48 ACRES
STATE OF COLORADO, COUNTY OF BOULDER.

NOTES:
1.THE PURPOSE OF THIS MAP IS TO DEPICT A PROPOSED ANNEXATION OF LAND INTO THE CITY OF LONGMONT, COLORADO IN CONFORMANCE WITH CRS 31-12-104.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECIT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECIT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECIT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON.
3. DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET.
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS ISSUED BY LAND TITLE GUARANTEE INSURANCE COMPANY, TITLE COMMITMENT NO. ABZ70669024 WITH EFFECTIVE DATE OF NOVEMBER 17, 2020 AT 12:08 P.M. WAS USED FOR PREPARATION OF THIS ANNEXATION MAP. THIS TITLE COMMITMENT WAS ENTIRELY RELIED UPON FOR EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY.
5. RIGHT-OF-WAY INFORMATION FOR SOUTH SUNSET STREET FROM DOCUMENT RECORDED AS RECEPTION NO. 03473164 AS BEING 60 FEET WIDE PER BOOK C AT PAGE 99.
6. PROPOSED PUD-MU ZONING IS BASED ON CURRENT ZONING DISTRICTS IN THE CITY BUT IS SUBJECT TO CHANGE TO A SIMILAR ZONE CONSISTENT WITH THE MIXED-USE EMPLOYMENT LAND USE DESIGNATION IN THE COMPREHENSIVE PLAN WHEN THE LAND DEVELOPMENT CODE IS AMENDED.
7. PROPERTY OWNER: RIVERTOWN LONGMONT SPE, LLC A DELAWARE LIMITED LIABILITY COMPANY.

FLOODPLAIN NOTE:

THE CURRENT EFFECTIVE FLOODPLAIN FOR THE SITE IS PER FLOOD INSURANCE RATE MAP NUMBER 08013C0286J AND 08013C0287J (PANELS 286 AND 287 OF 615) REVISED DECEMBER 18, 2012 FOR BOULDER COUNTY, COLORADO, AND INCORPORATED AREAS. BASED ON THESE MAPS, A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD (FLOOD ZONE AE), AND FLOOD ZONE X IN OTHER AREAS. HOWEVER, A PRELIMINARY FIRM DATED 9/30/2019, ADOPTED BY CITY COUNCIL IN DECEMBER 2019, SHOWS THAT THE ENTIRE PROPOSED DEVELOPMENT IS LOCATED WITHIN ZONE AE (THE 100-YEAR FLOODPLAIN) AND THE ADMINISTRATIVE FLOODWAY. THE FLOODPLAIN DEPICTED IS BASED ON THE 2012 EFFECTIVE FLOODPLAIN MAP AND IS SUBJECT TO CHANGE BASED ON THE PRELIMINARY FIRM DATED 9/30/2019. FUTURE DEVELOPMENT ON THE SITE WILL MEET APPLICABLE FLOODPLAIN REGULATIONS

FLOOD ZONE DEFINITIONS FROM FEMA FIRM MAP LEGEND:

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AN ANNEXATION OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY THE CITY OF LONGMONT AND THAT UPON RECORDATION OF THE ORDINANCE APPROVING THE ANNEXATION AND THE ANNEXATION MAP, THE PROPERTY WILL BE INCORPORATED WITHIN THE CITY LIMITS OF LONGMONT, COLORADO.

MAYOR:

(SEAL)
ATTEST:

SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THE PROPERTY DESCRIPTION SHOWN HERON ACCURATELY DESCRIBES THE AREA PROPOSED FOR ANNEXATION AS GRAPHICALLY DEPICTED ON THIS ANNEXATION MAP TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ROBERT A. RICKARD, CO PLS NO. 28283 DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF)
I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK M. THIS DAY OF / / .
AND IS RECORDED IN PLAN FILE .
RECEPTION NO. .

DEPUTY RECORDER

FEES

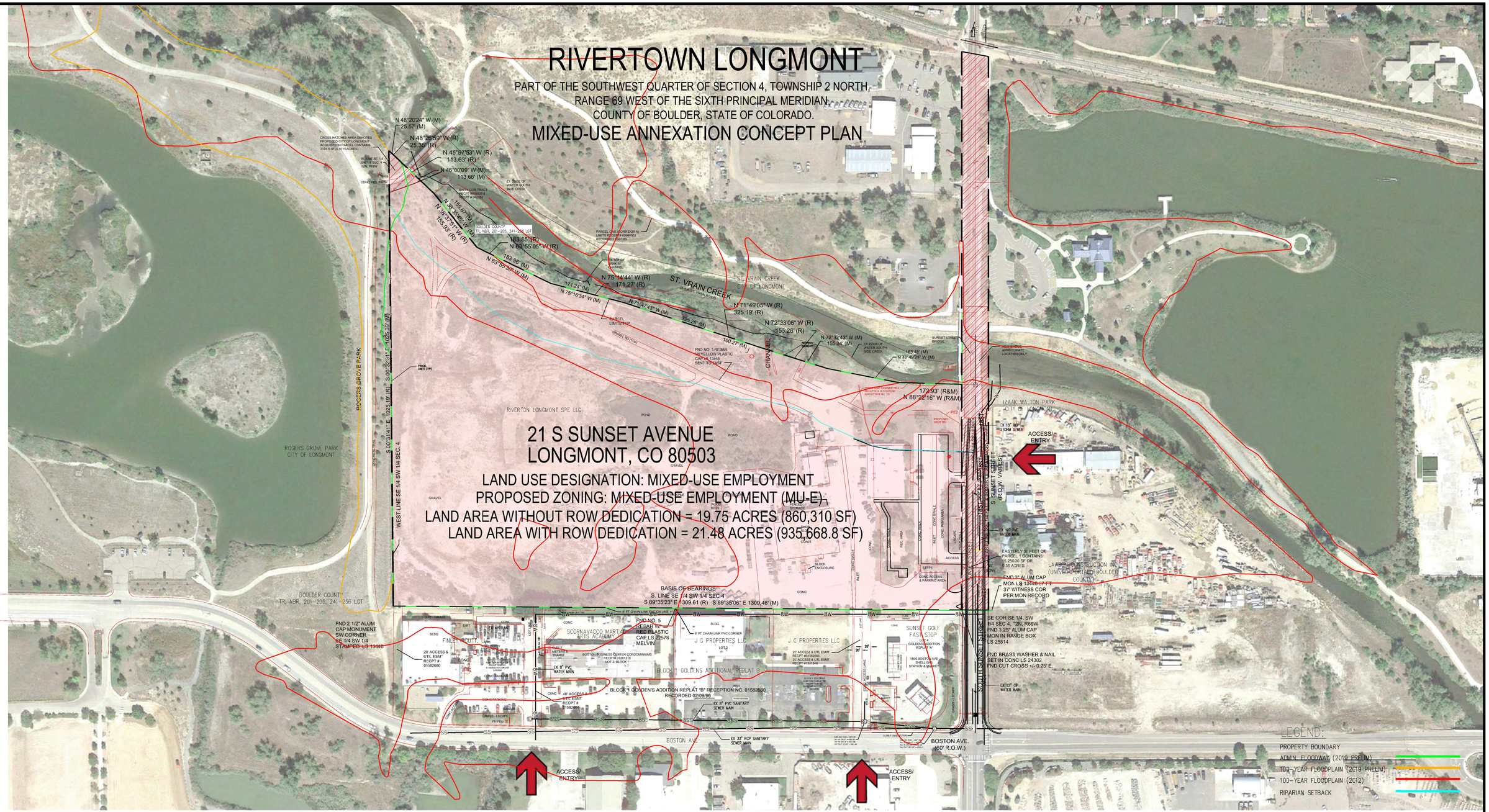
ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

05/26/2021 | SHEET 1 OF 1

RIVERTOWN LONGMONT

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH,
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO.

MIXED-USE ANNEXATION CONCEPT PLAN



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6. THE SOUTH SUNSET STREET CROSS SECTION SHALL BE FINALIZED THROUGH THE SUBSEQUENT SITE PLAN AND CONSTRUCTION PLAN PROCESSES AND SHALL EMPHASIZE AND ENHANCE MULTI-MODAL NETWORKS, TIE TO THE REGIONAL TRAILS WITHIN THE ST. VRAIN CORRIDOR AND INTEGRATE WITH THE CITY'S TRANSPORTATION PLAN AND ARE THEREFORE SUBJECT TO THE CITY OF LONGMONT'S APPROVAL.
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COMMERCIAL / RETAIL / RESTAURANT	20,000 SF
RESIDENTIAL DENSITY	380 DU

PROPERTY BOUNDARY	
TOTAL PERIMETER	ADJACENT TO CITY LIMIT
4309.47 FEET	3772.20 FEET (87.5 %)

0 25' 50' 100'

CIVIL ENGINEER:
HARRIS KOCHER SMITH

SURVEYOR:
ROCK CREEK SURVEYING, LLC

ARCHITECT:
CRAINE ARCHITECTURE

DEVELOPER:
CONFLUENCE communities

RIVERTOWN LONGMONT

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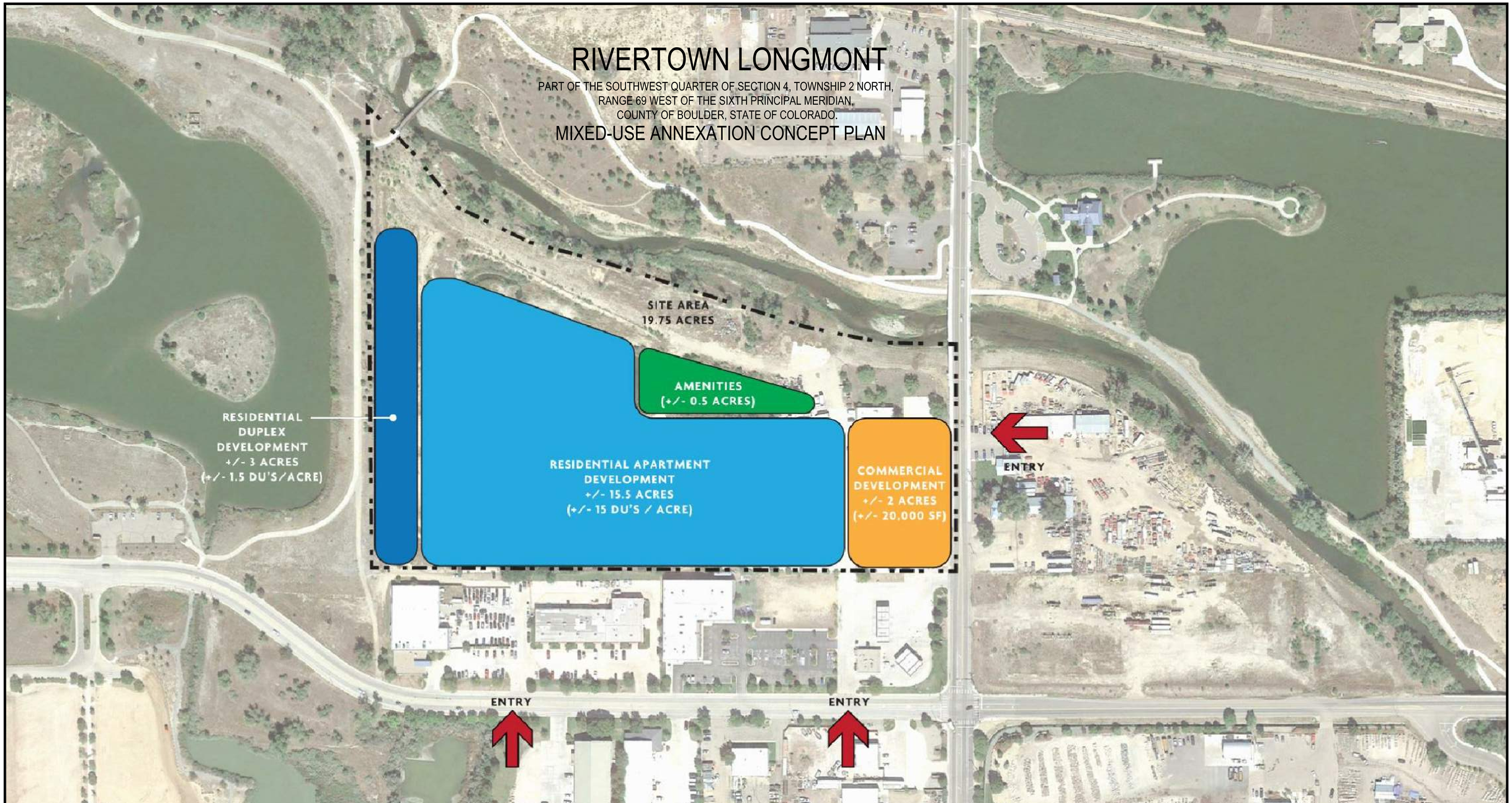

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DEVELOPER:
CONFLUENCE communities

HABITAT ASSESSMENT

AND EXISTING CONDITIONS REPORT

RIVERTOWN LONGMONT

BOULDER COUNTY, COLORADO

prepared for:

RIVERTOWN LONGMONT, LLC

430 INDIANA STREET, SUITE 200, GOLDEN, CO 80401

prepared by:

BIRCH ECOLOGY, LLC

429 MAIN STREET, LYONS, CO 80540

BIRCH ECOLOGY

MARCH 2021

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1.0 INTRODUCTION

Rivertown Longmont, LLC has plans to construct a mixed-use development on a 21.13-acre project site, located in an un-annexed area of Boulder County surrounded by the City of Longmont, Colorado. Specifically, the project site is located just south of Saint Vrain Creek and west of Boston Avenue in Section 4 of Township 2 North and Range 69 West (Figure 1).

Rivertown Longmont, LLC applying for annexation of the project site as an initial step. In accordance with the City of Longmont's Land Development Code, Section 15.05.030 Habitat and Species Protection, a Habitat Assessment Report was prepared to document whether any important plant or wildlife species or habitats occur onsite. Specifically, this report addresses the potential presence of federally listed threatened and endangered species; wildlife habitats and state-listed species identified by Colorado Parks and Wildlife (CPW); ecological resources identified in the Boulder County Comprehensive Plan (Critical Wildlife Habitats and Migration Corridors, Wildlife Species of Special Concern, Rare Plant Species and Significant Natural Communities, and Wetlands and Riparian Habitats); species and habitats identified in the City of Longmont's Wildlife Plan; and Migratory Birds of Conservation Concern.

Please note, all Figures are included with the text; Photos are in Section 7.0 and Tables are in Section 8.0.

2.0 ENVIRONMENTAL SETTING

The 21.13-acre Rivertown Longmont project site is located in a developed area just south of the Saint Vrain Creek riparian corridor (Figure 2). The property is located on a high terrace with a man-made, steeply sloped bank extending down to Saint Vrain Creek (Photo 1). The northern boundary of the Rivertown Longmont property approximately follows the top of the south bank of the creek. The Boulder County Fairgrounds Open Space is located to the west, and existing commercial businesses located along Boston Avenue form the southern boundary. Sunset Street forms the eastern boundary.

The project site was significantly impacted by the September 2013 flood. Currently, the FEMA 100-year flood zone crosses the border with the neighboring Fairgrounds Open Space onto the western half of the property, and the northern embankment and eastern half of the project site are mapped within the 500-year flood zone. The City of Longmont has plans to complete floodplain mitigation as a part of the Resilient St. Vrain project which would remove the property from the 100-year floodplain.

The Rivertown Longmont property was formerly a part of an aggregate mine operated by Golden Gravel and subsequently housed a concrete batch plant. As a result, most of the property is characterized by a highly disturbed landscape with a predominantly weedy vegetation. Stockpiles of aggregate exist atop the embankment along the northern boundary (Photo 2), and stockpiles of concrete and several abandoned gravel ponds created by the mining operation are present within a large, mostly unvegetated depression that dominates the site (Photos 3 & 4). The old gravel ponds intercept the groundwater table and create areas of open water. The ponds generally support a narrow wetland fringe with weeds around the perimeter (Photos 6 & 7). The adjacent uplands are characterized by a

disturbed, weedy plant community with few native species (Photo 4 & 5). In the eastern half of the project site near Sunset Street, there is an office building with a paved parking lot and several outbuildings associated with the former gravel mine.

Elevations of the Rivertown Longmont project site range from a high of approximately 4,978 feet near the office building in the east, to a low of approximately 4,964 feet in the bottom of the excavated gravel ponds.

3.0 METHODS

In accordance with the City of Longmont's regulations for Habitat and Species Protection, a number of sources were referenced to identify potential species or habitats of concern on or near the Rivertown Longmont project site. The U.S. Fish and Wildlife Service's Information, Planning and Conservation (IPaC) website was accessed on November 9, 2020 to identify the federally listed threatened, endangered and candidate species with potential habitat in Boulder County, as well as any designated critical habitats, and migratory birds of conservation concern potentially present on the project site. The results of the IPaC query are included in Appendix A. In addition, maps from the Boulder County Comprehensive Plan and the City of Longmont's Wildlife Plan were referenced to determine whether key habitats or species have been mapped onsite. The CPW list of state threatened, endangered, and species of special concern was also referenced. Vegetation resources were evaluated by Heather Houston of Birch Ecology, and wetlands were delineated by Heather Houston and Kristin Schroder of Birch Ecology, LLC, and David Buscher, a Certified Professional Soil Scientist with Buscher Soil & Environmental, on October 30, 2020. Wildlife species and habitats were evaluated by Jerry Powell of Wildlife Specialties, LLC during field reconnaissance completed on November 5, 2020.

4.0 VEGETATION

4.1 Plant Communities

4.1.1 Gravel Pond Wetlands and Riparian Habitats

Several shallow, abandoned gravel ponds occur on the Rivertown Longmont project site, and are located in a large, mostly unvegetated depression (Photos 3-4). These gravel ponds are fed by the groundwater table and have come to support a weedy wetland community over time. Per the wetland delineation completed on October 30, 2020, wetlands A through E (Figure 4) consist of hydric soils. Weedy vegetation occurs around the perimeter of each pond, including a relatively young canopy of woody riparian species such as non-native Siberian elm *(Ulmus pumila)*, green ash *(Fraxinus pensylvanica)*, crack willow *(Salix fragilis)*, and Russian olive *(Elaeagnus angustifolia)* trees, native plains cottonwood *(Populus deltoides)* and peachleaf willow *(Salix amygdaloides)* trees, and native sandbar willow *(Salix exigua)* shrubs. Salt cedar *(Tamarix parviflora)*, a state-listed noxious weed, was found in multiple spots within the vicinity of the gravel ponds (Photo 8) and must be eradicated from the property under the Colorado Department of Agriculture requirements. The steep banks along the southern pond also support a stand of white poplar *(Populus alba)* (Photo 9), and escaped ornamental.

A mix of wetland upland species occur in the depression in the northeast part of the formerly mined area, though the wetland delineation found this area to lack hydric soil indicators. This area supports reed canarygrass *(Phalaris arundinacea)*, an undesirable introduced species (Photo 10) as well as a young woody canopy of plains cottonwoods and Russian olive trees, a state-listed noxious weed. The other ponds have limited areas of herbaceous wetland vegetation at the margins (Photo 11—12).

The berms around the perimeter of the gravel ponds are dominated by herbaceous weeds including yellow sweet clover *(Melilotus officinalis)*, common plantain *(Plantago major)*, curly dock *(Rumex crispus)*, flixweed *(Descurainia sophia)*, Canada horseweed *(Conyza canadensis)*, and a number of state-listed noxious weeds such as musk thistle *(Carduus nutans)*, Canada thistle *(Cirsium arvense)*, cheatgrass *(Bromus tectorum)*, quackgrass *(Elytrigia repens)*, white top *(Cardaria draba)*, and great mullein *(Verbascum thapsus)*. Table 1 lists the vascular plant species observed on the Rivertown Longmont project site and the adjacent section of the Saint Vrain Creek riparian corridor.

4.1.2 Disturbed Upland Habitats

The disturbed upland habitats surrounding the gravel ponds have a low vegetation cover that consists primarily of introduced weeds (Photo 4). Along the northern property boundary above Saint Vrain Creek, stands of smooth brome *(Bromus inermis)* and quackgrass are present, where they grow with cheatgrass and Japanese brome *(Bromus japonicus)*, as well as introduced weedy forbs (Photo 5). Some of the most abundant forbs in the area include field bindweed *(Convolvulus arvensis)*, yellow sweet clover, kochia *(Kochia scoparia)*, tumble mustard *(Sisymbrium altissimum)*, white top, alyssum *(Alyssum parviflorum)*, and Russian thistle *(Salsola iberica)*, all undesirable weeds.

4.1.3 Ornamental Landscaping

A bluegrass lawn and ornamental trees are present near the office building and parking area in the eastern portion of the project site, near the former Golden Gravel offices.

4.2 Federally Listed Threatened and Endangered Plants

The U.S. Fish & Wildlife Service's IPaC website was accessed to identify federally listed plant and wildlife species potentially impacted by the proposed project. The list includes one plant species listed as threatened: the Ute ladies' tresses orchid *(Spriranthes diluvialis)*. The project would not result in water depletions to the South Platte River system. Therefore, the western prairie fringed orchid *(Platanthera praeclara)*, located downstream in Nebraska, would not be impacted and is not discussed further in this document. Brief habitat assessments for the Ute ladies' tresses orchid is included below.

4.2.1 Ute Ladies' Tresses Orchid

<u>Habitat Characteristics & Ecology.</u> The Ute ladies' tresses is a federally threatened perennial, terrestrial orchid that is known to occur in Boulder County along Saint Vrain and Left Hand Creeks (Fertig et al., 2005).

The orchid prefers sites with permanent sub-irrigation where the water table is near the surface throughout the growing season. Habitats for the orchid include moist meadows associated with perennial stream terraces, floodplains, and oxbows; seasonally flooded river terraces; subirrigated or spring-fed abandoned stream channels and valleys; and lakeshores.

In addition, numerous populations have been discovered along irrigation canals, berms, levees, irrigated meadows, excavated gravel pits, roadside barrow pits, reservoirs, and other human modified wetlands (Fertig et al. 2005). Although this species was originally thought to be limited to relictual, undisturbed riparian habitats, it is now known to occur in agricultural lands and managed riparian systems where frequent human-influence disturbance events simulate natural early to mid-seral conditions that create habitat for this plant.

The Ute ladies' tresses orchid is relatively intolerant of competition, and is found primarily in communities where the vegetation is relatively open and not overly dense or overgrown (USFWS, 1995; Jennings, 1990). It cannot compete with species such as cattails *(Typha sp.)* or aggressive species that form dense monocultures such as Canada thistle *(Cirsium arvense)* and reed canarygrass *(Phalaris arundinacea)* (USFWS 1995).

Analysis. There is no suitable habitat on the Rivertown Longmont project site for the Ute ladies' tresses orchid. The wetlands associated with the abandoned gravel pits are highly disturbed, they are dominated by cattails and other aggressive, weedy species, and they lack the commonly associated plants that are indicative of suitable habitat. Development of the proposed Rivertown Longmont project would have no impact on the orchid or its habitat.

In addition, there is no suitable habitat for the Ute ladies' tresses orchid along the Saint Vrain Creek riparian corridor which abuts the northern boundary of the Rivertown Longmont project site. The steeply sloping, man-made bank does not provide the early-seral, subirrigated alluvial soils associated with this species, and the plant community is not conducive to the orchid's growth.

4.3 Boulder County Comprehensive Plan Species and Habitats

The Boulder County Comprehensive Plan (BCCP) does not identify any Rare Plant Areas or Significant Natural Communities on or near the Rivertown Longmont project site (BCCP, 2013).

5.0 WILDLIFE

5.1.1 Federally Listed Wildlife

The U.S. Fish & Wildlife Service's IPaC website was accessed to identify federally listed wildlife species which could potentially be impacted by the proposed project. The USFWS identified eight species which have the potential to occur at or near the project site (Table 2). None of the species in Table 2 have suitable habitat at or near the project site. Preble's meadow jumping mouse *(Zapus hudsonius preblei* - PMJM*)* is known to occur in higher-quality habitats along St. Vrain Creek near Longmont, and is discussed below.

5.1.2 Preble's Meadow Jumping Mouse

Habitat Characteristics & Ecology. Preble's meadow jumping mouse *(Zapus hudsonius preblei* - PMJM*)* lives primarily in heavily vegetated, shrub-dominated riparian habitats and immediately adjacent uplands along the foothills of southeastern Wyoming and south to Colorado Springs along the eastern edge of the Front Range of Colorado. Typical habitat

for PMJM is comprised of well-developed plains riparian vegetation with adjacent, relatively undisturbed grassland communities and a nearby water source. The occupied riparian habitats include a relatively dense combination of grasses, forbs and shrubs (USFWS, 2015).

The Preble's meadow jumping mouse has been documented along sections of Saint Vrain Creek near Longmont, upstream of the project site and west of Airport Road. The 2013 Boulder County Comprehensive Plan maps of PMJM Habitat Conservation Areas identify Suitable Contiguous Habitat approximately one mile northwest and upstream of the project site. Specifically, the BCCP defines the Suitable Contiguous Habitat as "areas of suitable habitat that are contiguous to a known population and are not known to be occupied by PMJM (i.e. PMJM either have not been captured or no trapping has occurred)."

No PMJM habitats or conservation areas are mapped on or near the project site, or downstream as Saint Vrain Creek passes through Longmont. Additionally, no designated Critical Habitat is found nearby and the USFWS Environmental Conservation Online System (ECOS) does not show any known habitat near the project area.

Analysis. Jerry Powell, a certified ecologist, visited the Rivertown Longmont project site on November 6, 2020 and determined that it does not offer suitable habitat for PMJM. The disturbed habitats associated with the abandoned gravel mining operation lack characteristics which are associated with the mouse, specifically:

- Dense riparian vegetation consisting of grasses, forbs, and shrubs in areas along rivers and streams that provide open water through the Preble's active season.
- Complex plant communities with high species diversity.
- Adjacent floodplains and vegetated uplands with limited human disturbance.
- Areas that provide connectivity between and within populations.
- Dynamic geomorphological and hydrological processes typical of systems within the range of Preble's, i.e., those processes that create and maintain river and stream channels, floodplains, and floodplain benches, and promote patterns of vegetation favorable to Preble's.

Moreover, no habitat for the federally threatened PMJM is located along the Saint Vrain riparian corridor that abuts the northern property line. The riparian and wetland vegetation adjacent to the project site were severely impacted by scouring and deposition during the September 2013 flood. On the steep bank that separates the Rivertown Longmont project site from Saint Vrain Creek, invasive and non-native plants are the dominant herbaceous vegetation. As documented in the City of Longmont's Wildlife Management Plan, the central portion of the Saint Vrain corridor in Longmont is fragmented, which limits the wildlife habitat value. As the creek passes through urban and industrial areas in central Longmont, it is separated from higher quality habitats located to the west and east, where cottonwood galleries are broad and there is a well-established willow understory. This lack of connectivity to higher quality habitats means the Saint Vrain corridor through central Longmont is unlikely to support PMJM or provide movement corridors for PMJM.

The project site is unsuitable habitat for PMJM, and it lacks connectivity with the potential habitat located upstream. Moreover, the adjacent portion of the Saint Vrain riparian corridor

is not suitable habitat. Based on the above, annexation and development of the Rivertown Longmont project site will have no effect on PMJM.

5.2 Colorado Parks & Wildlife State Listed Species

The CPW list of Threatened, Endangered and Candidate Species for the State of Colorado includes 57 additional species of state interest. These additional species include 18 fish, 14 birds, 10 reptiles, 8 mammals, and 7 amphibians. Table 3 identifies these species and their potential to occur on the Rivertown Longmont project site. As shown by the table, the ponded water within the project site provides potential habitat for one CPW listed sensitive species, the northern leopard frog *(Rana pipiens)*. However, the ponds lack rooted aquatic vegetation which is commonly associated with their preferred habitat. Moreover, the adjacent uplands are highly disturbed and have low vegetation cover, which reduces their suitability. No northern leopard frogs were seen or heard during the site visit, which was not ideal timing for looking for amphibians, and they are unlikely to be present. Surveys for northern leopard frogs are scheduled to occur in the late spring/early summer of 2021 to confirm presence or absence.

In addition, Table 3 describes no potential occurrence for the black-tailed prairie dog (*Cynomys ludovicianus)* as no signs of recent or past prairie dog activity were observed during field reconnaissance in 2015 or November 2020.

5.3 Boulder County Comprehensive Plan Wildlife Resources

The entire Saint Vrain Creek riparian corridor through the City of Longmont is mapped as a riparian habitat connector in the Boulder County Comprehensive Plan (BCCP). Saint Vrain Creek adjacent to the project site is mapped as a Critical Habitat, but the critical habitat does not extend onto the Rivertown Longmont project site. There are no Natural Landmarks and Natural Areas or High Biodiversity Areas mapped on the project site as a part of the BCCP. As described above, the 2013 BCCP maps of PMJM Habitat Conservation Areas identify Suitable Contiguous Habitat approximately one mile northwest and upstream of the project site.

5.4 City of Longmont Wildlife Management Plan

The Rivertown Longmont project site is adjacent to the Saint Vrain Creek Corridor Management Zone, as identified in the City of Longmont's Wildlife Management Plan. However it is located to the south and outside the riparian corridor, and is mapped as non-habitat on the city's Wildlife Habitat Map. Due to habitat modification and fragmentation within the project area, wildlife habitat is limited and favors urban-adapted species tolerant of human disturbance.

5.5 Migratory Birds of Conservation Concern

The IPaC list of Trust Resources for the Rivertown Longmont project site identifies 15 Migratory Birds of Conservation Concern that could potentially be impacted by development projects in Boulder County (Appendix A). Table 4 provides a summary of these species and their potential to occur on the project site.

Of these 15 birds of conservation concern, only the bald eagle (*Haliaeetus leucocephalus)* occurs near the project site. Colorado Parks and Wildlife has mapped the project site as bald

eagle winter range, winter and summer foraging habitat and winter concentration area. However, these habitat types are mapped along the entirety of the Saint Vrain creek corridor within Longmont; the project area does not provide any unique or limiting bald eagle habitat. Eagles are known to utilize the adjacent higher-quality habitats available at the nearby Fairgrounds Pond, along Saint Vrain Creek, and other nearby ponds. However, due to the highly disturbed habitats present, the Rivertown Longmont property is unlikely to be utilized, and the large trees have been removed. Therefore, development of the Rivertown Longmont project would not impact bald eagles.

5.6 Raptor Nests

The City of Longmont's 2019 raptor nest map for southwest Longmont shows a nest located just north of the project boundary on St. Vrain Creek. This nest was formerly used by a red-tail hawk *(Buteo jamaicensis),* but it no longer exists according to the City's Natural Resources department. In addition, there is an osprey nest located at the Boulder County Fairgrounds, approximately 600 feet south of the project site. However, it is separated from the project area by Boston Avenue and a row of existing commercial buildings on the north side of Boston Avenue. The Rivertown development is not anticipated to disturb this nest; however, the project team will contact Colorado Parks and Wildlife to ask for guidance and recommendations for protecting the osprey nest at the Fairgrounds. No other active raptor nests, communal roosts, or night roosts are located nearby that could be impacted by development of the project area. Prior to construction a survey of the project area will be conducted again to identify any active raptor nests in the area.

City of Longmont Raptor Nest Inventory Map for Southwest Longmont.

6.0 PROPOSED CONDITIONS

6.1 Project Description

The proposed annexation and concept plan would introduce a mix of residential and commercial development as well as amenities to the project site (Figure 5). The area

dedicated to residential development extends from the western edge across the depression that dominates the site. Commercial development overlaps with the office building and parking area in the eastern portion of the project site. An area for amenities is located between the residential zone and the northern boundary. Points of entry are proposed along Boston Avenue to the south and South Sunset Street to the east.

7.0 COMPLIANCE WITH CITY OF LONGMONT REVIEW CRITERIA

7.1 Riparian Setback

The City of Longmont has plans to implement the Resilient St. Vrain project adjacent to the project site which will alter the banks and existing vegetation. The riparian setback will be determined in the future, in conjunction with the City of Longmont, taking the Resilient Saint Vrain project into account. As shown by Photos 2 & 5, the existing condition of the project site adjacent to the St. Vrain riparian corridor is quite degraded, with low vegetation cover that is dominated by weeds. With the exception of the sparse plains cottonwood canopy overhanging from the creek, there are no areas of native vegetation and the habitat quality is very low. Development of the Rivertown Longmont project site presents an opportunity to improve conditions of the buffer area by establishing native landscaping and improving vegetation cover and habitat value for urban-adapted species.

7.2 Habitat Connections

Pursuant to Chapter 15.05.030, "If natural areas are adjacent to the development site on more than one side of the site, but such natural areas are not presently connected across the development site, then the development shall, to the maximum extent practicable, provide such connection." The project site is adjacent to the natural corridor of the St. Vrain Creek to the north and the Fairgrounds Open Space and ponds located to the west. In the future, the riparian setback along the northern border of the site will function to maintain openness across the northwestern corner, preserving a connection between both natural areas. However, It should be noted that a heavily-used trail already exists along the eastern border of the Fairgrounds pond that abuts the site and intersects with the pedestrian bridge crossing over St. Vrain Creek to the north, connecting to the Saint Vrain Greenway trail.

7.3 Non-Native Vegetation

The proposed buildable area overlaps with highly disturbed uplands and abandoned gravel ponds dominated by non-native vegetation. The ponds support wetlands that largely include non-native and invasive species that will be removed in the proposed development. Salt cedar, a List B noxious weed that was found on the site during field reconnaissance, will be removed, and all other noxious and non-native weeds will be controlled according to City Code. In addition, no tree species prohibited by the city will be introduced to the site. The proposed development will work to incorporate native plantings into the landscape plan to improve biodiversity and habitat conditions from the existing condition, especially within the area bordering the Saint Vrain Creek riparian corridor and along the western boundary adjacent to Roger's Grove Natural Area.

7.4 Fencing / Walls

Fencing selected for the development plan will be appropriate for the wildlife species on the site, based on advice from the Colorado Parks and Wildlife.

7.5 Exterior Lighting

Lighting shall be designed in compliance with City Code so that it does not spill onto critical wildlife habitat along the St. Vrain Riparian Corridor and Roger's Grove Natural Area.

7.6 Refuse Disposal

The project site does not contain important wildlife habitat and it is assumed there would be no requirement to use animal-proof refuse disposal containers.

7.7 Domestic Animals

While Boulder County mapping shows important wildlife habitat near the project site along the Saint Vrain Creek riparian corridor. However, the mapped areas that extend onto the project site (Figure 3) are highly disturbed and they offer little habitat value (Photos 2 & 5). An appropriate plan will be developed to minimize conflicts between wildlife and domestic animals and household pets that may occur.

7.8 Wildlife Conflicts

The project site is located in a highly disturbed commercial/industrial area of Longmont. As mentioned above, critical wildlife habitat is mapped along the northern edge of the parcel (Figure 3). Considering the disturbed industrial surroundings, the mapped habitat most likely favors urban-adapted species. Furthermore, the mapped extent of critical wildlife habitat would be located within the development setback from the riparian corridor; therefore, no wildlife conflicts are anticipated.

7.9 Prairie Dog Removal

No prairie dogs or signs of recent or past prairie dog activity were observed during field reconnaissance in 2015 or November 2020.

7.10 Construction Timing

Construction will be organized and timed to minimize disturbance of important wildlife species occupying or using on-site and adjacent natural areas, in accordance with CPW guidelines. It should be noted no such issues are currently known for the project area, but a nest survey will be completed prior to vegetation removal when development is to occur. This survey would also include the large, mature trees that occur along the St. Vrain corridor which could be used by nesting raptors, and if any are identified, protection measures would be coordinated with Colorado Parks and Wildlife (CPW).

7.11 Design and Aesthetics

As the project area is adjacent to the natural corridor of the St. Vrain Creek, it shall be designed to complement the visual context of the natural area, pursuant to Chapter

15.05.030, in such a manner that scenic views across the site are protected, and manmade facilities blend with the natural visual character of the area.

7.12 Significant Trees and Native Vegetation

A development setback will be established along the St. Vrain Creek corridor to protect the mature tree canopy. A restoration plan will be developed for the buffer, with native enhancement plantings and a proposed water quality pond to filter stormwater and improve wildlife habitat along the Saint Vrain corridor. Removal of native vegetation will be minimized since no native plant communities occur on the project site. Additionally, native vegetation will be incorporated into to the future site design to mitigate any removal of native species that occurs within the buildable area. The proposed development will work to incorporate native plantings into the landscape plan to improve biodiversity and habitat conditions from the existing condition, especially within the area bordering the Saint Vrain Creek riparian corridor and along the western boundary adjacent to Roger's Grove Natural Area.

7.13 Special Habitat Features

The parcel abuts mapped critical wildlife habitats along the northern boundary, shown in Figure 3. Higher quality habitat exists along the creek, although impacted by the 2013 flood, whereas the top of the embankment is characterized by degraded conditions (Images 2 & 5). This area will most likely be included within the riparian setback and would benefit from native landscaping throughout the riparian buffer. The osprey nest that is located on the Fairgrounds will be protected from disturbances and an appropriate plan will be established in consultation with CPW.

Additionally, the small cottonwoods that are regenerating around the edges of the small ponds offer high value migratory bird nesting habitat. The combination of the nearby water attracting insects and the suitable nesting habitat provides habitat for common migratory birds such as warblers, vireos, thrushes etc. If construction occurs during the nesting season, generally from March 15 through August, surveys for active migratory bird nests will be conducted prior to clearing/grubbing these areas. If active nests are found they will be cordoned off and monitored so that no disturbance occurs until after the nests are no longer active (generally after the young have fledged and left the nest area, this could take up to two weeks).

7.14 Utilities

All of the proposed utilities will be buried and will therefore create no potential threats to wildlife that use the area.

7.15 Species and Habitat Conservation Plan

A Species and Habitat Conservation Plan will be provided following annexation as a part of the Site Plan Review Process. Given the highly disturbed nature of the project site, its proposed development is not likely to have an adverse impact on wildlife. The development team will work to produce a plan that complies with the City's regulations and one that will ultimately result in improved habitat conditions within the riparian setback.

8.0 SUMMARY & RECOMMENDATIONS

Annexation and development of the Rivertown Longmont project site would not affect any rare plant or wildlife species, or important habitats or natural areas. As described above, the property is characterized by highly disturbed, low-quality wetlands and weedy uplands associated with the former Golden Gravel aggregate mine. It does not provide habitat for any federally listed threatened, endangered, or candidate plants or wildlife species. It is not suitable for the Preble's meadow jumping mouse or the Ute ladies' tresses orchid, and development of the project site would have no impact on these species. Likewise, the adjacent section of the Saint Vrain Creek riparian corridor does not provide habitat for these species. The project site does not provide any habitat for state-listed endangered or threatened species.

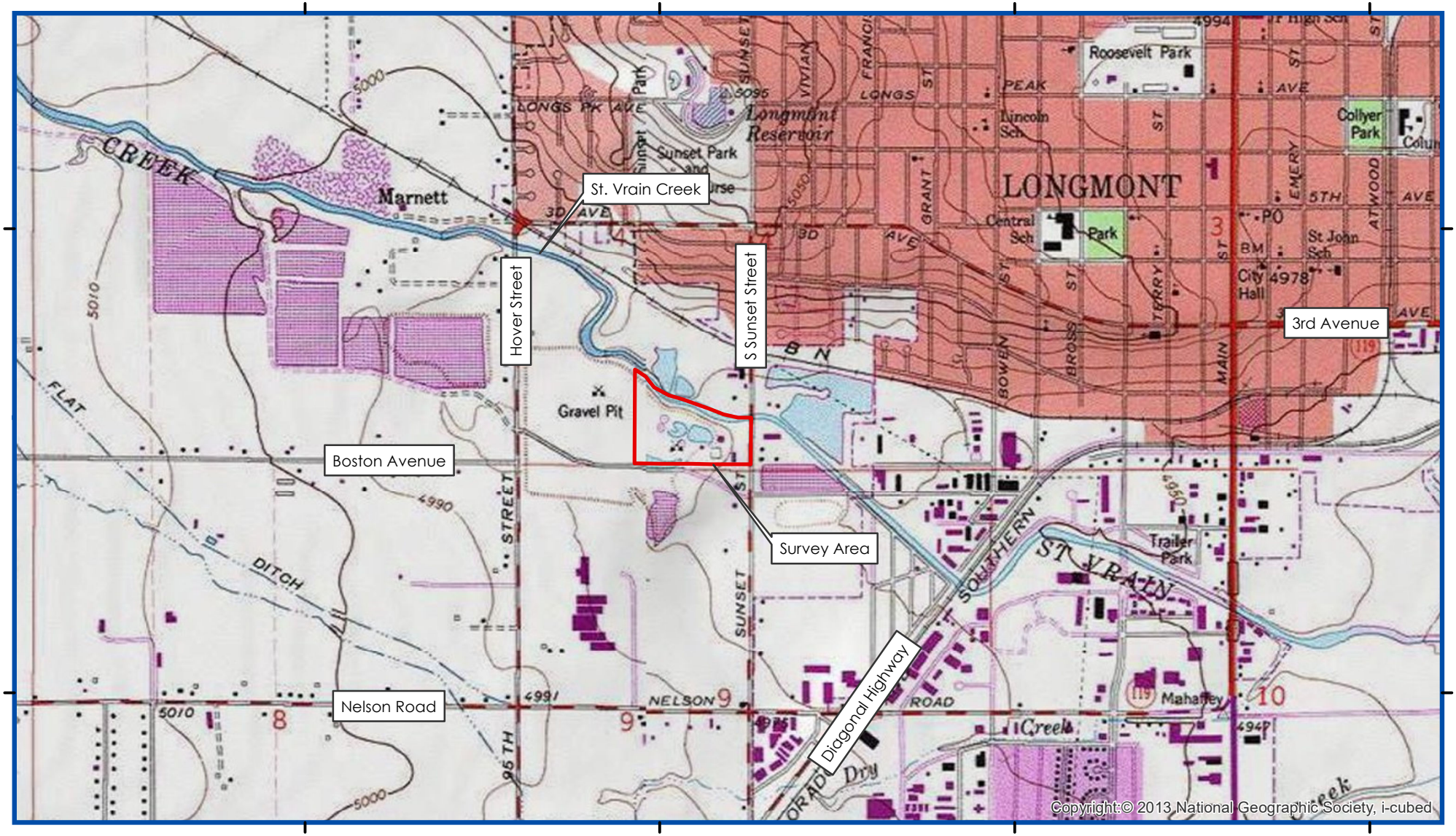
Of the 15 species of migratory birds of conservation concern identified by USFWS' IPaC resource list, only the bald eagle has habitat in the area, which is limited to the Saint Vrain Creek riparian corridor and ponds on City of Longmont open space parcels to the east and west.

The adjacent portion of the Saint Vrain Creek riparian corridor is mapped as a riparian habitat connector in the Boulder County Comprehensive Plan. Development of the Rivertown Longmont project site presents an opportunity to improve habitat conditions adjacent to the riparian corridor. These improvements may benefit the quality of the connection that the property facilitates between the riparian corridor and the adjacent Fairgrounds Open Space ponds, specifically at the northwestern corner of the site. The restoration of native plant communities within the riparian setback and along the western boundary to Roger's Grove Natural Area would create a balanced land use and improved habitat conditions in connection with this development project. Please note, the final delineation of the riparian setback will be determined in conjunction with City of Longmont staff based on the reconstructed stream channel from the Resilient Saint Vrain project.

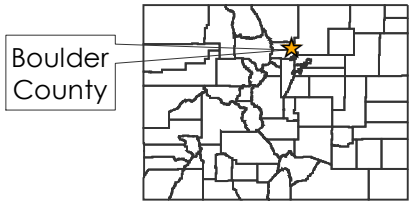
A total of 0.18 acres of wetlands and 0.45 acres of aquatic habitats were documented by the delineation on October 30, 2020. The U.S. Army Corps of Engineers has reviewed the wetland delineation report and prepared an Approved Jurisdictional Determination (AJD). The Corps determined that the small ponds and associated wetlands identified on the project site "were created in uplands incidental to gravel mining and are not jurisdictional" (USACE Approved Jurisdictional Determination for Rivertown Longmont, 2021).

Finally, considering the opportunistic habitat that the young tree canopy provides for wildlife, a nest survey is recommended prior to tree removal and should include the mature trees that occur along the St. Vrain to identify any active raptor or migratory bird nests in the area. If it is advised by CPW, a construction buffer will be established in compliance with CPW standards specific to ospreys. In addition, surveys for northern leopard frogs are scheduled to occur in the late spring/early summer of 2021 to confirm presence or absence within the gravel ponds. Regarding the abundance of weeds on the project site, integrated weed management is recommended to control the further spread caused by construction disturbances. The noxious species, salt cedar, will be scheduled for removal prior to site disturbances related to construction.

9.0 FIGURES



BASE: USGS 7.5' Hygiene and Longmont Quadrangles



LEGEND

Property Boundary

N

1:24,000

0 600 1,200 2,400

Feet

Figure 1. Project Location Map
Rivertown Longmont

March 2021

Prepared by:

Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecology.com

St. Vrain Creek

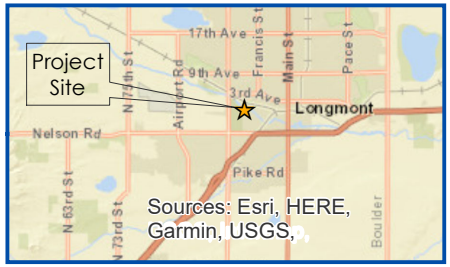
S Sunset Street

Fairgrounds Pond

Concrete Stockpile

bing

© 2020 Microsoft Corporation © 2020 Maxar ©CNES (2020) Distribution Airbus DS



LEGEND

Property Boundary

N

1:3,000

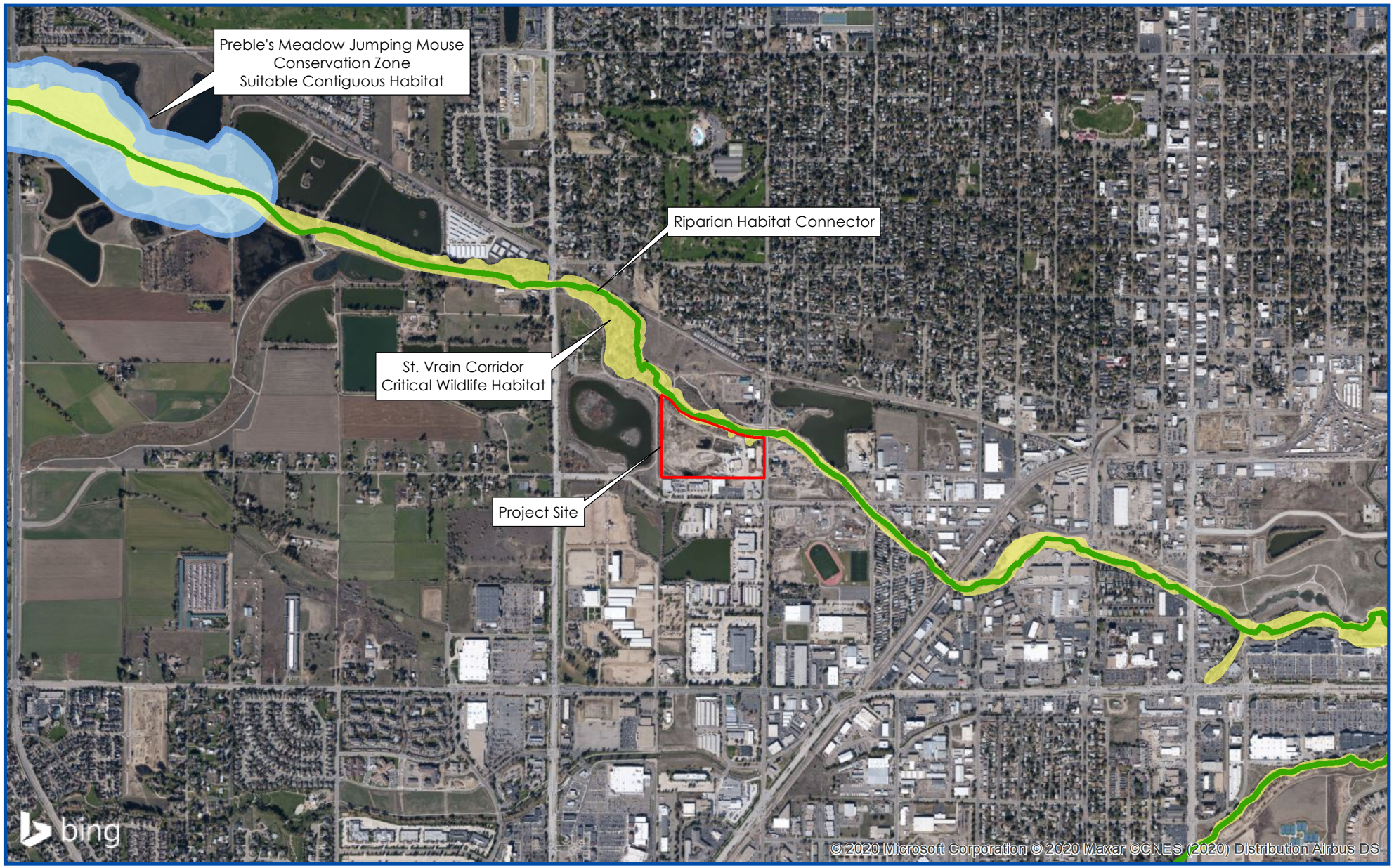
0 75 150 300

Feet

Figure 2. Aerial Photo
Rivertown Longmont
March 2021

Prepared by:

Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www. birchecology.com



Legend

- Property Boundary
- Riparian Habitat Connectors
- Critical Wildlife Habitats
- Preble's Meadow Jumping Mouse Habitat

N

1:20,000

0 500 1,000 2,000

Feet

Figure 3. Boulder County Comprehensive Plan Resources
Rivertown Longmont

March 2021

Prepared by:

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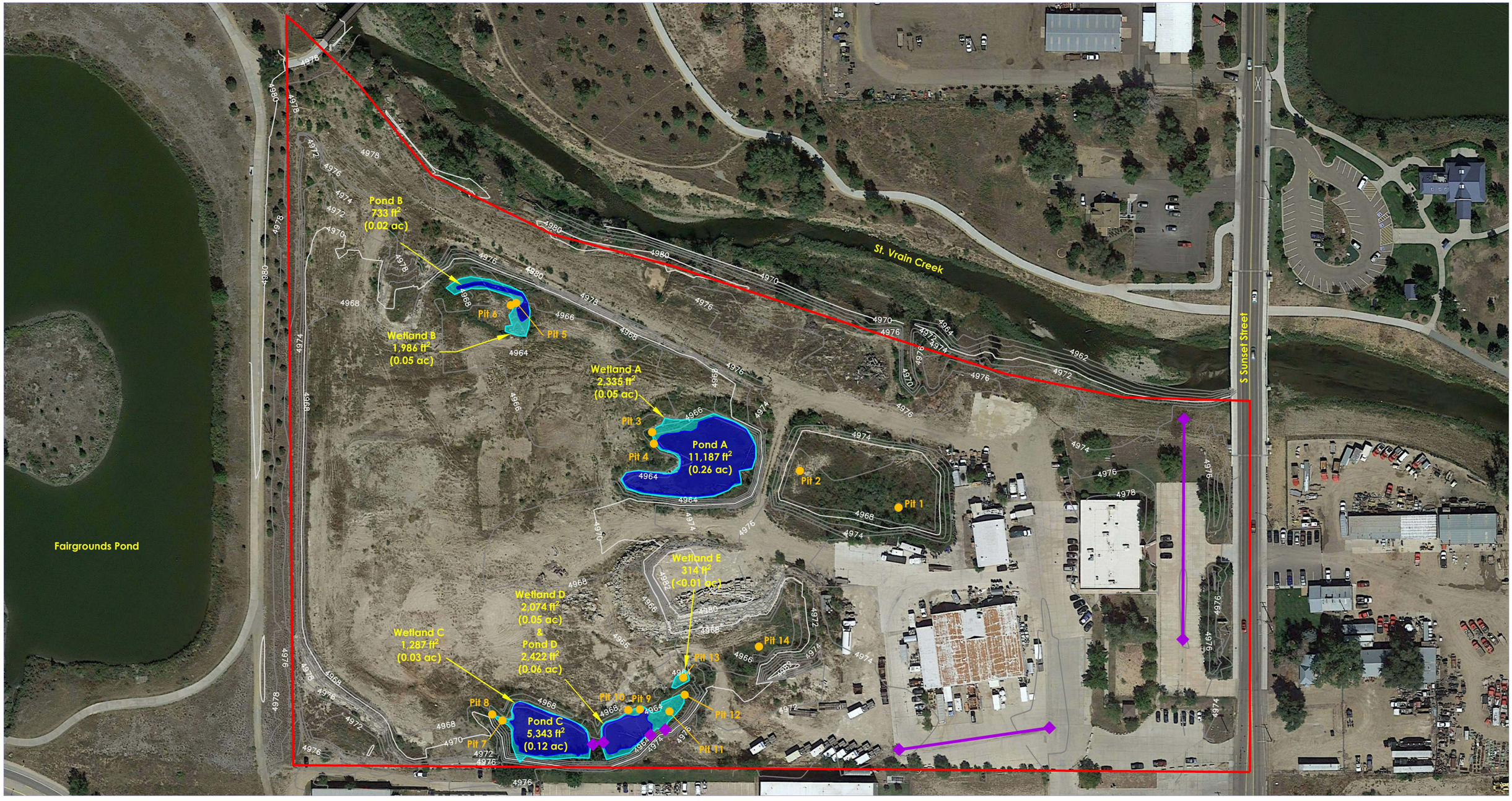


LEGEND:

- Wetlands
- Aquatic Habitats
- Culverts
- Property Boundary
- Pit 1 Soil Pits

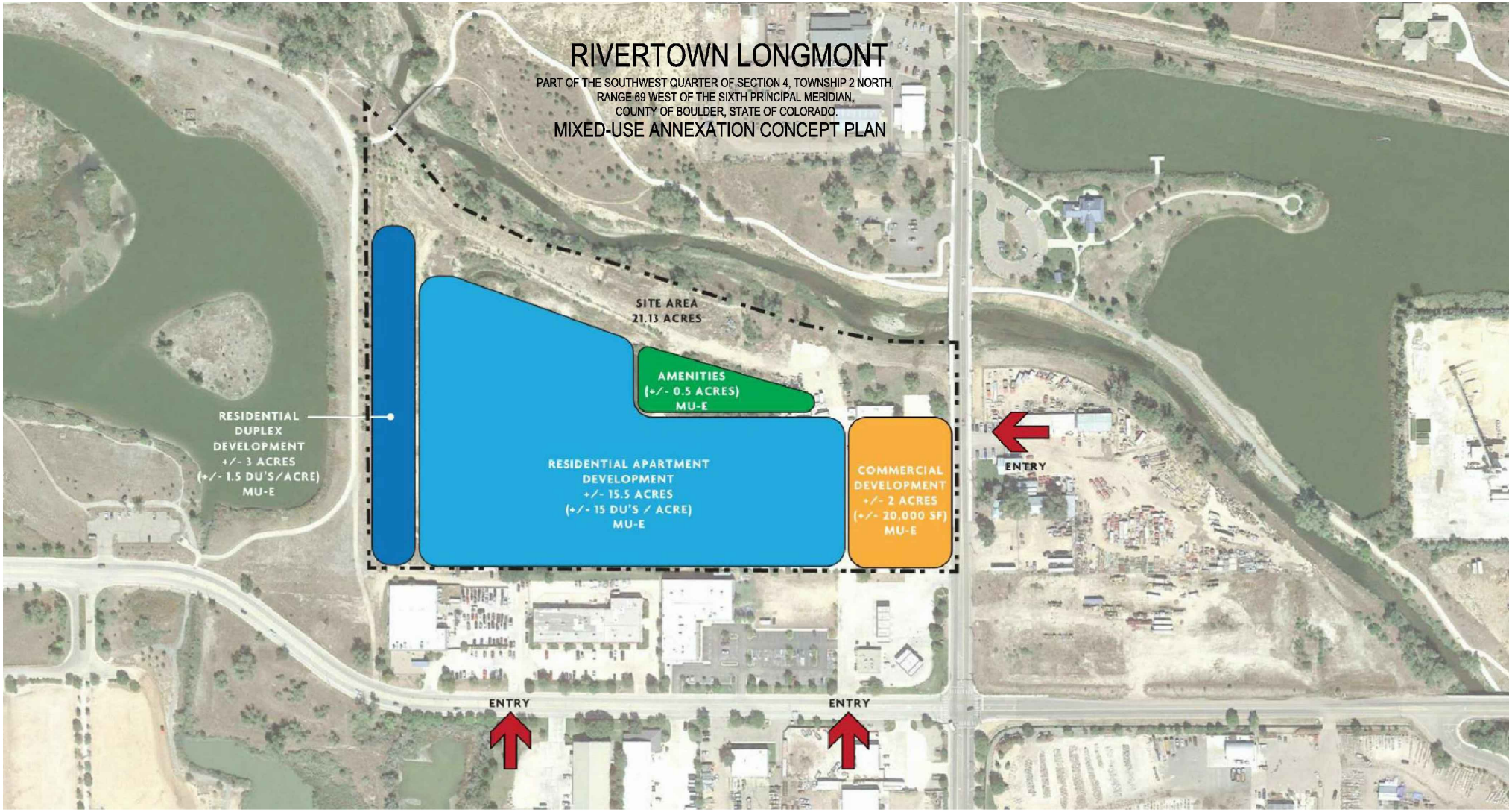
Date: March 2021
Scale: 1 in = 100 ft

Wetland flagging was surveyed by
Rock Creek Surveying, LLC
of Superior, Colorado

Figure 4. Wetland Map
Rivertown Longmont

prepared by:

Birch Ecology LLC
429 Main Street
P.O. Box 170
Lyons, CO 80540
(720) 350-2530
www.birchecology.com



NOTES & STANDARDS:

1. INFORMATION CONTAINED HEREIN IS BASED OFF SURVEY INFORMATION PROVIDED BY ROCK CREEK SURVEYING, LLC AND THE ASSOCIATED TITLE WORK.
2. PERMITTED, CONDITIONAL, LIMITED, AND PROHIBITED USES FOR THE MU-E ZONING DISTRICT FOR THE SITE SHALL BE PER TABLE 15.04-B, TABLE OF PRINCIPAL USES BY ZONING DISTRICT, WITHIN THE CITY OF LONGMONT, CODE OF ORDINANCES, CHAPTER 15.04.010.D.3.B.
3. PERMITTED AND PROHIBITED ACCESSORY USES FOR MU-E ZONING DISTRICT FOR THE SITE SHALL BE PER TABLE 15.04-B, TABLE OF ASSESSORY USES, CITY OF LONGMONT, CODE OF ORDINANCES CHAPTER 15.04.030.C.4.
4. EXISTING VEHICULAR ACCESS POINTS DEPICTED HEREIN SHALL REMAIN TO ALLOW FOR THE ECONOMIC VIABILITY FOR THE DEVELOPMENT. ADDITIONAL VEHICULAR ACCESS POINTS ARE PROVIDED TO ENHANCE THE ECONOMIC VITALITY OF THE DEVELOPMENT. THE FINAL LOCATIONS OF THE ACCESS POINTS MAY BE REFINED WITH FUTURE SUBMITTALS WITHOUT AMENDING THIS DOCUMENT.
5. OFFSITE SANITARY SEWER INFRASTRUCTURE SHALL MAY BE REQUIRED TO SERVICE THE DEVELOPMENT AND WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
6. DRAINAGE WITHIN THE PROJECT LIMITS GENERALLY FLOWS FROM THE SOUTH TO THE NORTH TOWARDS THE ST. VRAIN RIVER. THE PROPOSED DEVELOPMENT WILL SAFELY CAPTURE AND CONVEY RUNOFF AND WILL MAINTAIN THE GENERAL HISTORIC FLOW PATTERNS TO THE EXTENT PRACTICAL. THE SITE WILL PROVIDE WATER QUALITY ENHANCEMENTS AND SHALL BE EXEMPT FROM DETENTION ATTENUATION REQUIREMENTS. IMPLEMENTATION OF LOW IMPACT DEVELOPMENT TECHNIQUES WILL BE REQUIRED TO THE MAXIMUM EXTENT PRACTICABLE AS DEFINED IN THE CITY OF LONGMONT MUNICIPAL CODE PER SECTION 14.28.150.
7. THE SOUTH SUNSET STREET CROSS SECTION SHALL BE FINALIZED THROUGH THE SUBSEQUENT SITE PLAN AND CONSTRUCTION PLAN PROCESSES AND SHALL EMPHASIZE AND ENHANCE MULTI-MODAL NETWORKS TIE TO THE REGIONAL TRAILS WITHIN THE ST. VRAIN CORRIDOR AND INTEGRATE WITH THE CITY'S TRANSPORTATION PLAN AND ARE INHERENTLY SUBJECT TO THE CITY OF LONGMONT'S APPROVAL.
8. TIMING AND PHASING OF DEVELOPMENT SHALL BE DEPENDENT ON MARKET CONDITIONS.
9. PASSIVE OPEN SPACE AS REQUIRED FOR MU-E ZONING MAY BE INCORPORATED INTO THE DESIGN AND PROGRAMMING OF THE PROJECT AT THE DISCRETION OF THE DEVELOPER.
10. A CONCEPTUAL LANDSCAPE PLAN SHALL BE SUBMITTED WITH A DEVELOPMENT PLAN THAT FOLLOWS THE INTENT OF THE CITY OF LONGMONT MUNICIPAL CODE PER SECTION 15.05.040 – LANDSCAPE AND OPEN SPACE REGULATIONS.
11. PHASING (AND SUB-PHASING) OF THE PROJECT MAY OCCUR IN ANY ORDER AND IS NOT LIMITED EXCEPT AS REQUIRED TO PROVIDE LOOPED WATER SERVICE(S), SANITARY SERVICE, TWO POINTS OF EMERGENCY ACCESS AND THAT NO "DEAD END" LONGER THAN 500' WITHOUT A SECONDARY EMERGENCY ACCESS, SHALL OCCUR.
12. THE CURRENT EFFECTIVE FLOODPLAIN FOR THE SITE IS PER FLOOD INSURANCE RATE MAP NUMBER 08013C0256J AND 08013C0267J (PANELS 256 AND 267 OF 875) DATED DECEMBER 18, 2012 FOR BOULDER COUNTY, COLORADO, AND INCORPORATED AREAS. BASED ON THESE MAPS, A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD (FLOOD ZONE AE), AND FLOOD ZONE X IN OTHER AREAS. HOWEVER, A PRELIMINARY FIRM DATED 9/30/2019, ADOPTED BY CITY COUNCIL IN DECEMBER 2019, SHOWS THAT THE ENTIRE PROPOSED DEVELOPMENT IS LOCATED WITHIN ZONE AE (THE 100 YEAR FLOODPLAIN) AND THE ADMINISTRATIVE FLOODWAY. THE FLOODPLAIN DEPICTED IS BASED ON THE 2012 EFFECTIVE FLOODPLAIN MAP AND IS SUBJECT TO CHANGE BASED ON THE PRELIMINARY FIRM DATED 9/30/2019. FUTURE DEVELOPMENT ON THE SITE WILL MEET APPLICABLE FLOODPLAIN REGULATIONS.
13. THE ANNEXATION PLAN IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THE EXTERIOR BOUNDARY, EASEMENTS AND RIGHT-OF-WAYS DEPICTED HEREIN ARE SUBJECT TO REFINEMENT WITHIN THE FUTURE PRELIMINARY AND FINAL PLATS FOR THE PROJECT.
14. THE EXISTING VEGETATION IN THE ST. VRAIN CREEK CORRIDOR WILL BE INVENTORIED AND ASSESSED WITH THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY.
15. THE LAND ALONG THE ST. VRAIN CREEK WILL BE DEDICATED TO THE CITY PER THE LAND DEVELOPMENT CODE CURRENT AT THE TIME OF DEVELOPMENT. PER THE LDC, IMPROVEMENTS WILL BE MADE TO THE GREENWAY AS PART OF THIS PROJECT.
16. THE PROPOSED DEVELOPMENT WILL REQUIRE A LOOPED WATER MAIN SYSTEM AND WILL HAVE TWO POINTS OF CONNECTION OFF OF THE EXISTING WATER MAIN IN S. SUNSET STREET AND THE EXISTING MAIN SOUTH OF THE DEVELOPMENT.
17. FINAL DETERMINATION OF ALL ACCESS POINTS WILL OCCUR AFTER REVIEW OF A TRAFFIC REPORT FOR THE PROJECT.

MIXED USE EMPLOYMENT (MU-E) PROPOSED ALLOWABLE USES AT FULL BUILD-OUT	
USES	PROPOSED
COMMERCIAL / RETAIL / RESTAURANT	20,000 SF
RESIDENTIAL DENSITY	380 DU

PROPERTY BOUNDARY	
TOTAL PERIMETER	ADJACENT TO CITY LIMIT
5859.10 FEET	4960.92 FEET (84.7 %)

0 25' 50' 100'

CIVIL ENGINEER: HKS HARRIS KOCHER SMITH

SURVEYOR: ROCK CREEK SURVEYING, LLC

ARCHITECT: CRAINE ARCHITECTURE

DEVELOPER: CONFLUENCE communities

Figure 5. Proposed Concept Plan Rivertown Longmont

10.0 TABLES

TABLE 1
Vascular Plant Species List
Rivertown Longmont

Scientific Name	Common Name	Family	Origin*	Wetland Status**
Trees				
Elaeagnus angustifolia	Russian olive	Eleangnaceae	I+	FACU
Populus alba	White poplar	Salicaceae	I	NL
Populus deltoides	Plains cottonwood	Salicaceae	N	FAC
Salix amygdaloides	Peachleaf willow	Salicaceae	N	FACW
Shrubs				
Salix exigua	Sandbar willow	Salicaceae	N	FACW
Tamarix parviflora	Salt cedar	Tamaricaceae	I+	FACW
Perennial Graminoids				
Elytrigia repens (Elymus)	Quackgrass	Poaceae	I+	FACU
Festuca rubra	Red fescue	Poaceae	I	FAC
Hordeum jubatum	Foxtail barley	Poaceae	N	FACW
Juncus tenuis	Slender rush	Juncaceae	N	FAC
Leersia oryzoides	Rice cutgrass	Poaceae	I	OBL
Muhlenbergia asperifolia	Alkali muhly	Poaceae	N	FACW
Phalaris arundinacea	Reed Canarygrass	Poaceae	I	FACW
Scirpus acutus	Hardstem bulrush	Cyperaceae	N	OBL
Scirpus maritimus (S. paludosus)	Alkali bulrush	Cyperaceae	N	OBL
Scirpus pungens (S. americanus)	Threesquare bulrush	Cyperaceae	N	OBL
Typha angustifolia	Narrowleaf cattail	Typhaceae	N	OBL
Perennial Forbs				
Alisma triviale	Water plantain	Alismataceae	N	OBL
Ambrosia psilostachya	Naked spike ragweed	Asteraceae	N	FACU
Apocynum cannabinum	Indian dogbane	Apocynaceae	N	FAC
Asclepias speciosa	Showy milkweed	Asclepiadaceae	N	FAC
Aster ericoides var. ericoides	White heath aster	Asteraceae	N	FACU
Cirsium arvense	Canada thistle	Asteraceae	I+	FACU
Grindelia squarrosa	Gumweed	Asteraceae	N	UPL
Plantago lanceolata	English plantain	Plantaginaceae	I	FAC
Plantago major	Common plantain	Plantaginaceae	I	FAC
Rumex crispus	Curly dock	Polygonaceae	I	FAC
Solidago gigantea	Giant goldenrod	Asteraceae	N	FAC

TABLE 1
Vascular Plant Species List
Rivertown Longmont

Scientific Name	Common Name	Family	Origin*	Wetland Status**
Annual Graminoids				
Echinochloa crus-galli	Barnyard grass	Poaceae	I	FAC
Leptochloa fascicularis	Sprangletop	Poaceae	N	FACW
Panicum capillare	Witch grass	Poaceae	I	FAC
Polypogon monspeliensis	Rabbit foot grass	Poaceae	I	FACW
Annual Forbs				
Amaranthus blitoides	Mat amaranth	Amaranthaceae	I	FAC
Atriplex heterosperma	Variableseed saltbush	Chenopodiaceae	I	NL
Bidens cernua	Nodding beggar tick	Asteraceae	N	OBL
Helianthus annuus	Common sunflower	Asteraceae	N	FACU
Kochia scoparia	Kochia	Chenopodiaceae	I	FACU
Melilotus albus	White sweet clover	Fabaceae	I	FACU
Persicaria lapathifolia	Curlytop knotweed	Polygonaceae	N	OBL
Salsola australis (S. iberica)	Russian thistle	Chenopodiaceae	I	FACU
Sonchus arvensis	Perennial sow thistle	Asteraceae	I+	FAC
Spergularia rubra	Sand spurrey	Alsinaceae	I	FACU
Verbascum thapsus	Great mullein	Scrophulariaceae	I+	UPL
Xanthium strumarium	Cocklebur	Asteraceae	I	FAC

N = Native; I = Introduced; I+ = Colorado State Listed Noxious Weed

TABLE 2
Habitat Summary Table
IPaC Federally Listed & Candidate Wildlife of Concern
Rivertown Longmont

Species	Status	Habitat Requirements	Potential for Occurrence
Fish			
Greenback cutthroat trout *Oncorhynchus clarki stomias*	FT	Cold, clear, gravely headwater streams and mountain lakes that provide an abundant food supply of insects.	Does not occur near the project area. Below the elevational range.
Pallid sturgeon *Scaphirhynchus albus*	FE	Lower reaches of the Platte River and upper Missouri River.	Does not occur in project area. Water depletions will not impact this species.
Birds			
Least tern (interior population) *Sterna antillarum*	FE	Rivers with broad exposed sand bars.	Does not occur in project area. Water depletions will not impact this species.
Mexican spotted owl *Strix occidentalis lucida*	FT	Rocky canyons or forested mountains below 2,888 meters (9,500 feet) altitude. Nests in standing snags and hollow trees.	Does not occur in the project area, not appropriate habitat.
Piping plover *Charadrius melodus*	FT	Open ground away from water, often on broad exposed sand bars.	Does not occur in project area. Water depletions will not impact this species.
Whooping Crane *Grus americana*	FE	Muskeg, prairie pools, marshes.	Does not occur in project area. Water depletions will not impact this species.
Mammals			
Canada lynx *Lynx canadensis*	FT	Feeds primarily on snowshoe hare, which occur in coniferous forest above 2,438 meters (8,000 feet) in	Does not occur in the project area, not appropriate habitat,

TABLE 2
Habitat Summary Table
IPaC Federally Listed & Candidate Wildlife of Concern
Rivertown Longmont

		Colorado; requires dense cover for denning.	below the elevational range.
Preble's meadow jumping mouse *Zapus hudsonious preblei*	FT	Riparian areas with lush vegetation.	Does not occur in the project area, not appropriate habitat.

FE = Federally Endangered; FT = Federally Threatened

TABLE 3
State of Colorado Endangered, Threatened, & Species of Special Concern
Rivertown Longmont

Scientific Name	Common Name	State Status	Habitat Requirements	Potential for Occurrence
Fish				
Etheostoma cragini	Arkansas Darter	ST	Found only in tributaries of the Arkansas River	None
Hybognathus hankinsoni	Brassy Minnow	ST	Found in S. Platte and Republican Rivers.	None
Oncorhynchus clarki pleuriticus	Colorado River Cutthroat Trout	SC	Found in the Colorado River Basin.	None
Gila robusta	Colorado Roundtail Chub	SC	A large river fish found in western Colorado.	None
Luxilus cornutus	Common Shiner	ST	Found in tributary streams of the S. Platte River.	None
Platygobio gracilus	Flathead Chub	SC	Found in mainstems of turbid streams and rivers.	None
Etheostoma exile	Iowa Darter	SC	Found in some plains streams in northeastern Colorado.	None
Couesius plumbeus	Lake Chub	SE	Extirpated in Colorado (Woodling 1985).	None
Catostomus playtrhynchus	Mountain Sucker	SC	Found in smaller rivers and streams in northwestern Colorado.	None
Phoxinus eos	Northern Redbelly Dace	SE	Upper reach tributaries of the S. Platte and Platte River.	None
Hybognathus placitus	Plains Minnow	SE	Prefer main channel areas with some current and sandy bottoms. Found in eastern Colorado.	None
Etheostoma spectabile	Plains Orangethroat Darter	SC	Found in small streams of the Republican Basin.	None
Gila pandora	Rio Grande Chub	SC	Restricted to the Rio Grande Basin in Colorado.	None

TABLE 3
State of Colorado Endangered, Threatened, & Species of Special Concern
Rivertown Longmont

Oncorhynchus clarki virginalis	Rio Grande Cutthroat Trout	SC	Restricted to the Rio Grande Basin in Colorado.	None
Catostomus plebeius	Rio Grande Sucker	SE	Restricted to the Rio Grande Basin in southern Colorado.	None
Phoxinus erythrogaster	Southern Redbelly Dace	SE	One population known in Arkansas River tributary.	None
Noturus flavus	Stonecat	SC	Found in fast water riffles and runs of streams.	None
Phenacobius mirabilis	Suckermouth Minnow	SE	Found in riffle areas of warm prairie streams of all sizes.	None
Birds				
Falco peregrinus anatum	American Peregrine Falcon	SC	Nests of ledges of high cliffs.	No nesting habitat present within the project site.
Haliaeetus leucocephalus	Bald Eagle	SC	Large, mature cottonwoods or pines near large water bodies.	No nesting habitat present within the project site.
Athene cunicularia	Burrowing Owl	ST	Nest in rodent burrows in grasslands, shrublands, deserts, and grassy urban areas (golf courses).	None
Tympanuchus phasianellus columbianus	Columbian Sharp-Tailed Grouse	SC	Sagebrush shrublands.	None
Buteo regalis	Ferruginous Hawk	SC	Vast expanses of ungrazed or lightly grazed grassland and shrubland and shortgrass prairie.	None
Centrocercus urophasianus	Greater Sage-Grouse	SC	Sagebrush shrublands in northwestern Colorado.	None

TABLE 3
State of Colorado Endangered, Threatened, & Species of Special Concern
Rivertown Longmont

Grus canadensis tabida	Greater Sandhill Crane	SC	Breed in wetland habitats, particularly flooded fields and beaver ponds.	None
Centrocercus minimus	Gunnison Sage-Grouse	SC	Sage communities in the Gunnison Basin.	None
Tympanuchus pallidicinctus	Lesser Prairie-Chicken	ST	Optimal habitat is midgrass to tallgrass prairie for nests and winter cover.	None
Numenius americanus	Long-Billed Curlew	SC	Shortgrass prairie.	None
Charadrius montanus	Mountain Plover	SC	Grazed shortgrass prairie and fallow fields.	None
Tympanuchus phasianellus jamesii	Plains Sharp-Tailed Grouse	SE	Rolling hills with scrub oak thickets and grassy glades.	None
Charadrius alexandrinus	Western Snowy Plover	SC	Sandy open beaches, dry salt flats, dredge spoils, and river bars.	None
Coccyzus americanus	Western Yellow-billed Cuckoo	SC	Found along major river drainages.	None
Mammals				
Cynomys ludovicianus	Black-tailed prairie dog	SC	Found along the Front Range where suitable soil types are present.	None
Thomomys bottae rubidus	Botta's pocket gopher	SC	Occurs in southern Colorado.	None
Vulpes macrotis	Kit Fox	SE	Western Colorado, Delta and Montrose Counties.	None
Thomomys talpoides macrotis	Northern Pocket Gopher	SC	Deep, tractable soils, heavily compacted soils, and shallow gravels	None
Lontra canadensis	River Otter	ST	Riparian habitat, usually live in bank dens abandoned by beavers.	None

TABLE 3
State of Colorado Endangered, Threatened, & Species of Special Concern
Rivertown Longmont

Vulpes velox	Swift Fox	SC	Short grass and mixed-grass prairies of the Great Plains.	None
Corynorhinus townsendii pallenscens	Townsend's Big-Eared Bat	SC	Abandoned mine sites, attics.	None
Gulo gulo	Wolverine	SE	Alpine and montane	None
Amphibians				
Bufo boreas boreas	Boreal Toad	SE	High altitude wetlands, ponds, etc.	None
Scaphiopus couchii	Couch's Spadefoot	SC	Southeastern Colorado	None
Gastrophryne olivacea	Great Plains Narrowmouth Toad	SC	Extreme southeastern Colorado.	None
Acris crepitans	Northern Cricket Frog	SC	Found in Yuma, Weld and Morgan Counties at elevations between 3,500–3,600 feet.	None
Rana pipiens	Northern Leopard Frog	SC	Wet meadows and the banks of and shallows of marshes, ponds, lakes, streams, irrigation ditches.	Potential habitat present.
Rana blairi	Plains Leopard Frog	SC	Eastern Colorado and southeastern Colorado.	None
Rana sylvatica	Wood Frog	SC	Montane forest woodlands in north central Colorado.	None
Reptiles				
Cnemidophorus neotesselatus	Triploid Checkered Whiptail	SC	Foothills of the Rocky Mountains in Fremont County eastward to Pueblo and Stone City in Pueblo County.	None
Crotalus viridis concolor	Midget Faded Rattlesnake	SC	Desert lands in northwestern Colorado.	None

TABLE 3
State of Colorado Endangered, Threatened, & Species of Special Concern
Rivertown Longmont

Gambelia wislizenii	Longnose Leopard Lizard	SC	Occurs in west-central Colorado and extreme southwestern Colorado.	None
Kinosternon flavescens	Yellow Mud Turtle	SC	Occurs in eastern Colorado.	None
Lampropeltis getula	Common King Snake	SC	Occurs in southwestern and southeastern Colorado.	None
Leptotyphlops dulcis	Texas Blind Snake	SC	Occurs in extreme southeastern Colorado.	None
Phrynosoma cornutum	Texas Horned Lizard	SC	Occurs in southeastern Colorado.	None
Phrynosoma modestum	Roundtail Horned Lizard	SC	Occurs in extreme northwestern Otero County.	None
Sistrurus catenatus	Massasauga	SC	Occurs in shortgrass prairie habitats in southeastern Colorado.	None
Thamnophis sirtalis	Common Garter Snake	SC	Restricted to aquatic, wetland and riparian habitats at elevations below 6,000 feet: seldom found at isolated ponds.	None

SE = State Endangered; ST = State Threatened; SC = State Special Concern (not a statutory category)

TABLE 4
USFWS IPaC Migratory Birds of Conservation Concern
Rivertown Longmont

Species	Habitat Requirements	Potential for Occurrence	Project Related Impacts
Bald Eagle *Haliaeetus leucocephalus*	Areas along rivers or lakes with large trees for nesting and roosting.	Likely to occur along the river as it hunts the river and nearby ponds.	None. No nesting habitat is found within the project boundary. The project will not impact riparian habitat. No trees large enough to be used as singular or communal roosts are found within the project site but are available nearby along the St. Vrain River.
Burrowing Owl *Athene cunicularia*	Open areas with burrows created by small mammals.	None	None
Cassin's Sparrow *Aimophila cassinii*	Heavily grazed grassland of eastern Colorado where cholla, yucca, rabbitbrush, and sand sage provide cover.	None	None
Chestnut-collared Longspur *Calcarius ornatus*	Found in tallgrass prairie in northern Colorado.	None	None
Golden Eagle *Aquila chrysaetos*	Golden Eagles live in open and semi-open country featuring native vegetation across most of the Northern Hemisphere. They avoid developed areas and uninterrupted stretches of forest. They are found primarily in mountains up to 12,000 feet, canyonlands, rimrock terrain, and riverside cliffs and bluffs. Golden Eagles nest on cliffs and steep	None	None

TABLE 4
USFWS IPaC Migratory Birds of Conservation Concern
Rivertown Longmont

Species	Habitat Requirements	Potential for Occurrence	Project Related Impacts
	escarpments in grassland, chapparal, shrubland, forest, and other vegetated areas.		
Lark Bunting *Calamospiza melanocorys*	Plains, prairies, meadows and sagebrush. Winters in cultivated lands, brushy areas, and desert.	None	None
Lesser Yellowlegs *Tringa flavipes*	Breeds only in Alaska through Quebec.	None	None
Lewis's Woodpecker *Melanerpes lewis*	Open pine forests, burnt over area that provide snags and stumps, riparian areas and pinyon/juniper woodlands.	None	None
Long-Billed Curlew *Numenius americanus*	Expansive blocks of native shortgrass prairie.	None	None
Mccown's Longspur *Calcarius mccownii*	Endemic to the shortgrass prairie ecosystem; need heavily grazed cattle pastures with low density vegetation (Wickersham 2016).	None	None
Semipalmated Sandpiper *Calidris pusilla*	Breeds in sub-arctic tundra and overwinters along the coasts of South America. Migrates east of project site.	None	None
Sprague's Pipit *Anthus spragueii*	Breeds only in Alaska; a bird of conservation concern throughout its range. Infrequent visitor to Colorado.	None	None
Whimbrel *Numenius phaeopus*	Breeds only in Alaska; a bird of conservation concern throughout its range. Infrequent visitor to Colorado.	None	None

TABLE 4
USFWS IPaC Migratory Birds of Conservation Concern
Rivertown Longmont

Species	Habitat Requirements	Potential for Occurrence	Project Related Impacts
Willet *Tringa semipalmata*	In Colorado only found in North Park.	None	None
Willow Flycatcher *Empidonax traillii*	Riparian thickets in the foothills and montane zones and willow-dominated open valleys and mountain parks – usually distant from trees.	None	None

11.0 PHOTOS

Photo 1. The Longmont 20 project is located on a terrace south of a steep man-made bank that slopes down to St. Vrain Creek. The property line approximately follows the top of the bank. (10/30/20).

Photo 2. Within the 250-foot setback from St. Vrain Creek, old concrete bunkers contain stockpiles from former gravel mining operations. (10/30/20).

Photo 3. The disturbed project site is part of a former gravel mining operation and contains several abandoned stockpiles and gravel ponds (10/30/20).

Photo 4. Most of the project site consists of disturbed uplands with low vegetation cover created by the gravel mining operation. (10/30/20).

Photo 5. Weeds dominate the uplands along the northern property boundary (10/30/20).

Photo 6. This depression created by gravel mining supports is vegetated by a mix of wetland and upland species (10/30/20).

Photo 7. Wetland A: Abandoned gravel pond with wetland and riparian vegetation at the margin. (10/30/20).

Photo 8. Weeds including tamarisk, a state-listed noxious shrub, dominate the gravel pond banks. View is looking south from the north bank of Wetland A. (10/30/20).

Photo 9. Southern gravel pond (Wetland C) supports a mature stand of white poplar along its steep bank (10/30/20).

Photo 10. The depression in the northeast part of the mined area is vegetated by cattails and reed canarygrass and a developing woody canopy of Russian olive and plains cottonwood. (10/30/20).

Photo 11. A culvert connects Wetland C (Photo 8) and Wetland D, shown above. Stands of native sandbar willow surround the ponds (10/30/20).

Photo 12. The small gravel pond in the north abuts the embankment along the property boundary. (10/30/20).

12.0 REFERENCES

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APPENDIX A. IPAC TRUST RESOURCES REPORT

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Colorado Ecological Services Field Office
Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
Phone: (303) 236-4773 Fax: (303) 236-4005
http://www.fws.gov/coloradoES
http://www.fws.gov/platteriver

In Reply Refer To: November 09, 2020
Consultation Code: 06E24000-2021-SLI-0150
Event Code: 06E24000-2021-E-00379
Project Name: Longmont 20

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Colorado Ecological Services Field Office
Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
(303) 236-4773

Project Summary

Consultation Code: 06E24000-2021-SLI-0150

Event Code: 06E24000-2021-E-00379

Project Name: Longmont 20

Project Type: DEVELOPMENT

Project Description: re-use of old brown field site

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/40.16103325843183N105.12400794694976W

Counties: Boulder, CO

Endangered Species Act Species

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 5 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Canada Lynx *Lynx canadensis* Population: Wherever Found in Contiguous U.S. There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3652	Threatened
Preble's Meadow Jumping Mouse *Zapus hudsonius preblei* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4090	Threatened

Birds

NAME	STATUS
Least Tern *Sterna antillarum* Population: interior pop. No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: ▪ Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/8505	Endangered
Mexican Spotted Owl *Strix occidentalis lucida* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8196	Threatened
Piping Plover *Charadrius melodus* Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is **final** critical habitat for this species. Your location is outside the critical habitat. This species only needs to be considered under the following conditions: ▪ Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Whooping Crane *Grus americana* Population: Wherever found, except where listed as an experimental population There is **final** critical habitat for this species. Your location is outside the critical habitat. This species only needs to be considered under the following conditions: ▪ Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/758	Endangered

Fishes

NAME	STATUS
Greenback Cutthroat Trout *Oncorhynchus clarkii stomias* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2775	Threatened
Pallid Sturgeon *Scaphirhynchus albus* No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: ▪ Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/7162	Endangered

Flowering Plants

NAME	STATUS
Ute Ladies'-tresses *Spiranthes diluvialis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2159	Threatened
Western Prairie Fringed Orchid *Platanthera praeclara* No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: ▪ Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/1669	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Jul 31
Burrowing Owl *Athene cunicularia* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9737	Breeds Mar 15 to Aug 31

NAME	BREEDING SEASON
Cassin's Sparrow *Aimophila cassinii* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9512	Breeds Aug 1 to Oct 10
Chestnut-collared Longspur *Calcarius ornatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 10
Golden Eagle *Aquila chrysaetos* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Lark Bunting *Calamospiza melanocorys* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 10 to Aug 15
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Lewis's Woodpecker *Melanerpes lewis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9408	Breeds Apr 20 to Sep 30
Long-billed Curlew *Numenius americanus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5511	Breeds Apr 1 to Jul 31
Mccown's Longspur *Calcarius mccownii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9292	Breeds May 1 to Aug 15
Semipalmated Sandpiper *Calidris pusilla* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Sprague's Pipit *Anthus spragueii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8964	Breeds elsewhere

NAME	BREEDING SEASON
Whimbrel *Numenius phaeopus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9483	Breeds elsewhere
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Willow Flycatcher *Empidonax traillii* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/3482	Breeds May 20 to Aug 31

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

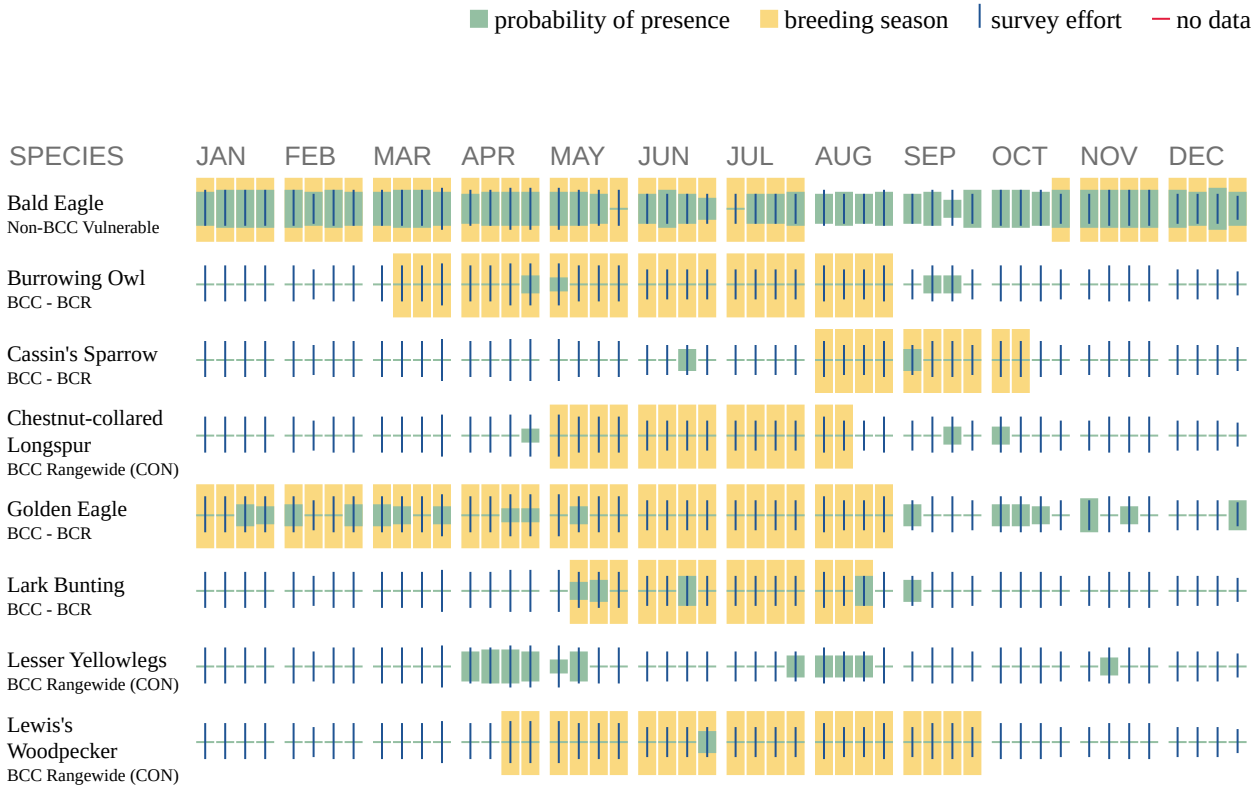
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

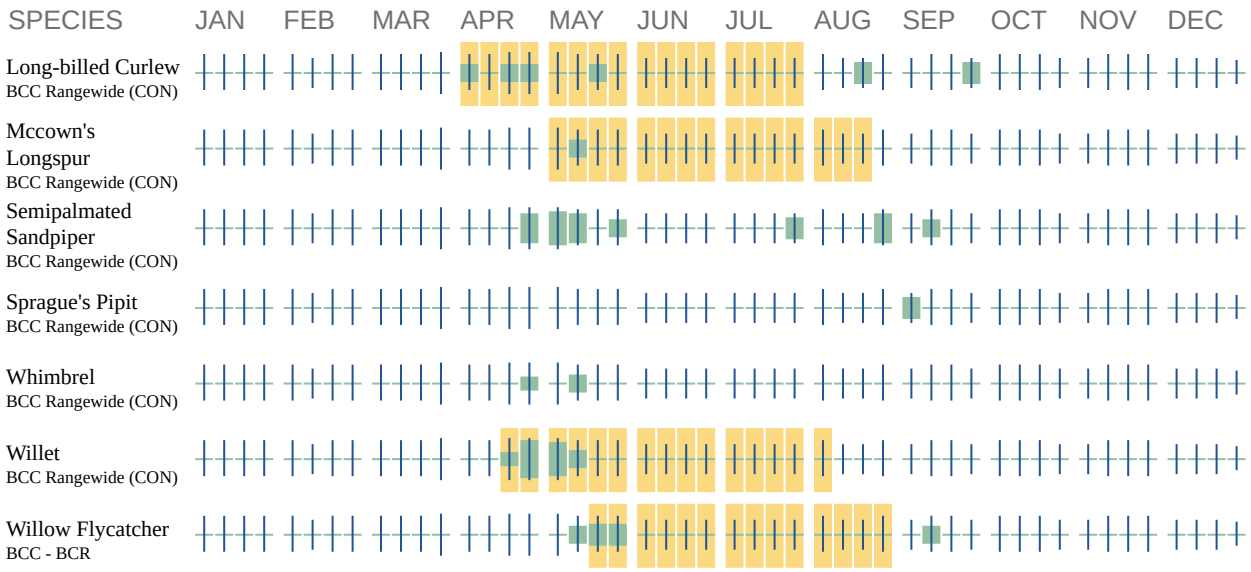
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.
Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ “What does IPaC use to generate the migratory birds potentially occurring in my specified location”. Please be aware this report provides the “probability of presence” of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

- PEM1F

FRESHWATER POND

- PUBFx

RIVERINE

- R2UBG

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

March 2, 2021

Mr. Tony DeSimone
Longmont Rivertown SPE, LLC
430 Indiana Street, Suite 200
Golden, CO 80401

Re: Rivertown Longmont
Longmont, CO
LSC #190171

Dear Mr. DeSimone:

In response to your request, LSC Transportation Consultants, Inc. has prepared this updated traffic impact analysis for the proposed Rivertown Longmont development to address City comments. This site was recently studied in the March, 2019 *21. S. Sunset TIA* by LSC. As shown on Figure 1, the site is located north of Boston Avenue and west of S. Sunset Street in Longmont, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways; the projected long-term background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts or the impacts from growth in background traffic.

LAND USE AND ACCESS

The site is proposed to include about 320 apartment dwelling units, about 14 duplex dwelling units, about 5,000 square feet of retail space, and about 15,000 square feet of office space. Access is proposed from one full movement location on S. Sunset Street and two existing full movement access locations on Boston Avenue that are accessible to the site via existing access easements. Figure 2 shows the conceptual site plan.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Hover Street** is a north-south, four-lane arterial west of the site. The intersection with Boston Avenue is signalized with auxiliary turn lanes. The posted speed limit in the vicinity of the site is 45 mph. The *Longmont 2035 Preferred Roadway Plan* recommends widening from four lanes to six lanes from Rogers Road south to SH 119 by 2035.

- **Boston Avenue** is an east-west, two-lane neighborhood collector roadway south of the site. The intersection with S. Sunset Street is signalized with auxiliary lanes. The posted speed limit in the vicinity of the site is 35 mph. The *Longmont 2035 Preferred Roadway Plan* recommends extending Boston Avenue east to Pratt Parkway by 2035.

- **S. Sunset Street** is a north-south, two-lane collector roadway west of the site. North of Boston Avenue it is a neighborhood collector and south of Boston Avenue it is a primary collector. The intersections with Nelson Road and Boston Avenue are signalized with auxiliary turn lanes. The intersection with E. 3rd Avenue is all-way stop-sign controlled. The posted speed limit in the vicinity of the site is 35 mph.

- **3rd Avenue** is a two-lane neighborhood collector roadway north of the site. The intersection with S. Sunset Street is all-way stop-sign controlled. The posted speed limit in the vicinity of the site is 25 mph.

Existing Traffic Conditions

Figure 3a shows the existing lane geometries, traffic controls, posted speed limits, and traffic volumes in the site's vicinity on a typical weekday. The weekday peak-hour traffic volumes and daily traffic counts are from the attached traffic counts conducted by Counter Measures in October and November, 2020. Figure 3b shows the existing traffic volumes adjusted for the ongoing pandemic based on comparing the traffic volumes in Figure 3a with the 2019 existing traffic volumes from Figure 3 of the March, 2019 *21. S. Sunset TIA* by LSC.

2023 and 2040 Background Traffic

Figure 4 shows the estimated 2023 background traffic which assumes an annual growth rate of 0.7 percent from 2020 to 2023.

Figure 5 shows the estimated 2040 background traffic which assumes an annual growth rate of 0.5 percent from 2023 to 2040.

Existing, 2023, and 2040 Background Levels of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for signalized and unsignalized intersections.

The intersections in Figures 3b, 4, and 5 were analyzed as appropriate to determine the existing, 2023 background, and 2040 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **S. Sunset Street/E. 3rd Avenue:** This all-way stop-sign controlled intersection currently operates at an overall LOS "C" or better during both peak-hours and is expected to operate at LOS "D" or better through 2040.

- **Hover Street/Rogers Road/Boston Avenue**: This signalized intersection currently operates at an overall LOS "B" during both morning and afternoon peak-hours and is expected to do so through 2040 with future widening of Hover Street from four to six lanes between 2023 and 2040.

- **Boston Avenue/West Site Access:** All movements at this stop-sign controlled intersection currently operate at LOS "B" or better and are expected to do so through 2040.

- **Boston Avenue/East Site Access:** All movements at this stop-sign controlled intersection currently operate at LOS "B" or better and are expected to do so through 2040.

- **S. Sunset Street/Boston Avenue:** This signalized intersection currently operates at an overall LOS "B" during both morning and afternoon peak-hours and is expected to operate at LOS "C" or better through 2040.

- **S. Sunset Street/Nelson Road:** This signalized intersection currently operates at an overall LOS "A" during the morning peak-hour and LOS "B" during the afternoon peak-hour and is expected to operate at LOS "B" or better through 2040.

TRIP GENERATION

Table 2 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 3,404 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 58 vehicles would enter and about 125 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 153 vehicles would enter and about 117 vehicles would exit.

TRIP DISTRIBUTION

Figure 6 shows the estimated short-term (2023) and long-term (2040) directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; the site's proposed land use; and coordination with City staff.

TRIP ASSIGNMENT

Figures 7a and 7b show the estimated short-term (2023) and long-term (2040) site-generated traffic volumes based on the trip generation estimate (from Table 2) and the directional distribution in Figure 6.

2023 AND 2040 TOTAL TRAFFIC

Figure 8 shows the 2023 total traffic which is the sum of 2023 background traffic volumes (from Figure 4) and the short-term (2023) site-generated traffic volumes (from Figure 7a). Figure 8 also shows the recommended lane geometry and traffic control.

Figure 9 shows the 2040 total traffic which is the sum of 2040 background traffic volumes (from Figure 5) and the long-term (2040) site-generated traffic volumes (from Figure 7b). Figure 9 also shows the 2040 recommended lane geometry and traffic control.

PROJECTED LEVELS OF SERVICE

The intersections in Figures 8 and 9 were analyzed to determine the 2023 and 2040 total traffic levels of service. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **S. Sunset Street/E. 3rd Avenue:** This all-way stop-sign controlled intersection is expected to operate at LOS "D" or better during both peak-hours through 2040 with or without development of the site.

- **S. Sunset Street/Site Access:** All movements at this unsignalized intersection are expected to operate at LOS "C" or better during both peak-hours through 2040.

- **Hover Street/Rogers Road/Boston Avenue**: This signalized intersection is expected to operate at an overall LOS "B" during both morning and afternoon peak-hours through 2040 with the widening of Hover Street from four to six lanes between 2023 and 2040. The mitigated scenario shows a few minor LOS benchmark violations can be mitigated.

- **Boston Avenue/West Site Access:** All movements at this unsignalized intersection are expected to operate at LOS "B" or better during both peak-hours through 2040.

- **Boston Avenue/East Site Access:** All movements at this unsignalized intersection are expected to operate at LOS "B" or better during both peak-hours through 2040.

- **S. Sunset Street/Boston Avenue:** This signalized intersection is expected to operate at an overall LOS "C" or better during both morning and afternoon peak-hours through 2040 with or without development of the site. The mitigated scenario shows a minor LOS benchmark violation can be mitigated.

- **S. Sunset Street/Nelson Road:** This signalized intersection is expected to operate at an overall LOS "C" or better during both morning and afternoon peak-hours through 2040 with or without development of the site. The mitigated scenario shows a minor LOS benchmark violation can be mitigated.

QUEUING ANALYSIS

Table 3 shows the projected eastbound queue lengths from the S. Sunset Street/Boston Avenue intersection are not expected to block the eastern site access intersection.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. The site is projected to generate about 3,404 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 58 vehicles would enter and about 125 vehicles would exit the site. During the afternoon peak-hour, about 153 vehicles would enter and about 117 vehicles would exit.

Projected Levels of Service

2. The signalized intersections are expected to operate at an overall LOS "C" or better during both morning and afternoon peak-hours through 2040. There are a few minor LOS benchmark violations that can be mitigated as shown in Table 1.

3. All movements at the unsignalized two-way stop-sign controlled intersections are expected to operate at LOS "C" or better through 2040.

4. The all-way stop-sign controlled S. Sunset Street/E. 3rd Avenue intersection is expected to operate at an overall LOS "D" or better through 2040.

Recommendations

5. The City of Longmont should widen Hover Street from four lanes to six lanes by 2040 per the *Longmont 2035 Preferred Roadway Plan*.

6. The City of Longmont should extend Boston Avenue east to Pratt Parkway by 2040 per the *Longmont 2035 Preferred Roadway Plan*.

7. The proposed site access approach to S. Sunset Street should be stop-sign controlled.

8. The applicant should provide a left-turn lane on S. Sunset Street approaching the proposed site access. The projected turning volumes are relatively low so a 100-foot left-turn storage lane would be an appropriate dimension.

9. The right-turn volumes entering the site are all expected to be less than 50 vph and not require a dedicated right-turn lane per CDOT standards. In addition, the combination of right-turn volume and through volume does not require right-turn lanes per the City of Longmont standards.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Rivertown Longmont development. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By_____
Christopher S. McGranahan, PE, PTOE
Principal

CSM/wc 3-2-21

Enclosures: Tables 1 and 2
Figures 1 - 9
City of Longmont Scoping Form
Traffic Count Reports
Level of Service Definitions
Level of Service Reports

W:\LSC\Projects\2019\190171-RivertownLongmont\Report\March-2021\RivertownLongmont-030221.wpd

Table 1
Intersection Levels of Service Analysis
Rivertown Longmont
Longmont, CO
LSC #190171; March, 2021

		Existing Traffic		2023 Background Traffic		2023 Total Traffic		2040 Background Traffic		2040 Total Traffic		2040 Total Traffic Mitigated	
Intersection Location	Traffic Control	Level of Service AM	Level of Service PM	Level of Service AM	Level of Service PM	Level of Service AM	Level of Service PM	Level of Service AM	Level of Service PM	Level of Service AM	Level of Service PM	Level of Service AM	Level of Service PM
S. Sunset Street/3rd Avenue	AWSC												
NB Approach		B	C	B	D	C	D	C	E	C	E		
EB Approach		B	B	B	B	B	C	B	C	C	C		
WB Approach		C	C	C	C	C	C	D	C	D	C		
SB Approach		C	B	C	B	C	B	C	B	C	C		
Entire Intersection Delay (sec /veh)		15.6	17.6	16.7	19.1	18.2	22.8	20.9	25.7	23.4	31.9		
Entire Intersection LOS		C	C	C	C	C	C	C	D	C	D		
S. Sunset Street/Site Access	TWSC												
NB Left		--	--	--	--	A	A	--	--	A	A		
EB Approach		--	--	--	--	C	B	--	--	C	B		
Critical Movement Delay		--	--	--	--	15.8	14.6	--	--	16.3	14.2		
Hover Street/Rogers Road/Boston Avenue	Signalized												
EB Left		D	D	D	D	D	D	D	D	D	D	D	D
EB Through/Right		D	D	D	D	D	D	D	D	D	D	D	D
WB Left		E	E	E	E	E	E	E	E	E	E	D	D
WB Through/Right		C	D	C	D	D	D	C	D	D	D	C	C
NB Left		B	B	B	B	B	B	B	B	B	B	C	B
NB Through		A	B	A	B	A	B	A	B	B	B	B	C
NB Right		A	A	A	A	A	A	A	A	A	A	A	A
SB Left		A	B	A	C	A	C	A	C	A	C	B	C
SB Through/Right		A	A	A	A	A	A	A	A	A	A	B	A
Entire Intersection Delay (sec /veh)		10.9	14.5	11.2	14.9	12.3	16.7	12.1	16.3	13.1	18.4	15.2	21.3
Entire Intersection LOS		B	B	B	B	B	B	B	B	B	B	B	C
Boston Avenue/West Site Access	TWSC												
EB Left		A	A	A	A	A	A	A	A	A	A		
SB Approach		B	B	B	B	B	B	B	B	B	B		
Critical Movement Delay		12.1	12.3	12.4	12.5	11.7	13.3	13.0	13.0	12.0	13.8		
Boston Avenue/East Site Access	TWSC												
EB Left		A	A	A	A	A	A	A	A	A	A		
SB Approach		B	B	B	B	B	B	B	B	B	B		
Critical Movement Delay		12.1	11.7	12.4	11.9	12.7	12.5	12.9	12.4	13.3	13.0		
S. Sunset Street/Boston Avenue	Signalized												
EB Left		B	B	B	B	B	B	B	B	B	B	A	
EB Through/Right		B	B	B	B	B	B	B	B	B	B	B	
WB Left		D	C	D	C	E	C	E	D	E	D	D	
WB Through/Right		B	B	B	B	B	B	B	B	B	B	A	
NB Left		B	A	B	A	B	B	B	B	C	B	C	
NB Through		B	B	B	B	B	B	B	B	B	B	B	
NB Right		A	A	A	A	A	A	A	A	A	A	A	
SB Left		B	A	B	A	B	A	B	A	B	B	B	
SB Through/Right		B	A	B	A	B	A	B	A	C	B	C	
Entire Intersection Delay (sec /veh)		17.7	11.9	18.3	12.6	19.5	13.0	21.4	13.6	23.0	14.0	21.1	
Entire Intersection LOS		B	B	B	B	B	B	C	B	C	B	C	
S. Sunset Street/Nelson Road	Signalized												
EB Left		B	C	B	C	B	C	B	C	B	D		D
EB Through/Right		A	A	A	A	A	A	A	A	A	A		B
WB Left		B	A	B	A	B	A	B	A	B	A		A
WB Through		B	A	B	A	B	A	B	A	B	A		B
WB Right		A	A	A	A	A	A	A	A	A	A		A
NB Left		A	B	A	B	A	C	A	C	A	C		B
NB Through/Right		A	C	A	C	A	C	A	D	A	D		C
SB Left		A	C	A	C	A	C	A	D	A	E		D
SB Through		B	B	B	B	B	B	B	B	B	C		B
SB Right		A	A	A	A	A	A	A	A	A	A		A
Entire Intersection Delay (sec /veh)		9.9	15.4	10.4	16.0	10.7	17.1	11.1	19.2	11.3	21.3		20.7
Entire Intersection LOS		A	B	B	B	B	B	B	B	B	C		C

(1) The proposed mitigation is minor traffic signal timing changes and the implementation of a protected/permissive movement for the westbound left-turn from Boston Avenue to Hover Road.

Table 2
ESTIMATED TRAFFIC GENERATION
Rivertown Longmont
Longmont, CO
LSC #190171; March, 2021

		Trip Generation Rates [1]					Vehicle-Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Apartments [2]	320 DU [3]	7.32	0.115	0.354	0.353	0.207	2,342	37	113	113	66
Duplex Units [4]	14 DU	9.44	0.185	0.555	0.624	0.366	132	3	8	9	5
Retail [5]	5.0 KSF [6]	156.80	0.583	0.357	5.684	6.157	784	3	2	28	31
Office [7]	15.0 KSF [6]	9.74	0.998	0.162	0.184	0.966	146	15	2	3	15
						Total =	**3,404**	**58**	**125**	**153**	**117**
						Passby Trips [8] =	267	1	1	10	10
						Net External Trips =	**3,137**	**57**	**124**	**143**	**107**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017
(2) ITE Land Use No. 220 - Multifamily Housing (Low Rise)
(3) DU = Dwelling Unit
(4) ITE Land Use No. 210 - Single-Family Detached Housing
(5) ITE Land Use No. 820 - Shopping Center - formula rates used for daily and afternoon peak-hour.
(6) KSF = 1,000 square feet
(7) ITE Land Use No. 710 - General Office Building
(8) Passby trips are assumed to 34 percent of the retail trips.

Table 3
Queuing Analysis
Rivertown Longmont
Longmont, CO
LSC #190171; March, 2021

Intersection Location	2041 Total Traffic AM Peak (feet)	2041 Total Traffic PM Peak (feet)
S. Sunset Street/Boston Avenue		
EB Left	14	37
EB Through	129	146
WB Left	187	114
WB Through	64	93
NB Left	76	60
NB Through	114	243
NB Right	31	42
SB Left	53	31
SB Through	321	122

Figure 1

Vicinity Map

Rivertown Longmont (LSC #190171)

LSC TRANSPORTATION CONSULTANTS, INC.

N

Approximate Scale
Scale: NTS

Figure 2

Site Plan

Rivertown Longmont (LSC #190171)

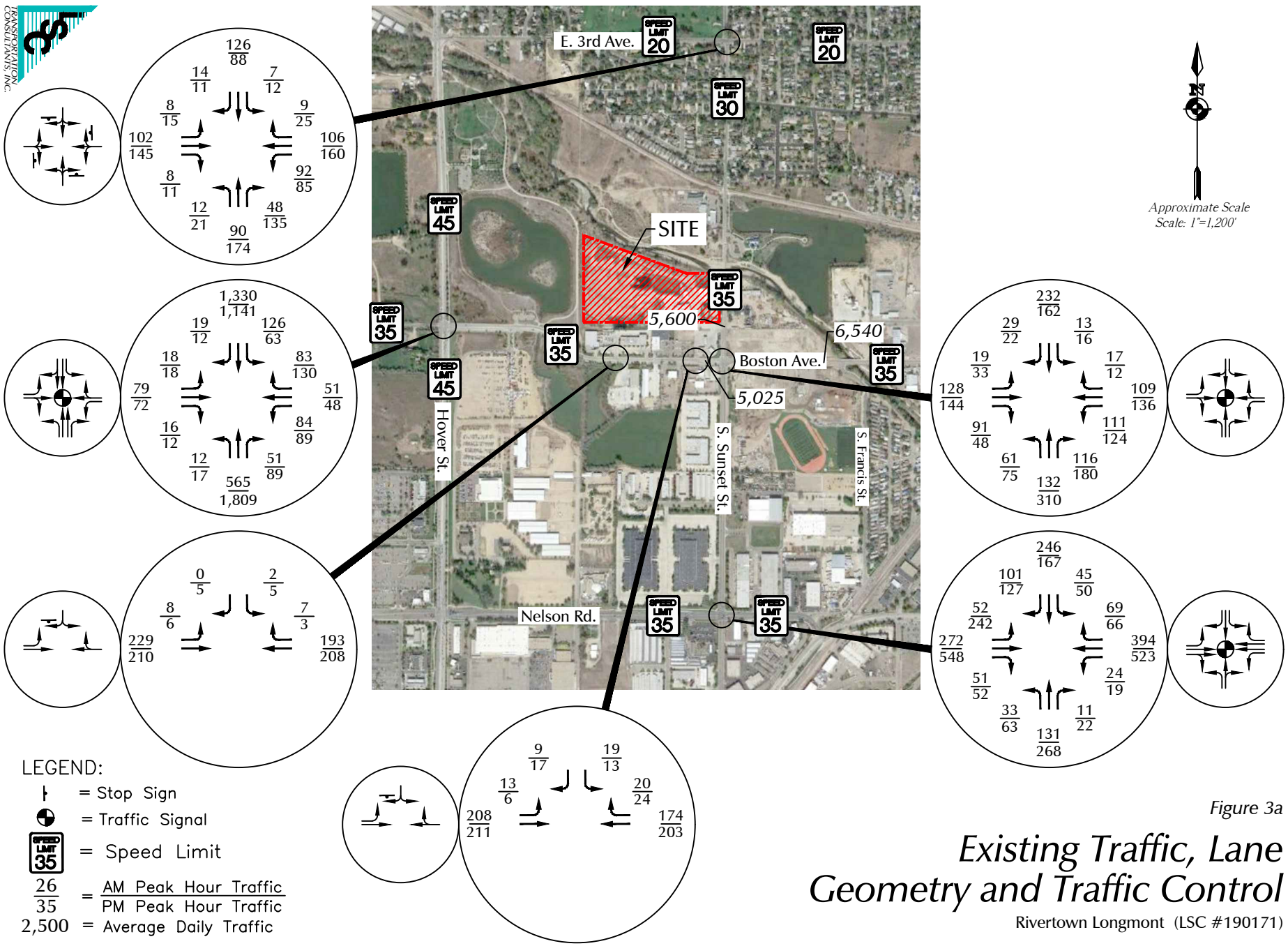
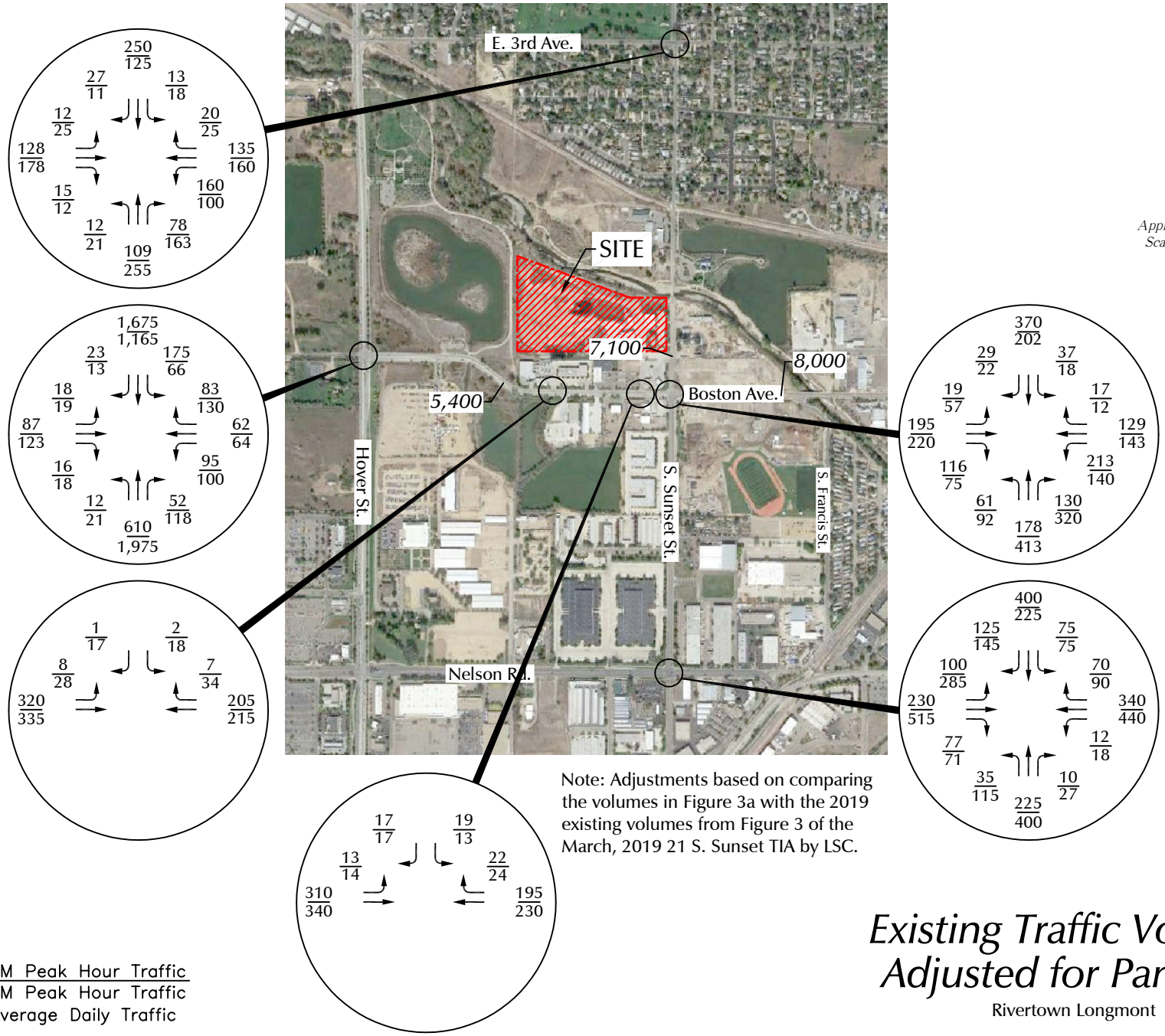


Figure 3a

Existing Traffic, Lane Geometry and Traffic Control

Rivertown Longmont (LSC #190171)



Note: Adjustments based on comparing the volumes in Figure 3a with the 2019 existing volumes from Figure 3 of the March, 2019 21 S. Sunset TIA by LSC.

LEGEND:

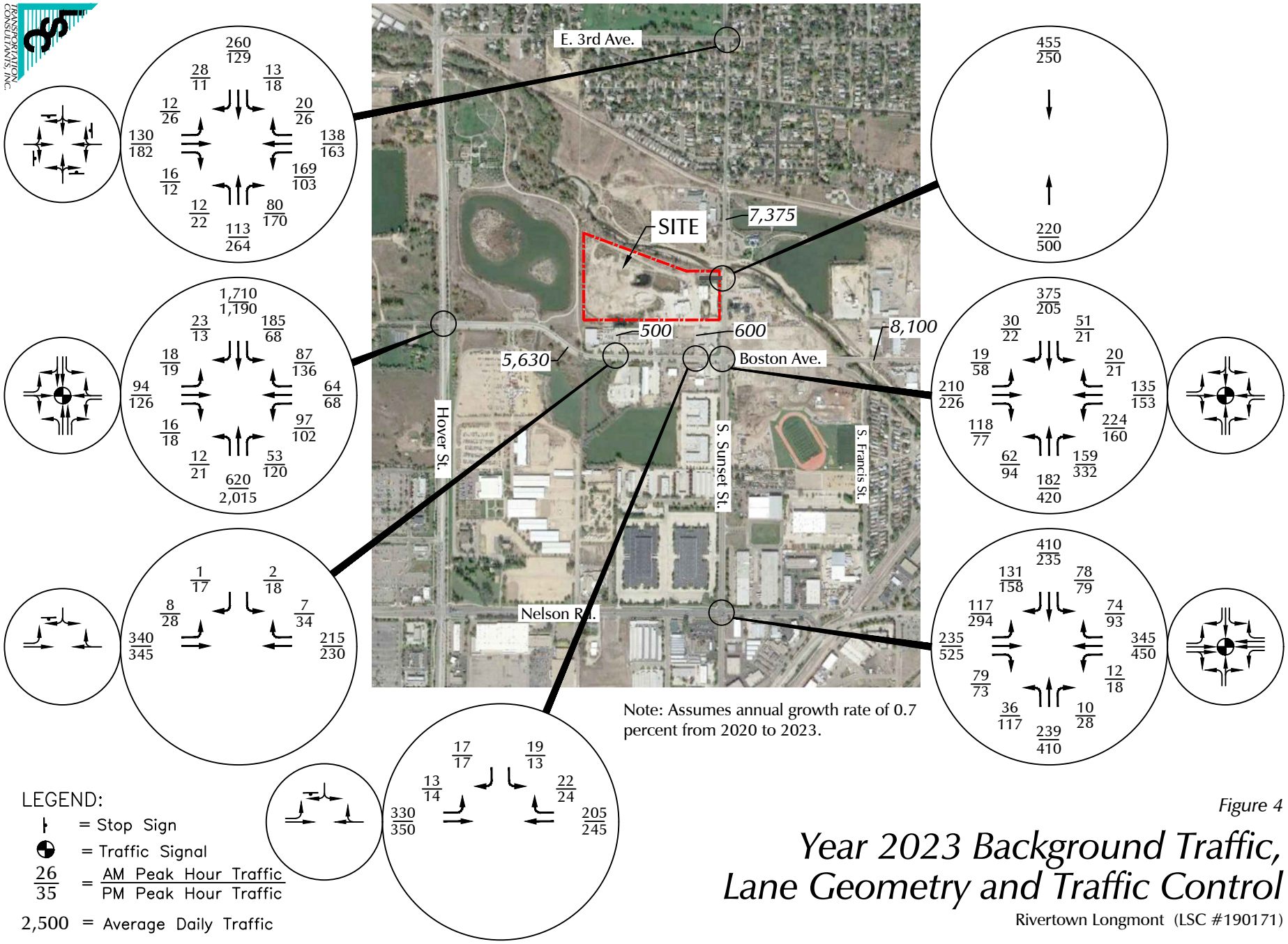
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

2,500 = Average Daily Traffic

Figure 3b

Existing Traffic Volumes Adjusted for Pandemic

Rivertown Longmont (LSC #190171)



Note: Assumes annual growth rate of 0.7 percent from 2020 to 2023.

LEGEND:

= Stop Sign

= Traffic Signal

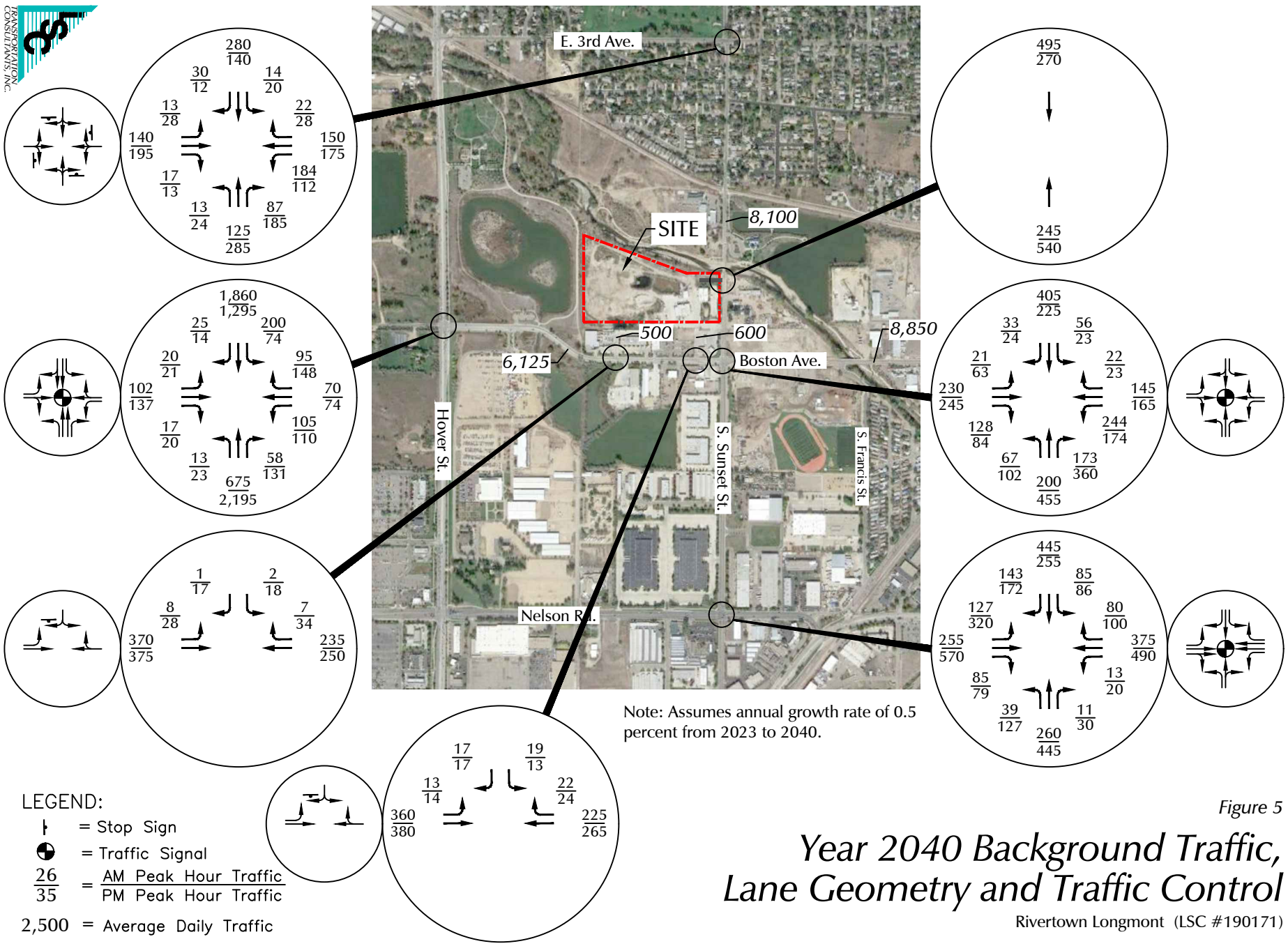
26/35 = AM Peak Hour Traffic / PM Peak Hour Traffic

2,500 = Average Daily Traffic

Figure 4

Year 2023 Background Traffic, Lane Geometry and Traffic Control

Rivertown Longmont (LSC #190171)

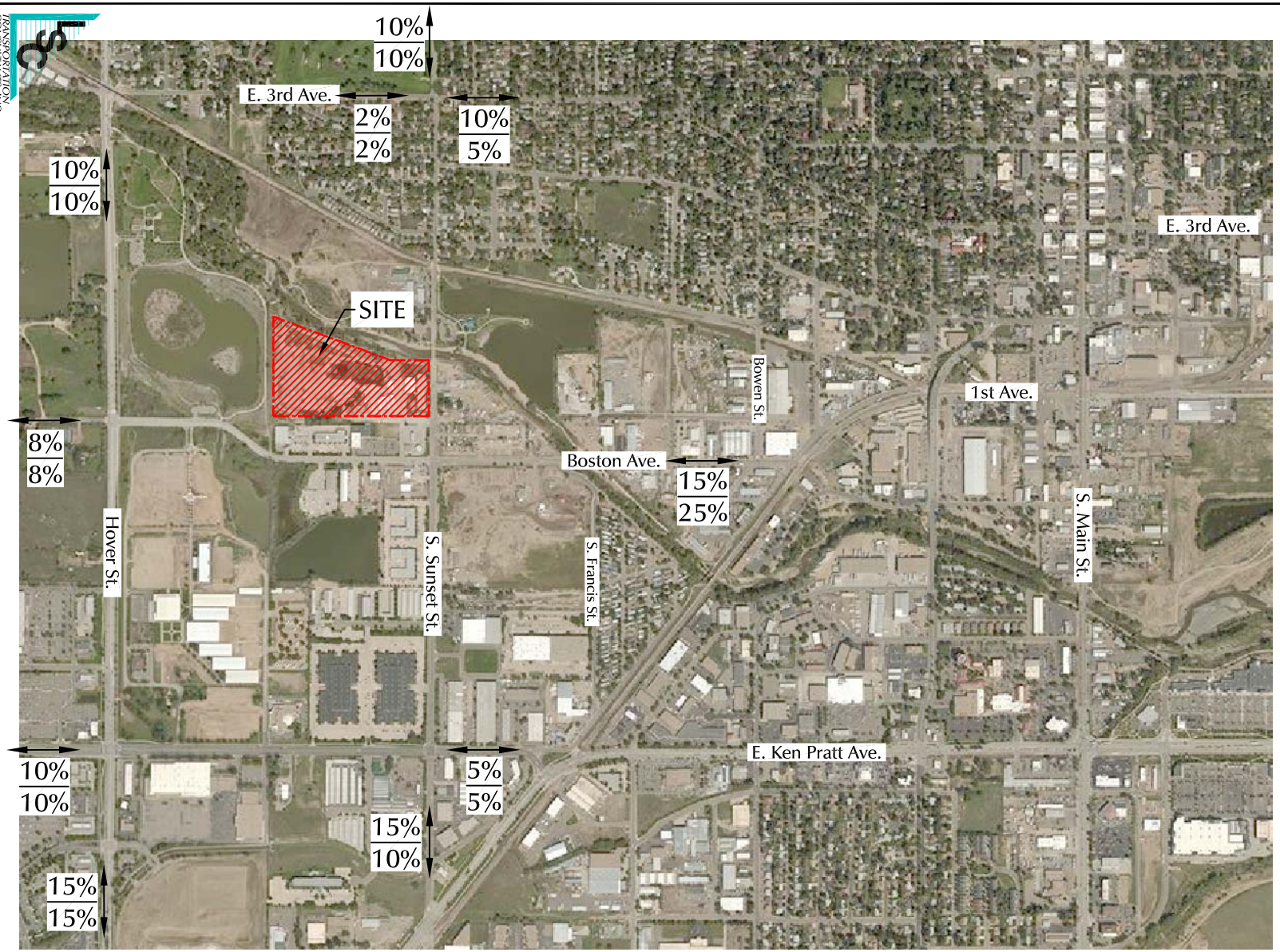


Note: Assumes annual growth rate of 0.5 percent from 2023 to 2040.

Figure 5

Year 2040 Background Traffic, Lane Geometry and Traffic Control

Rivertown Longmont (LSC #190171)



Approximate Scale
Scale: 1"=1,200'

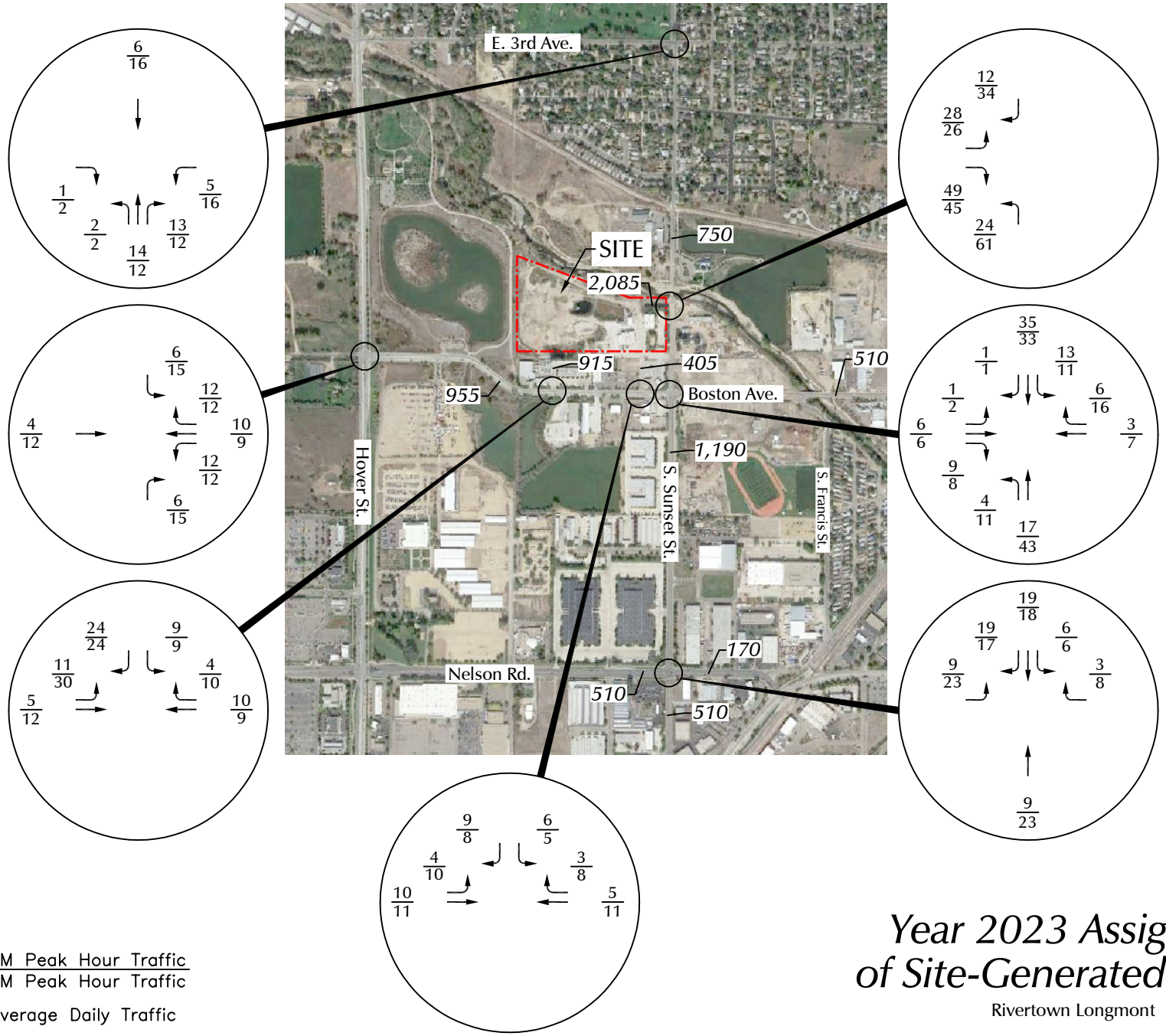
LEGEND:

$\frac{25\%}{25\%}$ = $\frac{\text{2023 Percent Directional Distribution}}{\text{2040 Percent Directional Distribution}}$

Figure 6

Directional Distribution of Site-Generated Traffic

Rivertown Longmont (LSC #190171)



LEGEND:

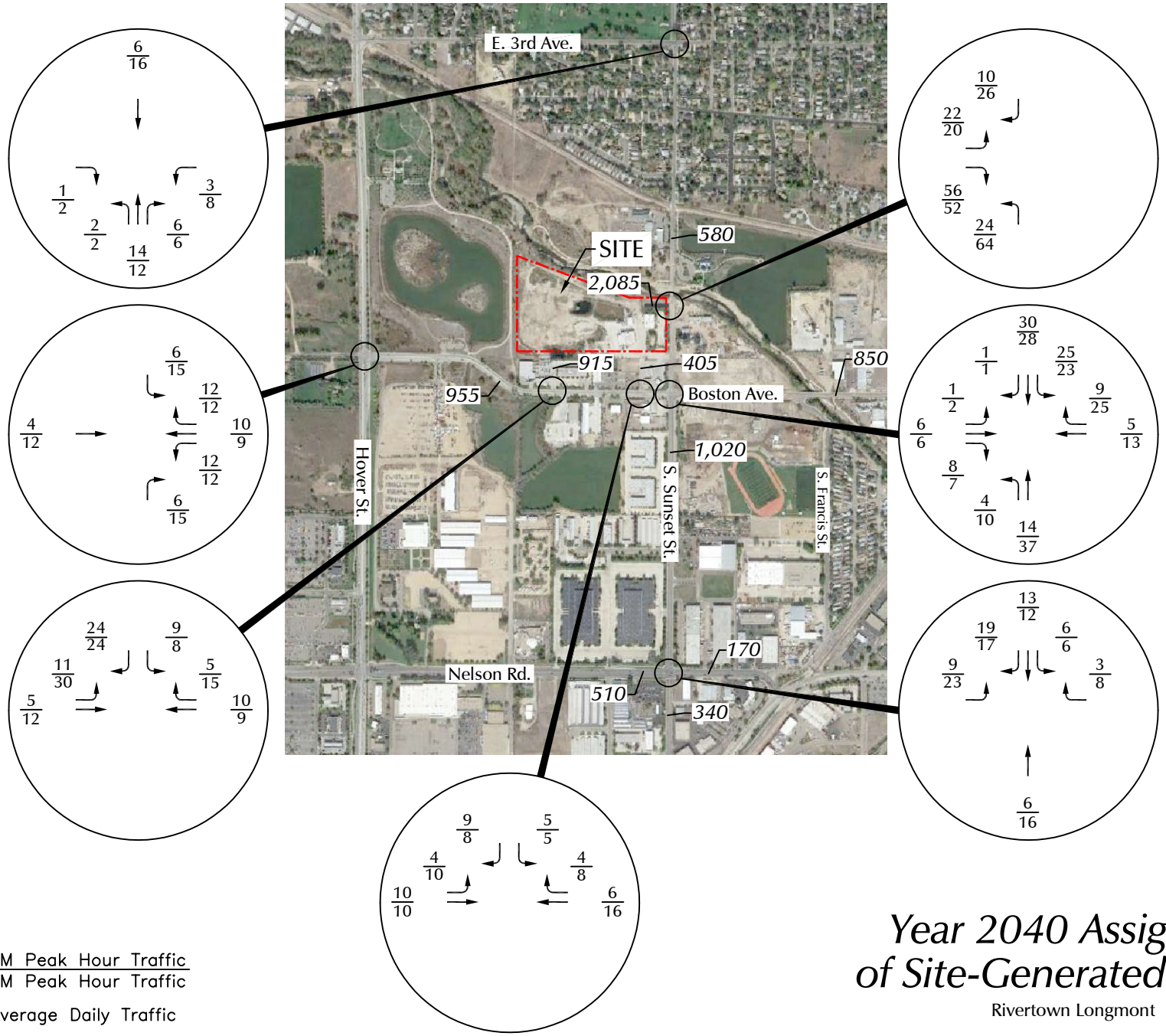
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

2,500 = Average Daily Traffic

Figure 7a

Year 2023 Assignment of Site-Generated Traffic

Rivertown Longmont (LSC #190171)



LEGEND:

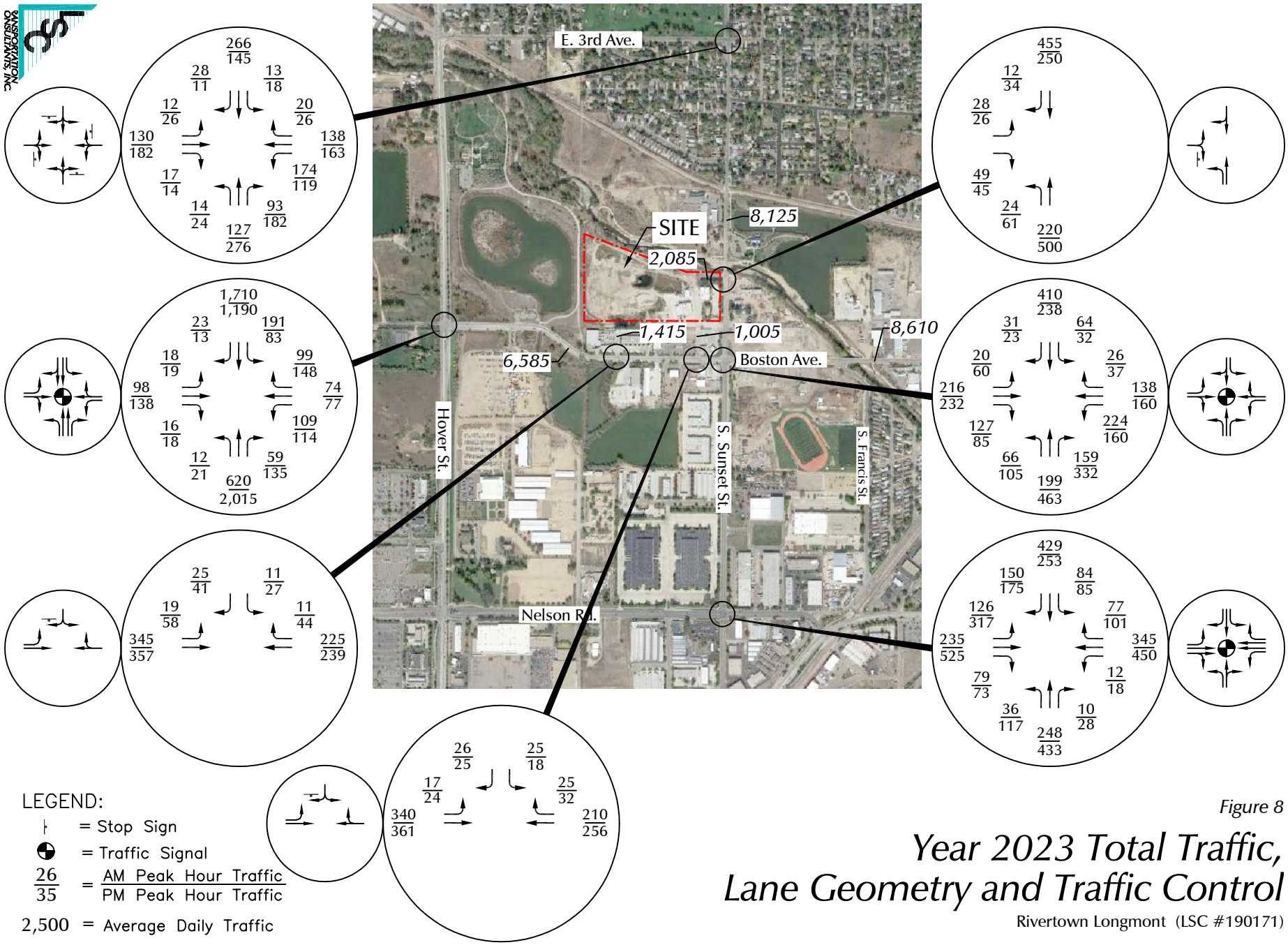
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

2,500 = Average Daily Traffic

Figure 7b

Year 2040 Assignment of Site-Generated Traffic

Rivertown Longmont (LSC #190171)



LEGEND:

= Stop Sign

= Traffic Signal

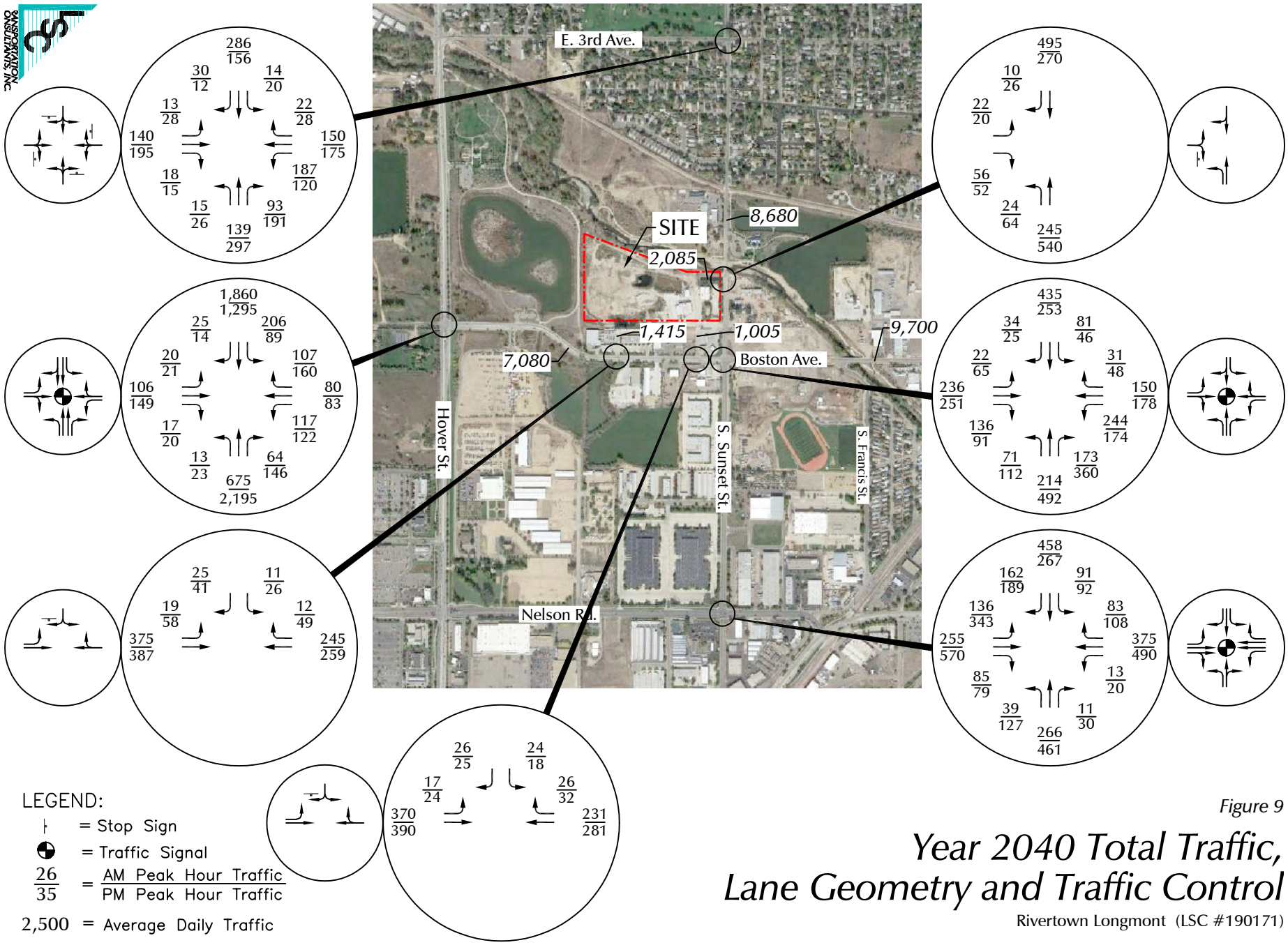
$\frac{26}{35}$ = $\frac{\text{AM Peak Hour Traffic}}{\text{PM Peak Hour Traffic}}$

2,500 = Average Daily Traffic

Figure 8

Year 2023 Total Traffic, Lane Geometry and Traffic Control

Rivertown Longmont (LSC #190171)



LEGEND:

= Stop Sign

= Traffic Signal

26/35 = AM Peak Hour Traffic / PM Peak Hour Traffic

2,500 = Average Daily Traffic

Figure 9

Year 2040 Total Traffic, Lane Geometry and Traffic Control

Rivertown Longmont (LSC #190171)

TRAFFIC IMPACT STUDY (TIS)

Scoping Form

The applicant is responsible for completing and submitting this form to the City of Longmont at least three (3) business days prior to the scoping meeting. If a completed form is not received by this deadline, the scoping meeting may be postponed. If traffic study is submitted more than 6 months after the scoping meeting is held, City staff may require another scoping meeting.

Contact Information	
Consultant Name: Tele: E-mail:	LSC Transportation Consultants, Inc. - Chris McGranahan 303-333-1105 chris@lsctrans.com
Developer/Owner Name:	Confluence

Project Information	***(Attach proposed Site Plan)***				
Project Name:	Rivertown Longmont				
Project Location:	Northwest of Sunset/Boston intersection				
Project Description: Application type (rezoning, subdivision), acreage, new or re-development, etc.	Mixed-use development with 20,000 square feet of retail/office space, 14 residential duplex units, and 320 apartment units.				
Existing / Proposed Land Uses	ITE Code	#units or Size	Existing / Proposed Land Uses	ITE Code	#units or Size
Shopping Center	820	20,000	Residential Apartment Units	220	330
Residential Duplex Units	210	14			
Please attach Trip Generation Summary table for large or mixed use projects					

Assumptions			
Study Horizons	Current Year: 2020	Build-out : 2025	Long Term : 2040
Study Area Boundaries *(Attach map if needed)*	North: 3rd Avenue	South: Nelson Road	
	East: Sunset Street	West: Hover Street	
Intersections and Road Segments to be Evaluated *(Attach map if needed)*	1. All Site entrances	5. Sunset/Nelson	
	2. Boston/Sunset	6.	
	3. Hover/Boston	7.	
	4. Sunset/3rd	8.	
Trip Distribution	*See Attached Sketch*		

Assumptions (continued)					
Trip Reductions *(include in Trip Generation table if provided)*	Internal Capture	Use: Residential 5 % Use: ____ ____ %	Pass By	Use: Retail 34 % Use: ____ ____ %	
Anticipated Future Traffic Growth Rates (*Describe methodology)*	Annual growth rate from 0.5% to 0.9% plus development of 18 S. Sunset property to be consistent with March 21, 2019 21 S. Sunset TIA by LSC.	Study Time Periods *(circle all that apply)*	AM (7-9) PM (4-6) SAT (noon) Other		
Other Factors proposed/assumed transp. improvements, other studies, nearby proposed developments, etc.					
Analysis Methods & Issues *(check all that apply)*	☒ Synchro ☐ HCS ☐ aaSidra or Rodel ☒ Intersections ☐ Roadway Sections ☐ Signal Warrants ☐ Safety/Sight Distance ☐ Queuing & Storage ☐ CDOT (Access Permit, other) ☑ Identify Bicycle, Pedestrian & Transit Accommodations ☐ TDM ☐ Neighborhood Impacts ☐ Other _____				

ATTACHMENTS, NOTES, & other ASSUMPTIONS:

TIS will follow methodology and parameters described in City of Longmont *Traffic Impact Study Requirements*.

Applicant will submit electronic copy all analysis data files (HCS, Synchro .syn, etc.). (such as PDF) of TIS report, and

This site was studied previously on multiple occasions - the most recent was the March 21, 2019 21 S. Sunset TIA by LSC.

Daily traffic volumes will include volume, speed, and vehicle classification.

SIGNED: _____
Applicant or Consultant

PRINT NAME: Christopher S. McGranahan
Applicant or Consultant

DATE: 10/28/20

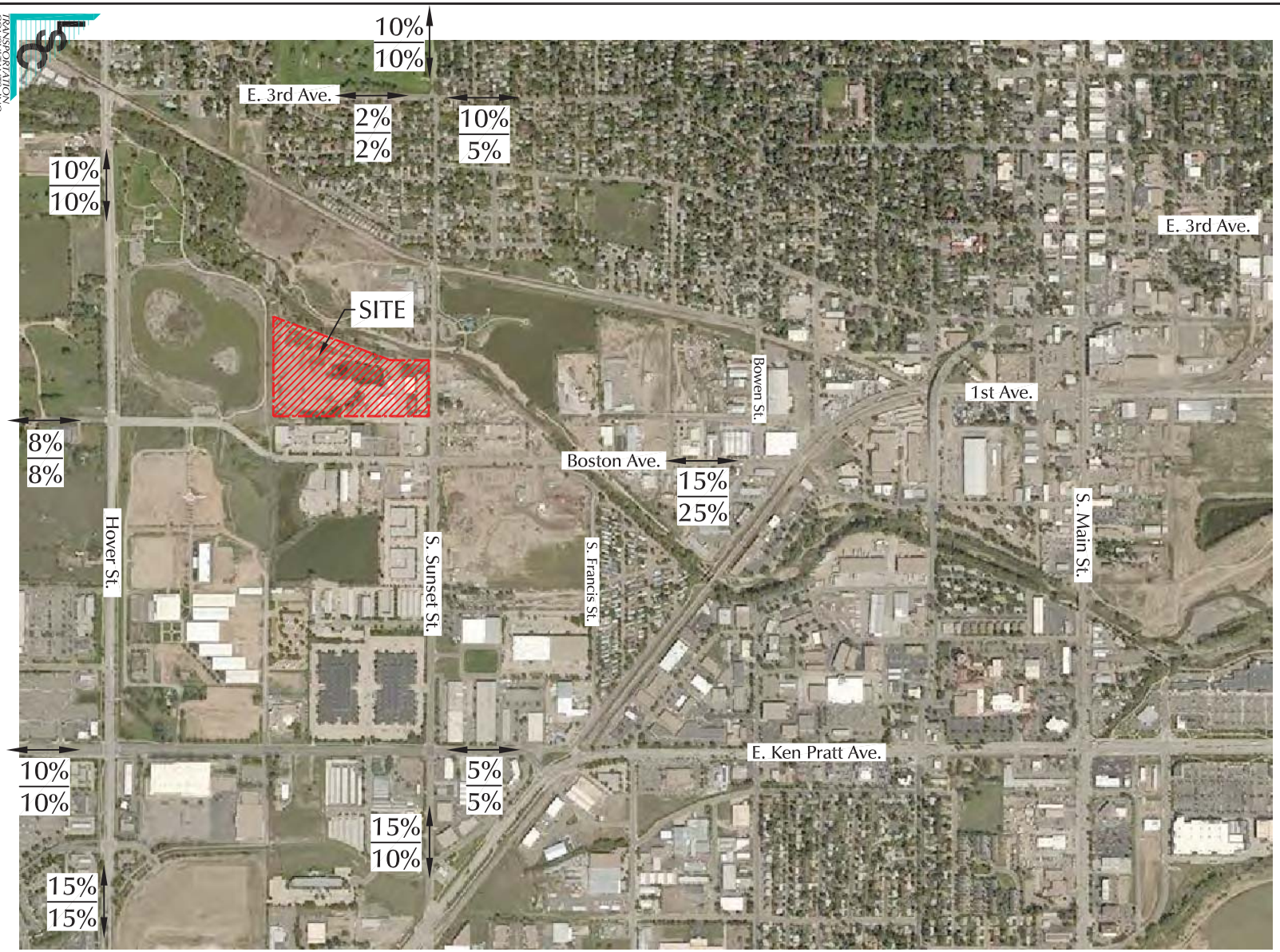
City of Longmont Contacts:

Transportation Planner: 303-651-8335
Civil Engineer (Traffic): 303-651-8737
Transportation Engineer: 303-651-8323

Table 1
ESTIMATED TRAFFIC GENERATION
Rivertown Longmont
Longmont, CO
LSC #190171; October, 2020

		Trip Generation Rates [1]					Vehicle-Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Apartments [2]	330 DU [3]	7.32	0.115	0.354	0.353	0.207	2,416	38	117	116	68
Duplex Units [4]	14 DU	9.44	0.185	0.555	0.624	0.366	132	3	8	9	5
Retail/Office Space [5]	20.0 KSF [6]	100.62	0.583	0.357	3.964	4.294	2,012	12	7	79	86
						Total =	**4,560**	**53**	**132**	**204**	**159**
						Passby Trips [7] =	684	3	3	28	28
						Net External Trips =	**3,876**	**50**	**129**	**176**	**131**

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017
(2) ITE Land Use No. 220 - Multifamily Housing (Low Rise)
(3) DU = Dwelling Unit
(4) ITE Land Use No. 210 - Single-Family Detached Housing
(5) ITE Land Use No. 820 - Shopping Center - formula rates used for daily and afternoon peak-hour.
(6) KSF = 1,000 square feet
(7) Passby trips are assumed to 34 percent of the retail trips.



Approximate Scale
Scale: 1"=1,200'

LEGEND:

$\frac{25\%}{25\%}$ = $\frac{\text{2023 Percent Directional Distribution}}{\text{2040 Percent Directional Distribution}}$

Figure 6

Directional Distribution of Site-Generated Traffic

Rivertown Longmont (LSC #190171)

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: EAST ACCESS ROAD
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : E ACCESS RD BOSTON
Site Code : 00000022
Start Date : 10/28/2020
Page No : 1

Groups Printed- VEHICLES

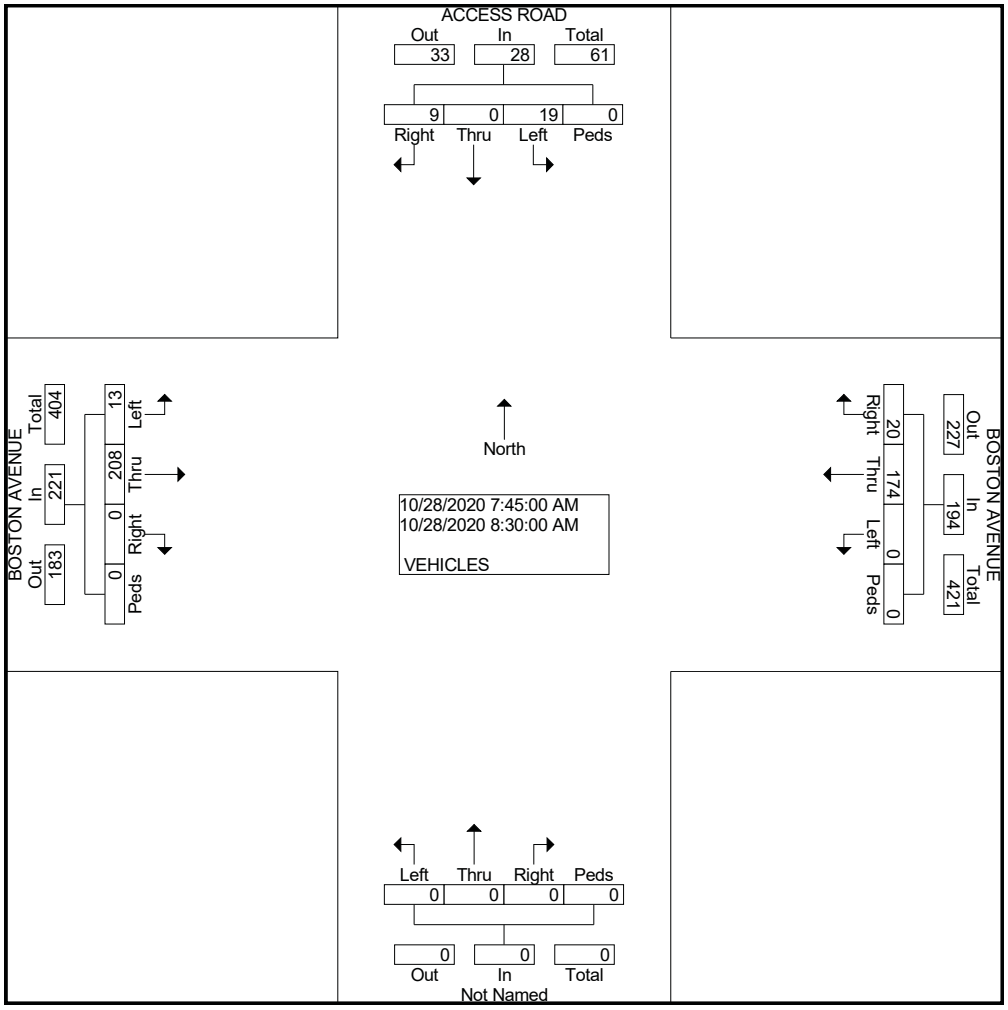
	ACCESS ROAD Southbound				BOSTON AVENUE Westbound				Northbound				BOSTON AVENUE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	1	0	3	0	0	20	3	0	0	0	0	0	2	25	0	0	54
07:15 AM	2	0	3	0	0	19	2	0	0	0	0	0	2	30	0	0	58
07:30 AM	5	0	5	0	0	43	4	0	0	0	0	0	1	47	0	0	105
07:45 AM	6	0	2	0	0	59	7	0	0	0	0	0	5	74	0	0	153
Total	14	0	13	0	0	141	16	0	0	0	0	0	10	176	0	0	370
08:00 AM	5	0	4	0	0	57	7	0	0	0	0	0	2	45	0	0	120
08:15 AM	6	0	2	0	0	23	1	0	0	0	0	0	6	46	0	0	84
08:30 AM	2	0	1	0	0	35	5	0	0	0	0	0	0	43	0	0	86
08:45 AM	5	0	3	0	0	30	9	0	0	0	0	0	3	46	0	0	96
Total	18	0	10	0	0	145	22	0	0	0	0	0	11	180	0	0	386
04:00 PM	1	0	3	0	0	63	8	0	0	0	0	0	1	59	0	0	135
04:15 PM	3	0	4	0	0	32	7	0	0	0	0	0	4	53	0	0	103
04:30 PM	1	0	4	0	0	51	4	1	0	0	0	0	2	57	0	0	120
04:45 PM	4	0	3	0	0	42	4	0	0	0	0	0	1	57	0	0	111
Total	9	0	14	0	0	188	23	1	0	0	0	0	8	226	0	0	469
05:00 PM	5	1	5	0	0	67	9	0	0	0	0	0	3	50	0	0	140
05:15 PM	3	0	5	0	0	43	7	0	0	0	0	0	0	47	0	0	105
05:30 PM	4	0	1	0	0	44	5	0	0	0	0	0	2	45	0	0	101
05:45 PM	3	0	3	0	0	46	8	0	0	0	0	0	1	40	0	0	101
Total	15	1	14	0	0	200	29	0	0	0	0	0	6	182	0	0	447
Grand Total	56	1	51	0	0	674	90	1	0	0	0	0	35	764	0	0	1672
Apprch %	51.9	0.9	47.2	0.0	0.0	88.1	11.8	0.1	0.0	0.0	0.0	0.0	4.4	95.6	0.0	0.0	
Total %	3.3	0.1	3.1	0.0	0.0	40.3	5.4	0.1	0.0	0.0	0.0	0.0	2.1	45.7	0.0	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: EAST ACCESS ROAD
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : E ACCESS RD BOSTON
Site Code : 00000022
Start Date : 10/28/2020
Page No : 2

	ACCESS ROAD Southbound					BOSTON AVENUE Westbound					Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:45 AM to 08:30 AM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	19	0	9	0	28	0	174	20	0	194	0	0	0	0	0	13	208	0	0	221	443
Percent	67.9	0.0	32.1	0.0		0.0	89.7	10.3	0.0		0.0	0.0	0.0	0.0		5.9	94.1	0.0	0.0		
07:45 Volume	6	0	2	0	8	0	59	7	0	66	0	0	0	0	0	5	74	0	0	79	153
Peak Factor																					0.724
High Int.	08:00 AM					07:45 AM										07:45 AM					
Volume	5	0	4	0	9	0	59	7	0	66	0	0	0	0	0	5	74	0	0	79	
Peak Factor					0.778					0.735										0.699	

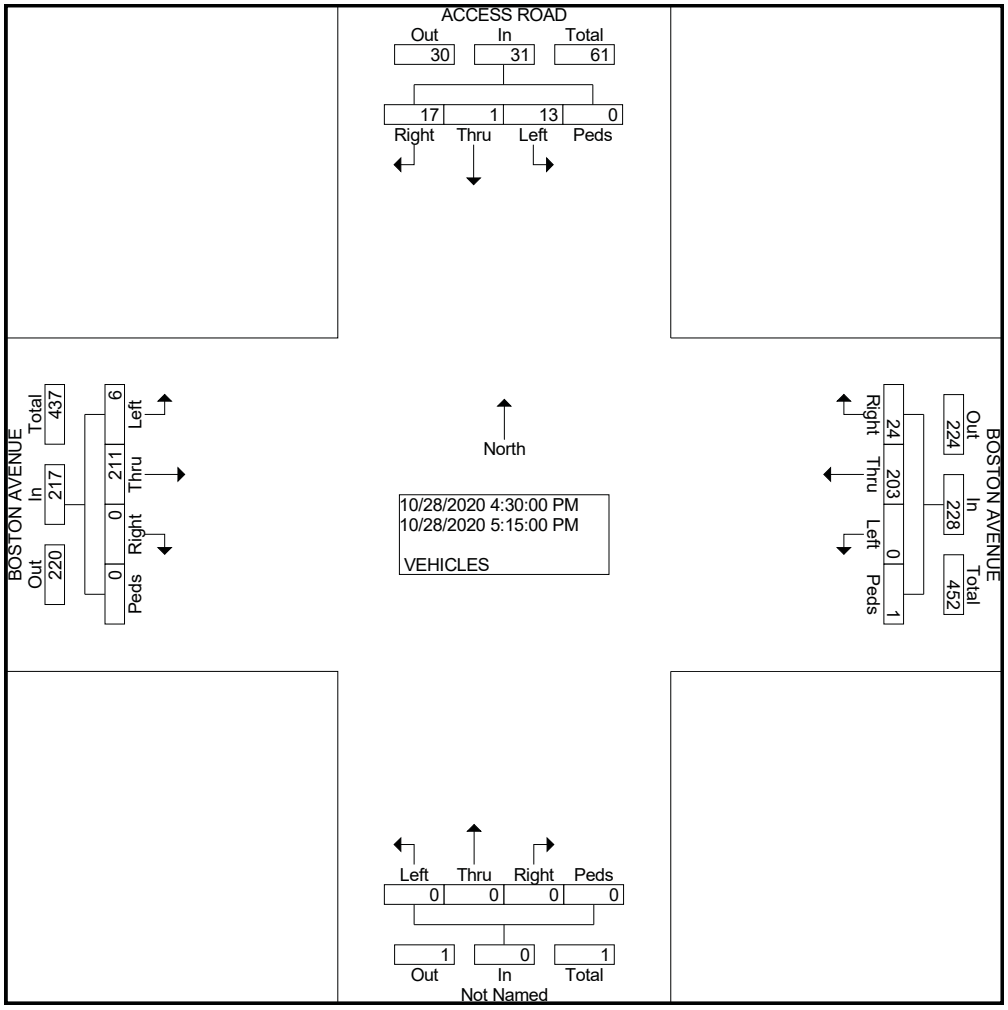


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: EAST ACCESS ROAD
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : E ACCESS RD BOSTON
Site Code : 00000022
Start Date : 10/28/2020
Page No : 2

	ACCESS ROAD Southbound					BOSTON AVENUE Westbound					Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	13	1	17	0	31	0	203	24	1	228	0	0	0	0	0	6	211	0	0	217	476
Percent	41.9	3.2	54.8	0.0		0.0	89.0	10.5	0.4		0.0	0.0	0.0	0.0		2.8	97.2	0.0	0.0		
05:00 Volume	5	1	5	0	11	0	67	9	0	76	0	0	0	0	0	3	50	0	0	53	140
Peak Factor																					0.850
High Int.	05:00 PM					05:00 PM										04:30 PM					
Volume	5	1	5	0	11	0	67	9	0	76	0	0	0	0	0	2	57	0	0	59	
Peak Factor					0.705					0.750										0.919	



COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HOVER STREET
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : hoverboston
Site Code : 00000015
Start Date : 10/29/2020
Page No : 1

Groups Printed- VEHICLES

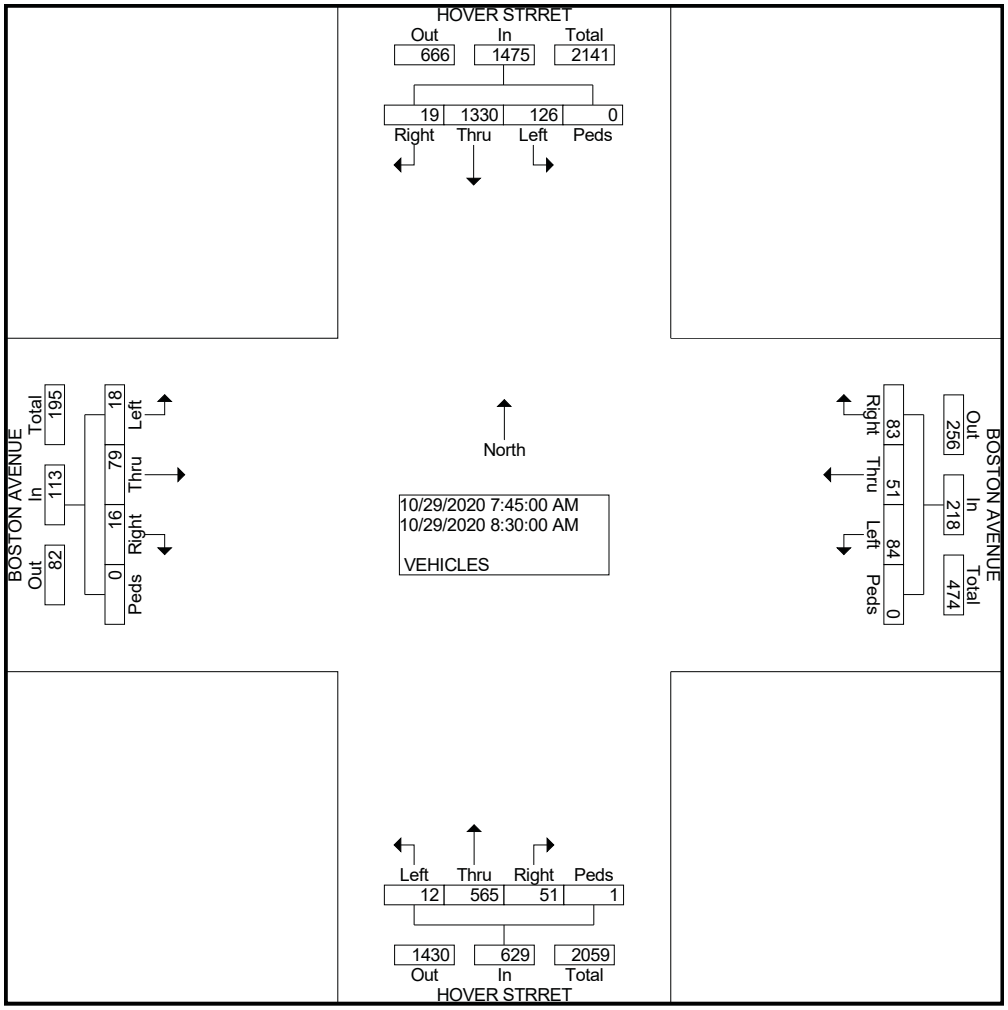
	HOVER STRRET Southbound				BOSTON AVENUE Westbound				HOVER STRRET Northbound				BOSTON AVENUE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	23	265	2	0	5	8	5	0	1	67	5	0	3	7	2	0	393
07:15 AM	23	323	2	0	9	5	11	0	0	92	6	0	0	8	1	0	480
07:30 AM	38	361	6	0	13	4	11	0	0	96	7	0	1	16	3	0	556
07:45 AM	54	372	8	0	24	19	30	0	3	142	12	0	6	22	0	0	692
Total	138	1321	18	0	51	36	57	0	4	397	30	0	10	53	6	0	2121
08:00 AM	24	303	5	0	35	11	26	0	5	140	17	1	4	16	5	0	592
08:15 AM	22	314	2	0	13	10	11	0	2	132	10	0	5	19	8	0	548
08:30 AM	26	341	4	0	12	11	16	0	2	151	12	0	3	22	3	0	603
08:45 AM	19	328	3	0	19	12	6	0	1	157	12	2	4	12	2	0	577
Total	91	1286	14	0	79	44	59	0	10	580	51	3	16	69	18	0	2320
04:00 PM	18	269	4	0	24	15	29	0	4	443	23	1	7	34	2	0	873
04:15 PM	11	247	4	0	31	16	32	2	0	367	28	2	6	29	4	1	780
04:30 PM	16	314	3	0	25	13	29	1	4	425	19	2	6	18	3	0	878
04:45 PM	17	300	3	0	16	11	29	0	3	452	19	1	8	10	3	0	872
Total	62	1130	14	0	96	55	119	3	11	1687	89	6	27	91	12	1	3403
05:00 PM	14	276	3	0	19	9	37	0	6	480	28	0	1	23	5	0	901
05:15 PM	16	251	3	0	29	15	35	0	4	452	23	3	3	21	1	0	856
05:30 PM	7	284	3	0	21	10	14	0	3	415	32	3	7	15	0	0	814
05:45 PM	11	239	6	0	16	8	29	0	1	388	29	0	4	23	5	0	759
Total	48	1050	15	0	85	42	115	0	14	1735	112	6	15	82	11	0	3330
Grand Total	339	4787	61	0	311	177	350	3	39	4399	282	15	68	295	47	1	11174
Apprch %	6.5	92.3	1.2	0.0	37.0	21.0	41.6	0.4	0.8	92.9	6.0	0.3	16.5	71.8	11.4	0.2	
Total %	3.0	42.8	0.5	0.0	2.8	1.6	3.1	0.0	0.3	39.4	2.5	0.1	0.6	2.6	0.4	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HOVER STREET
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : hoverboston
Site Code : 00000015
Start Date : 10/29/2020
Page No : 2

	HOVER STRRET Southbound					BOSTON AVENUE Westbound					HOVER STRRET Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	126	1330	19	0	1475	84	51	83	0	218	12	565	51	1	629	18	79	16	0	113	2435
Percent	8.5	90.2	1.3	0.0		38.5	23.4	38.1	0.0		1.9	89.8	8.1	0.2		15.9	69.9	14.2	0.0		
07:45 Volume	54	372	8	0	434	24	19	30	0	73	3	142	12	0	157	6	22	0	0	28	692
Peak Factor																					0.880
High Int.	07:45 AM					07:45 AM					08:30 AM					08:15 AM					
Volume	54	372	8	0	434	24	19	30	0	73	2	151	12	0	165	5	19	8	0	32	
Peak Factor					0.850					0.747					0.953					0.883	

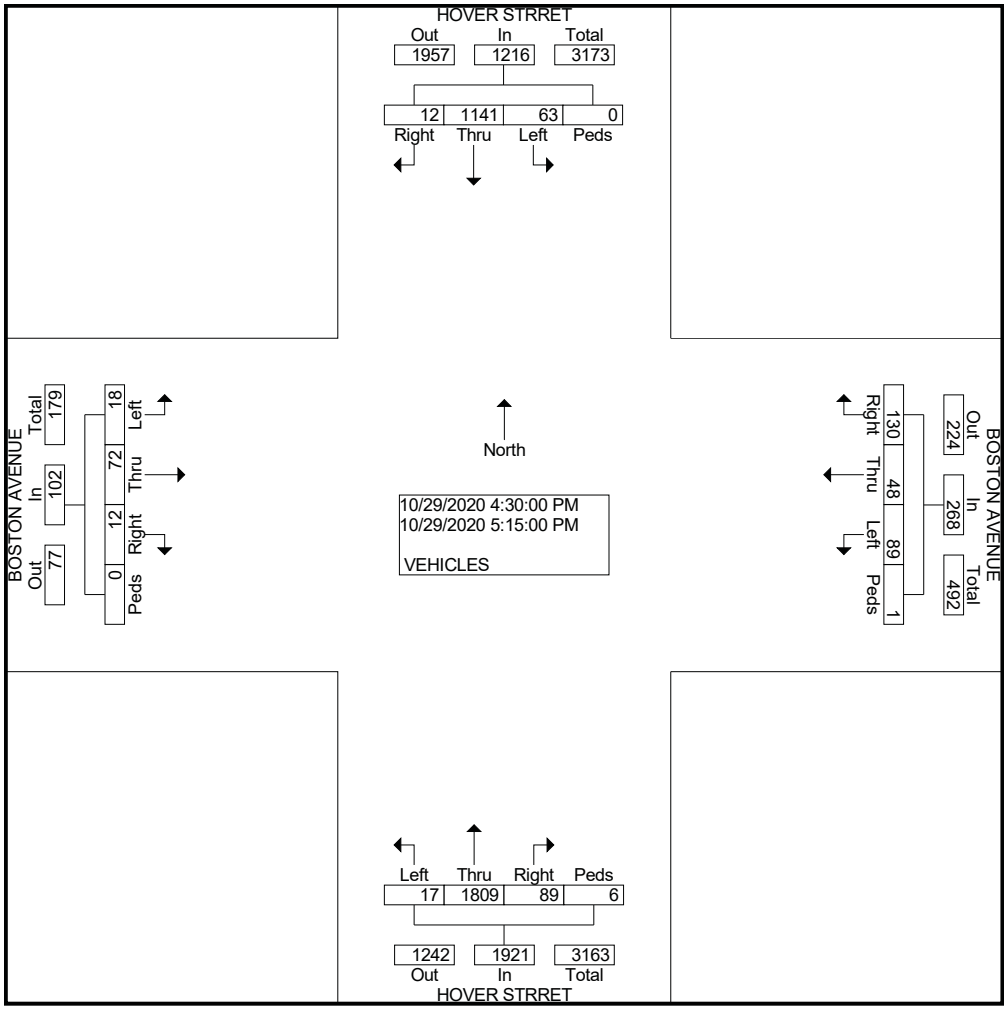


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: HOVER STREET
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : hoverboston
Site Code : 00000015
Start Date : 10/29/2020
Page No : 2

	HOVER STRRET Southbound					BOSTON AVENUE Westbound					HOVER STRRET Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	63	1141	12	0	1216	89	48	130	1	268	17	1809	89	6	1921	18	72	12	0	102	3507
Percent	5.2	93.8	1.0	0.0		33.2	17.9	48.5	0.4		0.9	94.2	4.6	0.3		17.6	70.6	11.8	0.0		
05:00 Volume	14	276	3	0	293	19	9	37	0	65	6	480	28	0	514	1	23	5	0	29	901
Peak Factor																					0.973
High Int.	04:30 PM					05:15 PM					05:00 PM					05:00 PM					
Volume	16	314	3	0	333	29	15	35	0	79	6	480	28	0	514	1	23	5	0	29	
Peak Factor					0.913					0.848					0.934					0.879	



COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: 3RD AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : SUNSET3RD
Site Code : 00000011
Start Date : 10/28/2020
Page No : 1

Groups Printed- VEHICLES

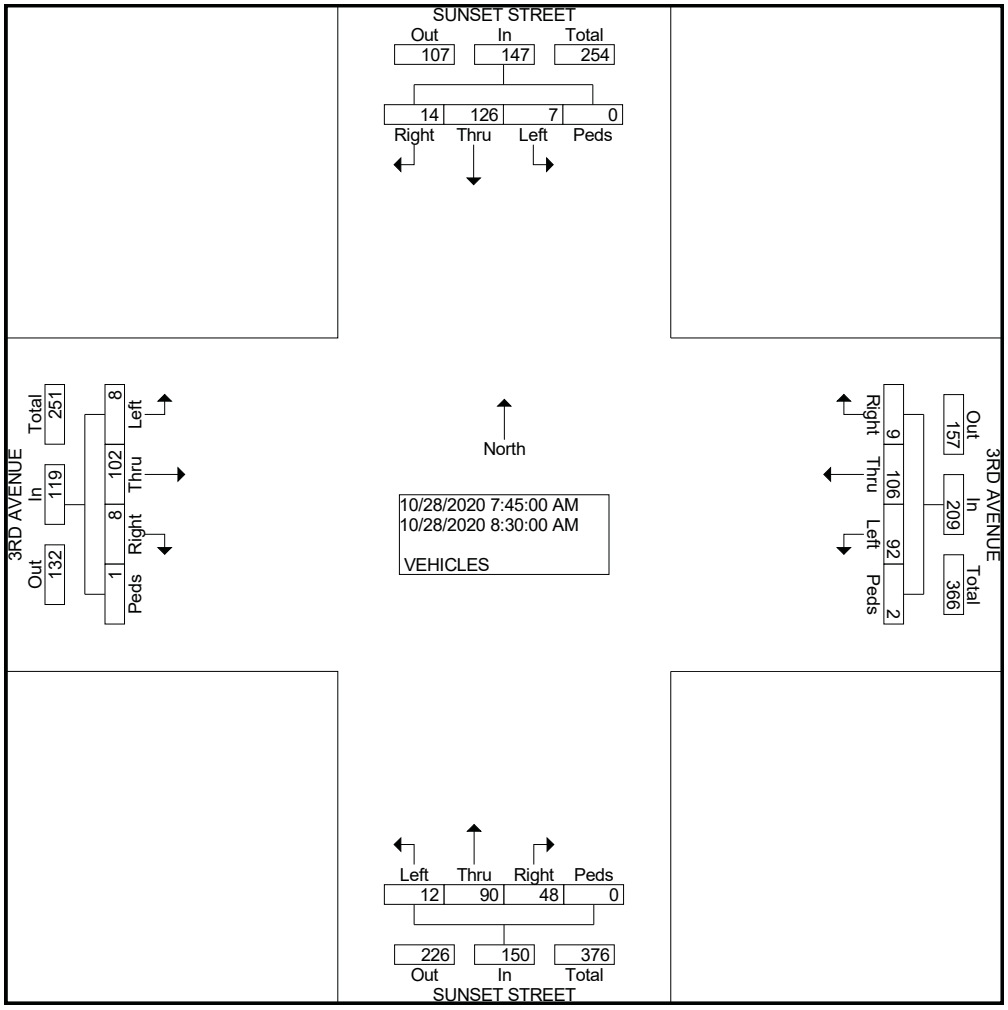
	SUNSET STREET Southbound				3RD AVENUE Westbound				SUNSET STREET Northbound				3RD AVENUE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	0	29	1	0	13	8	0	0	1	7	5	1	0	9	1	1	76
07:15 AM	0	27	3	1	21	19	2	1	0	8	2	0	0	19	2	0	105
07:30 AM	2	42	6	0	25	21	2	0	0	15	8	1	2	15	3	0	142
07:45 AM	1	52	1	0	34	19	1	0	4	29	18	0	2	30	2	0	193
Total	3	150	11	1	93	67	5	1	5	59	33	2	4	73	8	1	516
08:00 AM	1	33	2	0	19	20	1	1	4	26	17	0	2	26	1	1	154
08:15 AM	3	18	4	0	19	37	5	1	2	17	8	0	1	31	2	0	148
08:30 AM	2	23	7	0	20	30	2	0	2	18	5	0	3	15	3	0	130
08:45 AM	3	22	3	0	25	26	2	1	2	11	10	0	4	13	3	0	125
Total	9	96	16	0	83	113	10	3	10	72	40	0	10	85	9	1	557
04:00 PM	4	24	2	0	21	35	3	0	5	42	36	3	8	28	2	1	214
04:15 PM	0	22	2	0	18	34	5	1	2	55	36	4	1	35	3	4	222
04:30 PM	1	21	2	0	20	47	9	0	4	44	37	1	3	33	3	1	226
04:45 PM	6	23	3	0	19	36	4	2	4	34	30	4	2	27	5	0	199
Total	11	90	9	0	78	152	21	3	15	175	139	12	14	123	13	6	861
05:00 PM	2	22	2	1	29	34	6	0	6	45	36	4	5	37	2	0	231
05:15 PM	3	22	4	0	17	43	6	1	7	51	32	0	5	48	1	1	241
05:30 PM	3	13	9	0	13	41	5	1	2	34	29	1	5	44	5	0	205
05:45 PM	5	22	6	0	14	37	4	1	4	33	19	3	1	22	6	1	178
Total	13	79	21	1	73	155	21	3	19	163	116	8	16	151	14	2	855
Grand Total	36	415	57	2	327	487	57	10	49	469	328	22	44	432	44	10	2789
Apprch %	7.1	81.4	11.2	0.4	37.1	55.3	6.5	1.1	5.6	54.0	37.8	2.5	8.3	81.5	8.3	1.9	
Total %	1.3	14.9	2.0	0.1	11.7	17.5	2.0	0.4	1.8	16.8	11.8	0.8	1.6	15.5	1.6	0.4	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: 3RD AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : SUNSET3RD
Site Code : 00000011
Start Date : 10/28/2020
Page No : 2

	SUNSET STREET Southbound					3RD AVENUE Westbound					SUNSET STREET Northbound					3RD AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:45 AM to 08:30 AM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	7	126	14	0	147	92	106	9	2	209	12	90	48	0	150	8	102	8	1	119	625
Percent	4.8	85.7	9.5	0.0		44.0	50.7	4.3	1.0		8.0	60.0	32.0	0.0		6.7	85.7	6.7	0.8		
07:45 Volume	1	52	1	0	54	34	19	1	0	54	4	29	18	0	51	2	30	2	0	34	193
Peak Factor																					0.810
High Int.	07:45 AM					08:15 AM					07:45 AM					07:45 AM					
Volume	1	52	1	0	54	19	37	5	1	62	4	29	18	0	51	2	30	2	0	34	
Peak Factor					0.681					0.843					0.735					0.875	

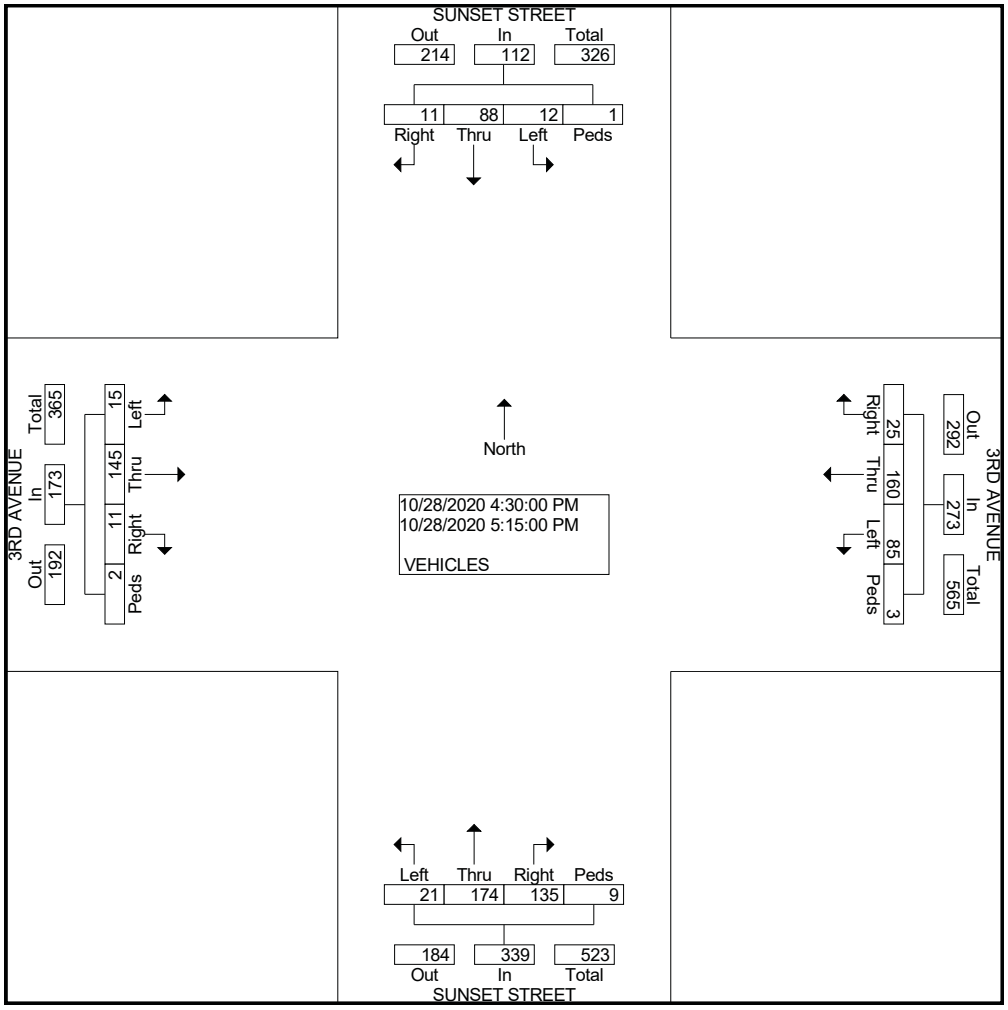


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: 3RD AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : SUNSET3RD
Site Code : 00000011
Start Date : 10/28/2020
Page No : 2

	SUNSET STREET Southbound					3RD AVENUE Westbound					SUNSET STREET Northbound					3RD AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	12	88	11	1	112	85	160	25	3	273	21	174	135	9	339	15	145	11	2	173	897
Percent	10.7	78.6	9.8	0.9		31.1	58.6	9.2	1.1		6.2	51.3	39.8	2.7		8.7	83.8	6.4	1.2		
05:15 Volume	3	22	4	0	29	17	43	6	1	67	7	51	32	0	90	5	48	1	1	55	241
Peak Factor																					0.930
High Int.	04:45 PM					04:30 PM					05:00 PM					05:15 PM					
Volume	6	23	3	0	32	20	47	9	0	76	6	45	36	4	91	5	48	1	1	55	
Peak Factor					0.875					0.898					0.931					0.786	



COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : sunsetboston
Site Code : 00000008
Start Date : 10/28/2020
Page No : 1

Groups Printed- VEHICLES

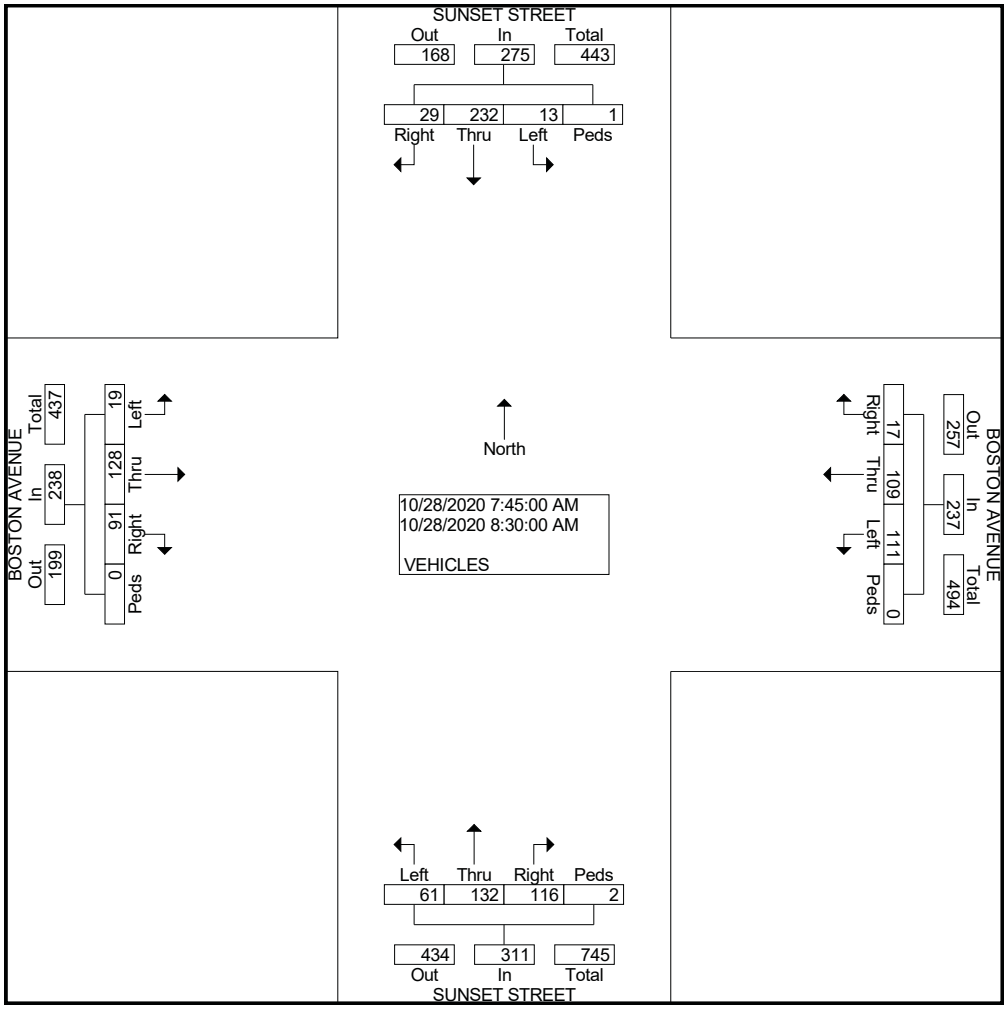
	SUNSET STREET Southbound				BOSTON AVENUE Westbound				SUNSET STREET Northbound				BOSTON AVENUE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	3	40	3	1	24	13	2	0	7	11	7	0	2	16	8	0	137
07:15 AM	3	51	5	0	20	8	1	0	10	9	10	1	1	17	17	0	153
07:30 AM	0	71	11	0	27	25	0	0	12	25	19	1	3	32	16	1	243
07:45 AM	8	80	11	0	36	36	7	0	22	51	45	1	2	34	45	0	378
Total	14	242	30	1	107	82	10	0	51	96	81	3	8	99	86	1	911
08:00 AM	2	64	6	0	39	38	4	0	22	32	28	0	6	29	17	0	287
08:15 AM	3	37	4	1	17	12	5	0	9	23	24	0	5	41	11	0	192
08:30 AM	0	51	8	0	19	23	1	0	8	26	19	1	6	24	18	0	204
08:45 AM	2	42	6	0	28	23	1	0	12	21	15	0	2	40	11	0	203
Total	7	194	24	1	103	96	11	0	51	102	86	1	19	134	57	0	886
04:00 PM	5	42	7	1	23	42	5	0	19	74	48	0	7	43	9	0	325
04:15 PM	6	43	3	0	28	26	1	0	10	89	60	0	12	38	12	0	328
04:30 PM	4	46	5	1	31	32	2	1	17	79	51	0	7	44	5	0	325
04:45 PM	5	44	5	0	38	31	4	0	16	62	36	0	12	38	13	0	304
Total	20	175	20	2	120	131	12	1	62	304	195	0	38	163	39	0	1282
05:00 PM	3	39	9	0	38	38	3	0	25	78	41	0	8	31	16	1	330
05:15 PM	4	33	3	2	17	35	3	0	17	91	52	1	6	31	14	0	309
05:30 PM	4	35	3	0	14	30	2	1	17	56	54	0	10	32	6	0	264
05:45 PM	1	31	5	0	26	28	1	0	22	53	26	2	8	30	9	0	242
Total	12	138	20	2	95	131	9	1	81	278	173	3	32	124	45	1	1145
Grand Total	53	749	94	6	425	440	42	2	245	780	535	7	97	520	227	2	4224
Apprch %	5.9	83.0	10.4	0.7	46.8	48.4	4.6	0.2	15.6	49.8	34.1	0.4	11.5	61.5	26.8	0.2	
Total %	1.3	17.7	2.2	0.1	10.1	10.4	1.0	0.0	5.8	18.5	12.7	0.2	2.3	12.3	5.4	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : sunsetboston
Site Code : 00000008
Start Date : 10/28/2020
Page No : 2

	SUNSET STREET Southbound					BOSTON AVENUE Westbound					SUNSET STREET Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:45 AM to 08:30 AM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	13	232	29	1	275	111	109	17	0	237	61	132	116	2	311	19	128	91	0	238	1061
Percent	4.7	84.4	10.5	0.4		46.8	46.0	7.2	0.0		19.6	42.4	37.3	0.6		8.0	53.8	38.2	0.0		
07:45 Volume	8	80	11	0	99	36	36	7	0	79	22	51	45	1	119	2	34	45	0	81	378
Peak Factor																					0.702
High Int.	07:45 AM					08:00 AM					07:45 AM					07:45 AM					
Volume	8	80	11	0	99	39	38	4	0	81	22	51	45	1	119	2	34	45	0	81	
Peak Factor					0.694					0.731					0.653					0.735	

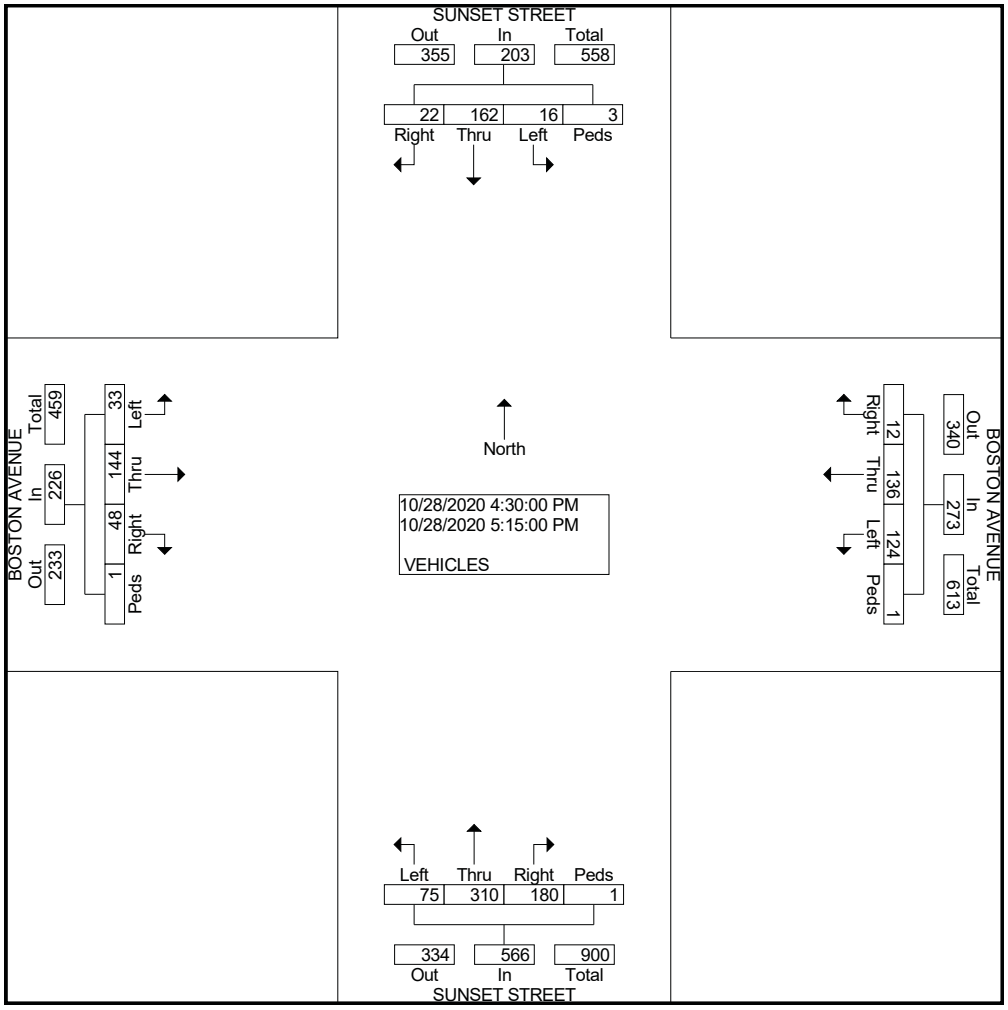


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : sunsetboston
Site Code : 00000008
Start Date : 10/28/2020
Page No : 2

	SUNSET STREET Southbound					BOSTON AVENUE Westbound					SUNSET STREET Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	16	162	22	3	203	124	136	12	1	273	75	310	180	1	566	33	144	48	1	226	1268
Percent	7.9	79.8	10.8	1.5		45.4	49.8	4.4	0.4		13.3	54.8	31.8	0.2		14.6	63.7	21.2	0.4		
05:00 Volume	3	39	9	0	51	38	38	3	0	79	25	78	41	0	144	8	31	16	1	56	330
Peak Factor																					0.961
High Int.	04:30 PM					05:00 PM					05:15 PM					04:45 PM					
Volume	4	46	5	1	56	38	38	3	0	79	17	91	52	1	161	12	38	13	0	63	
Peak Factor					0.906					0.864					0.879					0.897	



COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: NELSON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : SUNSETNELSON
Site Code : 00000026
Start Date : 10/29/2020
Page No : 1

Groups Printed- VEHICLES

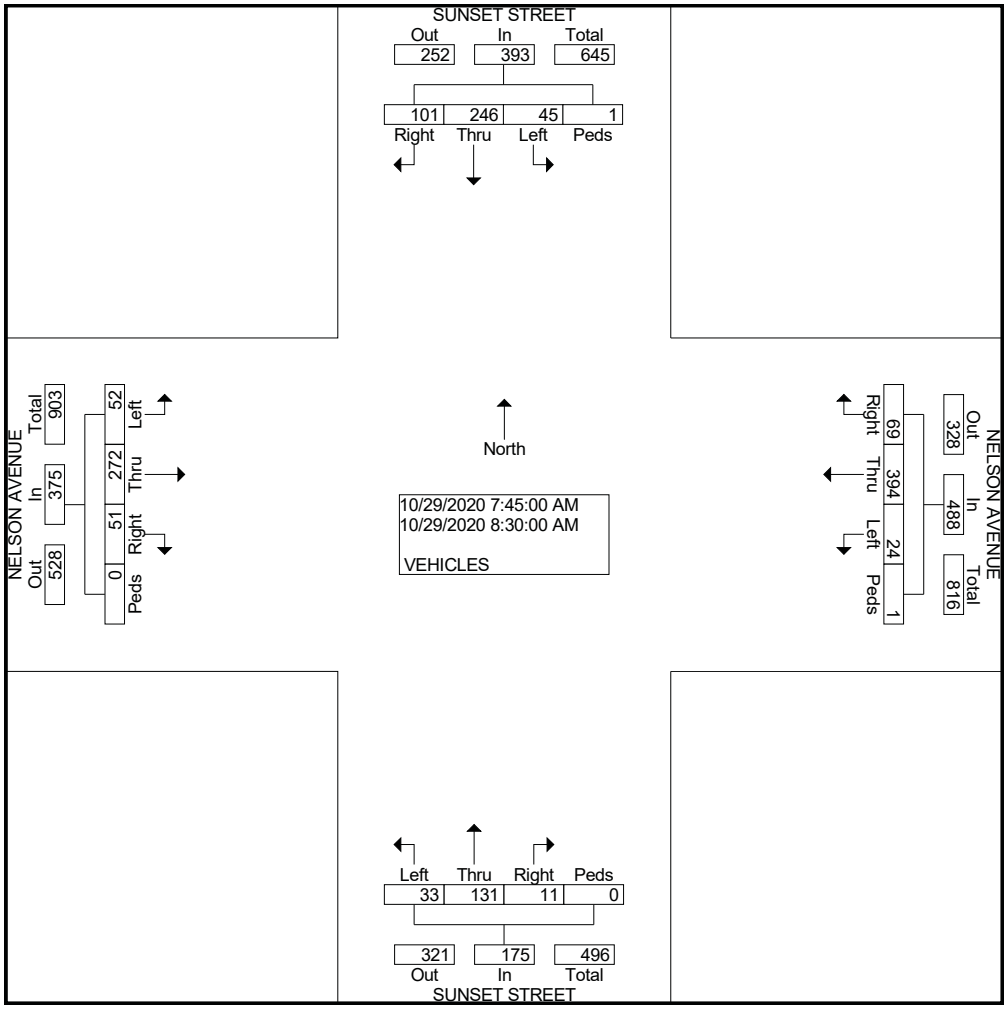
	SUNSET STREET Southbound				NELSON AVENUE Westbound				SUNSET STREET Northbound				NELSON AVENUE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	6	39	15	0	0	59	11	0	6	14	0	0	11	38	10	0	209
07:15 AM	7	49	12	0	2	78	10	0	9	22	1	0	15	41	15	0	261
07:30 AM	9	61	11	0	4	80	26	0	7	30	2	0	17	44	16	0	307
07:45 AM	18	67	30	0	14	122	33	0	6	26	6	0	13	74	18	0	427
Total	40	216	68	0	20	339	80	0	28	92	9	0	56	197	59	0	1204
08:00 AM	11	83	25	0	7	96	16	1	7	42	1	0	8	66	10	0	373
08:15 AM	12	48	24	1	2	84	8	0	9	31	4	0	13	60	12	0	308
08:30 AM	4	48	22	0	1	92	12	0	11	32	0	0	18	72	11	0	323
08:45 AM	18	45	18	0	3	90	24	0	18	14	2	0	20	84	11	0	347
Total	45	224	89	1	13	362	60	1	45	119	7	0	59	282	44	0	1351
04:00 PM	16	25	29	0	7	141	27	0	21	63	3	0	48	145	18	0	543
04:15 PM	12	45	37	0	6	124	20	0	21	45	9	0	57	152	13	1	542
04:30 PM	10	42	40	0	5	119	8	0	18	58	7	0	66	120	15	0	508
04:45 PM	17	42	38	0	2	151	19	0	15	63	6	0	59	157	12	0	581
Total	55	154	144	0	20	535	74	0	75	229	25	0	230	574	58	1	2174
05:00 PM	8	50	25	0	8	135	18	0	17	84	8	0	64	144	13	0	574
05:15 PM	15	33	24	0	4	118	21	0	13	63	1	2	53	127	12	0	486
05:30 PM	6	40	34	0	3	118	19	0	13	68	8	0	55	137	7	0	508
05:45 PM	14	35	21	0	1	128	27	0	18	72	3	0	45	113	12	0	489
Total	43	158	104	0	16	499	85	0	61	287	20	2	217	521	44	0	2057
Grand Total	183	752	405	1	69	1735	299	1	209	727	61	2	562	1574	205	1	6786
Apprch %	13.6	56.1	30.2	0.1	3.3	82.5	14.2	0.0	20.9	72.8	6.1	0.2	24.0	67.2	8.8	0.0	
Total %	2.7	11.1	6.0	0.0	1.0	25.6	4.4	0.0	3.1	10.7	0.9	0.0	8.3	23.2	3.0	0.0	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: NELSON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : SUNSETNELSON
Site Code : 00000026
Start Date : 10/29/2020
Page No : 2

	SUNSET STREET Southbound					NELSON AVENUE Westbound					SUNSET STREET Northbound					NELSON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:45 AM to 08:30 AM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	45	246	101	1	393	24	394	69	1	488	33	131	11	0	175	52	272	51	0	375	1431
Percent	11.5	62.6	25.7	0.3		4.9	80.7	14.1	0.2		18.9	74.9	6.3	0.0		13.9	72.5	13.6	0.0		
07:45 Volume	18	67	30	0	115	14	122	33	0	169	6	26	6	0	38	13	74	18	0	105	427
Peak Factor																					0.838
High Int.	08:00 AM					07:45 AM					08:00 AM					07:45 AM					
Volume	11	83	25	0	119	14	122	33	0	169	7	42	1	0	50	13	74	18	0	105	
Peak Factor					0.826					0.722					0.875					0.893	

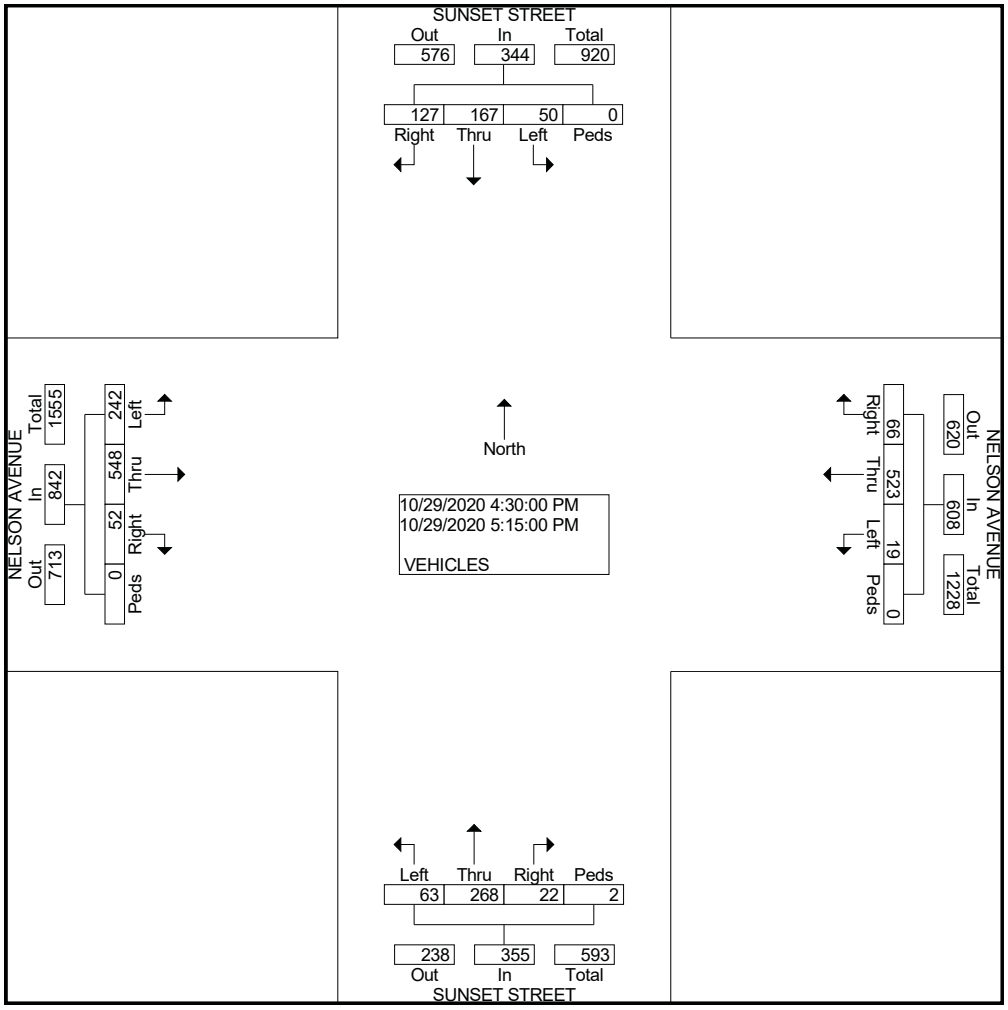


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: SUNSET STREET
E/W STREET: NELSON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : SUNSETNELSON
Site Code : 00000026
Start Date : 10/29/2020
Page No : 2

	SUNSET STREET Southbound					NELSON AVENUE Westbound					SUNSET STREET Northbound					NELSON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	50	167	127	0	344	19	523	66	0	608	63	268	22	2	355	242	548	52	0	842	2149
Percent	14.5	48.5	36.9	0.0		3.1	86.0	10.9	0.0		17.7	75.5	6.2	0.6		28.7	65.1	6.2	0.0		
04:45 Volume	17	42	38	0	97	2	151	19	0	172	15	63	6	0	84	59	157	12	0	228	581
Peak Factor																					0.925
High Int.	04:45 PM					04:45 PM					05:00 PM					04:45 PM					
Volume	17	42	38	0	97	2	151	19	0	172	17	84	8	0	109	59	157	12	0	228	
Peak Factor					0.887					0.884					0.814					0.923	



COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: WEST ACCESS ROAD
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : WACCBOSTON
Site Code : 00000025
Start Date : 10/29/2020
Page No : 1

Groups Printed- VEHICLES

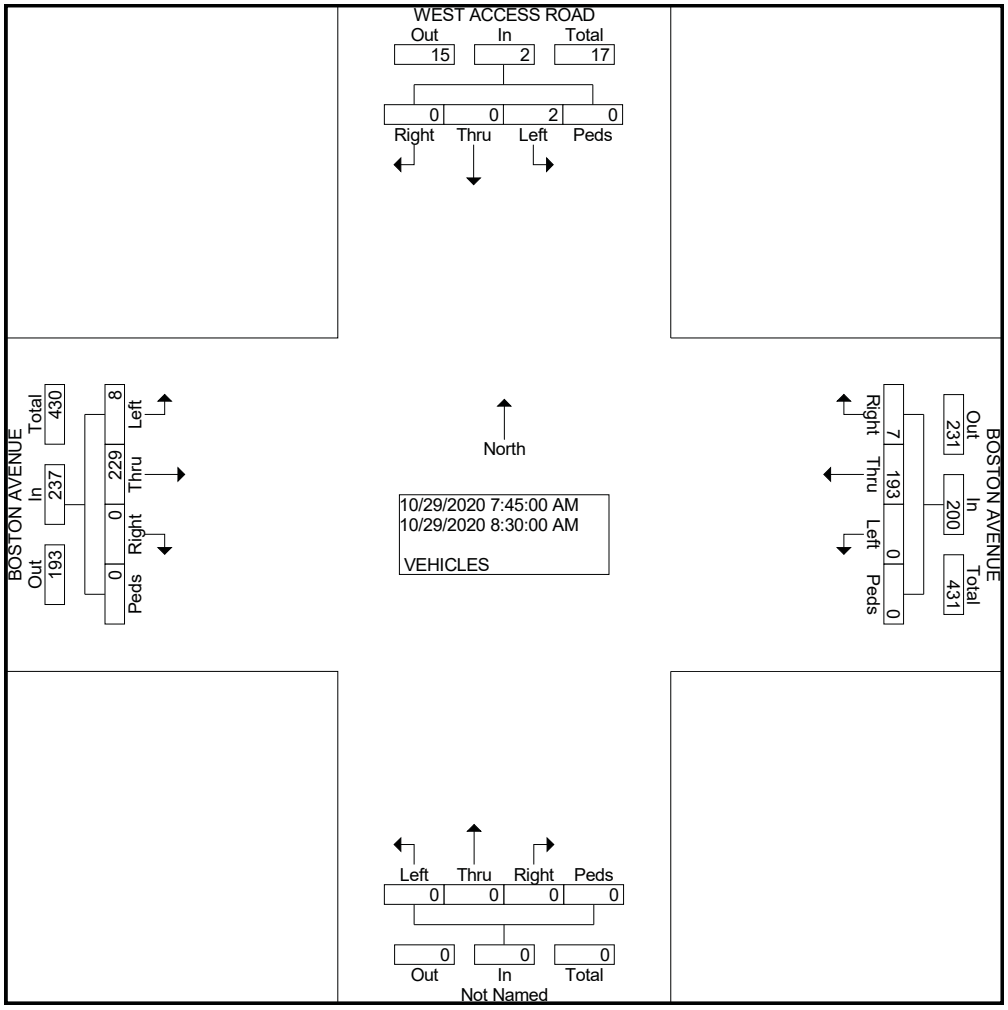
	WEST ACCESS ROAD Southbound				BOSTON AVENUE Westbound				Northbound				BOSTON AVENUE Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	0	0	0	0	0	16	1	0	0	0	0	0	1	36	0	0	54
07:15 AM	0	0	1	0	0	27	2	0	0	0	0	0	2	31	0	0	63
07:30 AM	0	0	0	0	0	27	1	0	0	0	0	0	0	61	0	0	89
07:45 AM	0	0	0	0	0	67	0	0	0	0	0	0	4	74	0	0	145
Total	0	0	1	0	0	137	4	0	0	0	0	0	7	202	0	0	351
08:00 AM	0	0	0	0	0	55	4	0	0	0	0	0	1	55	0	0	115
08:15 AM	0	0	0	0	0	31	1	0	0	0	0	0	1	46	0	0	79
08:30 AM	2	0	0	0	0	40	2	0	0	0	0	0	2	54	0	0	100
08:45 AM	2	0	0	0	0	27	2	0	0	0	0	0	2	42	0	0	75
Total	4	0	0	0	0	153	9	0	0	0	0	0	6	197	0	0	369
04:00 PM	0	0	3	0	0	67	2	1	0	0	0	0	0	71	0	0	144
04:15 PM	4	0	1	0	0	61	1	1	0	0	0	0	1	73	0	0	142
04:30 PM	1	0	0	0	0	52	1	0	0	0	0	0	1	51	0	0	106
04:45 PM	2	0	2	0	0	39	0	0	0	0	0	0	0	44	0	0	87
Total	7	0	6	0	0	219	4	2	0	0	0	0	2	239	0	0	479
05:00 PM	2	0	1	0	0	60	2	0	0	0	0	0	5	55	0	0	125
05:15 PM	0	0	2	0	0	57	0	0	0	0	0	0	0	60	0	0	119
05:30 PM	1	0	0	0	0	42	0	0	0	0	0	0	1	53	0	1	98
05:45 PM	2	0	1	0	0	43	0	1	0	0	0	0	1	61	0	0	109
Total	5	0	4	0	0	202	2	1	0	0	0	0	7	229	0	1	451
Grand Total	16	0	11	0	0	711	19	3	0	0	0	0	22	867	0	1	1650
Apprch %	59.3	0.0	40.7	0.0	0.0	97.0	2.6	0.4	0.0	0.0	0.0	0.0	2.5	97.4	0.0	0.1	
Total %	1.0	0.0	0.7	0.0	0.0	43.1	1.2	0.2	0.0	0.0	0.0	0.0	1.3	52.5	0.0	0.1	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: WEST ACCESS ROAD
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : WACCBOSTON
Site Code : 00000025
Start Date : 10/29/2020
Page No : 2

	WEST ACCESS ROAD Southbound					BOSTON AVENUE Westbound					Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 07:45 AM to 08:30 AM - Peak 1 of 1																					
Intersection	07:45 AM																				
Volume	2	0	0	0	2	0	193	7	0	200	0	0	0	0	0	8	229	0	0	237	439
Percent	100.0	0.0	0.0	0.0		0.0	96.5	3.5	0.0		0.0	0.0	0.0	0.0		3.4	96.6	0.0	0.0		
07:45 Volume	0	0	0	0	0	0	67	0	0	67	0	0	0	0	0	4	74	0	0	78	145
Peak Factor																					0.757
High Int.	08:30 AM					07:45 AM										07:45 AM					
Volume	2	0	0	0	2	0	67	0	0	67	0	0	0	0	0	4	74	0	0	78	
Peak Factor					0.250					0.746										0.760	

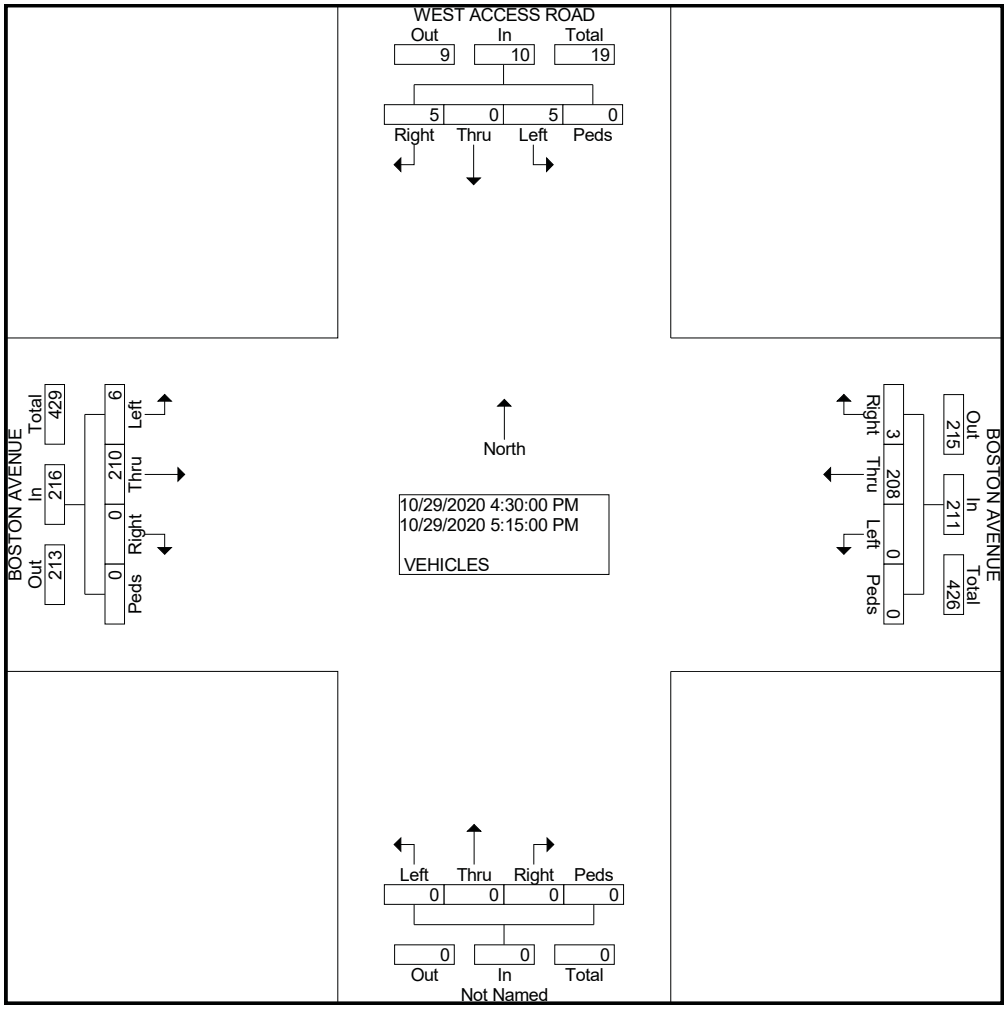


COUNTER MEASURES INC.
1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: WEST ACCESS ROAD
E/W STREET: BOSTON AVENUE
CITY: LONGMONT
COUNTY: BOULDER

File Name : WACCBOSTON
Site Code : 00000025
Start Date : 10/29/2020
Page No : 2

	WEST ACCESS ROAD Southbound					BOSTON AVENUE Westbound					Northbound					BOSTON AVENUE Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	5	0	5	0	10	0	208	3	0	211	0	0	0	0	0	6	210	0	0	216	437
Percent	50.0	0.0	50.0	0.0		0.0	98.6	1.4	0.0		0.0	0.0	0.0	0.0		2.8	97.2	0.0	0.0		
05:00 Volume	2	0	1	0	3	0	60	2	0	62	0	0	0	0	0	5	55	0	0	60	125
Peak Factor																					0.874
High Int.	04:45 PM					05:00 PM										05:00 PM					
Volume	2	0	2	0	4	0	60	2	0	62	0	0	0	0	0	5	55	0	0	60	
Peak Factor					0.625					0.851										0.900	



COUNTER MEASURES INC.

1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Location: BOSTON AVENUE W/O SUNSET STREET
City: LONGMONT
County: BOULDER
Direction: EAST/WEST

Site Code: 200214
Station ID: 200214

Start Time	03-Nov-20 Tue	EASTOUND	WESTOUND							Total
12:00 AM		1	2							3
01:00		0	2							2
02:00		1	6							7
03:00		2	4							6
04:00		2	5							7
05:00		25	24							49
06:00		83	75							158
07:00		205	**198**							**403**
08:00		173	178							351
09:00		147	158							305
10:00		192	175							367
11:00		**208**	189							397
12:00 PM		209	177							386
01:00		191	181							372
02:00		208	158							366
03:00		**244**	**239**							**483**
04:00		231	215							446
05:00		178	218							396
06:00		111	124							235
07:00		69	83							152
08:00		24	34							58
09:00		16	24							40
10:00		15	13							28
11:00		2	6							8
Total		2537	2488							5025
Percent		50.5%	49.5%							
AM Peak	-	11:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	208	198	-	-	-	-	-	-	403
PM Peak	-	15:00	15:00	-	-	-	-	-	-	15:00
Vol.	-	244	239	-	-	-	-	-	-	483
Grand Total		2537	2488							5025
Percent		50.5%	49.5%							
ADT		ADT 5,025		AADT 5,025						

COUNTER MEASURES INC.

1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Location: BOSTON AVENUE E/O SUNSET STREET
City: LONGMONT
County: BOULDER
Direction: EAST/WEST

Site Code: 200220
Station ID: 200220

Start Time	03-Nov-20 Tue	EASTBOUN	WESTBOUN							Total
12:00 AM		1	1							2
01:00		1	3							4
02:00		5	2							7
03:00		5	3							8
04:00		6	8							14
05:00		25	43							68
06:00		68	116							184
07:00		244	230							474
08:00		204	235							439
09:00		197	219							416
10:00		245	217							462
11:00		**279**	**253**							**532**
12:00 PM		287	220							507
01:00		242	243							485
02:00		354	207							561
03:00		335	**283**							**618**
04:00		**361**	245							606
05:00		306	210							516
06:00		162	111							273
07:00		100	71							171
08:00		46	38							84
09:00		32	21							53
10:00		21	18							39
11:00		13	5							18
Total		3539	3002							6541
Percent		54.1%	45.9%							
AM Peak	-	11:00	11:00	-	-	-	-	-	-	11:00
Vol.	-	279	253	-	-	-	-	-	-	532
PM Peak	-	16:00	15:00	-	-	-	-	-	-	15:00
Vol.	-	361	283	-	-	-	-	-	-	618
Grand Total		3539	3002							6541
Percent		54.1%	45.9%							
ADT		ADT 6,541		AADT 6,541						

COUNTER MEASURES INC.

1889 YORK STREET
DENVER,COLORADO 80206
303-333-7409

Location: SUNSET STREET N/O BOSTON AVENUE
City: LONGMONT
County: BOULDER
Direction: NORTH/SOUTH

Site Code: 200218
Station ID: 200218

Start Time	03-Nov-20 Tue	NORTHOUN	SOUTHOUN							Total
12:00 AM		2	2							4
01:00		3	2							5
02:00		4	6							10
03:00		2	3							5
04:00		2	8							10
05:00		9	40							49
06:00		28	129							157
07:00		132	**336**							**468**
08:00		150	195							345
09:00		131	181							312
10:00		133	153							286
11:00		**210**	198							408
12:00 PM		209	206							415
01:00		210	189							399
02:00		225	200							425
03:00		**383**	**248**							**631**
04:00		353	203							556
05:00		319	165							484
06:00		189	92							281
07:00		88	60							148
08:00		61	37							98
09:00		23	20							43
10:00		25	13							38
11:00		11	11							22
Total		2902	2697							5599
Percent		51.8%	48.2%							
AM Peak	-	11:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	210	336	-	-	-	-	-	-	468
PM Peak	-	15:00	15:00	-	-	-	-	-	-	15:00
Vol.	-	383	248	-	-	-	-	-	-	631
Grand Total		2902	2697							5599
Percent		51.8%	48.2%							
ADT		ADT 5,599		AADT 5,599						

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

LOS	Average Vehicle Delay sec/vehicle	Operational Characteristics
A	<10 seconds	Describes operations with low control delay, up to 10 sec/veh. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.
B	10 to 20 seconds	Describes operations with control delay greater than 10 seconds and up to 20 sec/veh. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.
C	20 to 35 seconds	Describes operations with control delay greater than 20 and up to 35 sec/veh. These higher delays may result from only fair progression, longer cycle length, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	35 to 55 seconds	Describes operations with control delay greater than 35 and up to 55 sec/veh. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55 to 80 seconds	Describes operations with control delay greater than 55 and up to 80 sec/veh. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent.
F	>80 seconds	Describes operations with control delay in excess of 80 sec/veh. This level, considered unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	Operational Characteristics
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. The delay could be up to 15 seconds. Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.
D	25 to 35 seconds	This is the point at which a traffic signal may be warranted for this intersection. The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. There is a high probability that this intersection will meet traffic signal warrants. The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. The only remedy for these long delays is installing a traffic signal or restricting the accesses. The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.

Intersection	
Intersection Delay, s/veh	15.6
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	128	15	160	135	20	12	109	78	13	250	27
Future Vol, veh/h	12	128	15	160	135	20	12	109	78	13	250	27
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	145	17	182	153	23	14	124	89	15	284	31
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.4	18.2	13	16.4
HCM LOS	B	C	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	8%	51%	4%
Vol Thru, %	55%	83%	43%	86%
Vol Right, %	39%	10%	6%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	199	155	315	290
LT Vol	12	12	160	13
Through Vol	109	128	135	250
RT Vol	78	15	20	27
Lane Flow Rate	226	176	358	330
Geometry Grp	1	1	1	1
Degree of Util (X)	0.384	0.314	0.607	0.555
Departure Headway (Hd)	6.114	6.408	6.102	6.058
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	588	560	591	593
Service Time	4.167	4.463	4.147	4.105
HCM Lane V/C Ratio	0.384	0.314	0.606	0.556
HCM Control Delay	13	12.4	18.2	16.4
HCM Lane LOS	B	B	C	C
HCM 95th-tile Q	1.8	1.3	4.1	3.4

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	18	87	95	62	12	610	52	175	1675
Future Volume (vph)	18	87	95	62	12	610	52	175	1675
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	31.5	31.5	31.5	31.5	59.8	59.8	59.8	13.7	73.5
Total Split (%)	30.0%	30.0%	30.0%	30.0%	57.0%	57.0%	57.0%	13.0%	70.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	5.4	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	13.8	13.8	13.8	13.8	67.6	67.6	67.6	80.9	80.1
Actuated g/C Ratio	0.13	0.13	0.13	0.13	0.64	0.64	0.64	0.77	0.76
v/c Ratio	0.16	0.46	0.65	0.57	0.10	0.20	0.05	0.32	0.48
Control Delay	41.1	43.8	60.9	33.1	11.8	8.6	1.6	5.1	5.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	41.1	43.8	60.9	33.1	11.8	8.6	1.6	5.1	5.5
LOS	D	D	E	C	B	A	A	A	A
Approach Delay		43.4		44.1		8.1			5.5
Approach LOS		D		D		A			A

Intersection Summary	
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 35.7 (34%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay: 10.9	Intersection LOS: B
Intersection Capacity Utilization 78.5%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	320	205	7	2	1
Future Vol, veh/h	8	320	205	7	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	381	244	8	2	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	252	0	-	0	649	248
Stage 1	-	-	-	-	248	-
Stage 2	-	-	-	-	401	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1313	-	-	-	434	791
Stage 1	-	-	-	-	793	-
Stage 2	-	-	-	-	676	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1313	-	-	-	431	791
Mov Cap-2 Maneuver	-	-	-	-	431	-
Stage 1	-	-	-	-	787	-
Stage 2	-	-	-	-	676	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	12.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1313	-	-	-	508
HCM Lane V/C Ratio	0.007	-	-	-	0.007
HCM Control Delay (s)	7.8	-	-	-	12.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	310	195	22	19	17
Future Vol, veh/h	13	310	195	22	19	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	369	232	26	23	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	258	0	-	0	644	245
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	399	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1307	-	-	-	437	794
Stage 1	-	-	-	-	796	-
Stage 2	-	-	-	-	678	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1307	-	-	-	432	794
Mov Cap-2 Maneuver	-	-	-	-	432	-
Stage 1	-	-	-	-	787	-
Stage 2	-	-	-	-	678	-

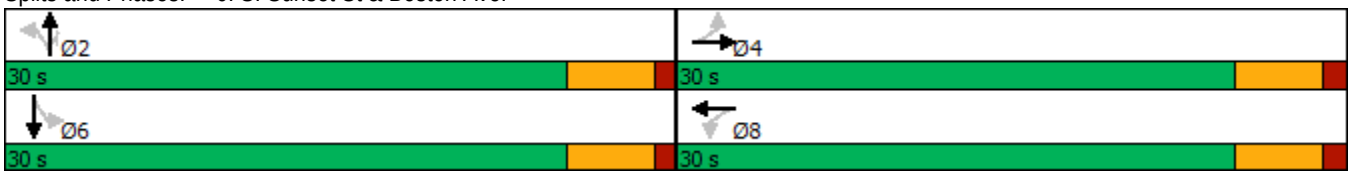
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	12.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1307	-	-	-	551
HCM Lane V/C Ratio	0.012	-	-	-	0.078
HCM Control Delay (s)	7.8	-	-	-	12.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	19	195	213	129	61	178	130	37	370
Future Volume (vph)	19	195	213	129	61	178	130	37	370
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	20.1	20.1	20.1	20.1	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.36	0.36	0.36	0.36	0.46	0.46	0.46	0.46	0.46
v/c Ratio	0.05	0.55	0.87	0.26	0.23	0.25	0.19	0.08	0.56
Control Delay	11.1	14.6	47.4	12.0	13.4	11.6	3.1	10.9	15.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.1	14.6	47.4	12.0	13.4	11.6	3.1	10.9	15.4
LOS	B	B	D	B	B	B	A	B	B
Approach Delay		14.4		33.0		8.9			15.0
Approach LOS		B		C		A			B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 55.5	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 17.7	Intersection LOS: B
Intersection Capacity Utilization 72.0%	ICU Level of Service C
Analysis Period (min) 15	

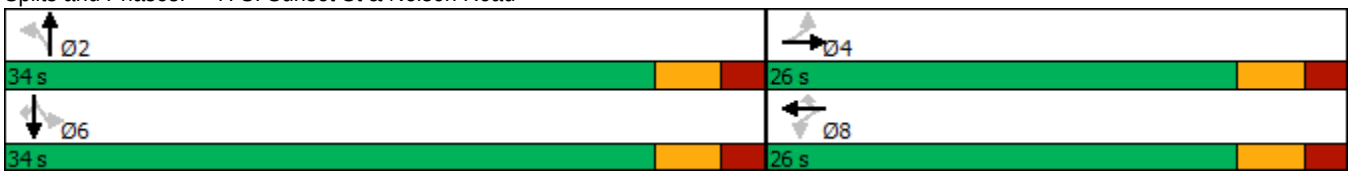
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	100	230	12	340	70	35	225	75	400	125
Future Volume (vph)	100	230	12	340	70	35	225	75	400	125
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	26.0	26.0	26.0	26.0	26.0	34.0	34.0	34.0	34.0	34.0
Total Split (%)	43.3%	43.3%	43.3%	43.3%	43.3%	56.7%	56.7%	56.7%	56.7%	56.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	10.6	10.6	10.6	10.6	10.6	14.7	14.7	14.7	14.7	14.7
Actuated g/C Ratio	0.29	0.29	0.29	0.29	0.29	0.41	0.41	0.41	0.41	0.41
v/c Ratio	0.37	0.32	0.04	0.36	0.15	0.11	0.34	0.18	0.57	0.19
Control Delay	15.8	8.9	11.3	11.9	4.6	8.0	8.8	8.3	11.9	2.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.8	8.9	11.3	11.9	4.6	8.0	8.8	8.3	11.9	2.6
LOS	B	A	B	B	A	A	A	A	B	A
Approach Delay		10.6		10.7			8.7		9.5	
Approach LOS		B		B			A		A	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 36	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay: 9.9	Intersection LOS: A
Intersection Capacity Utilization 56.8%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	17.6
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	178	12	100	160	25	21	255	163	18	125	11
Future Vol, veh/h	25	178	12	100	160	25	21	255	163	18	125	11
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	184	12	103	165	26	22	263	168	19	129	11
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	13.8	16	22.3	12.2
HCM LOS	B	C	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	12%	35%	12%
Vol Thru, %	58%	83%	56%	81%
Vol Right, %	37%	6%	9%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	439	215	285	154
LT Vol	21	25	100	18
Through Vol	255	178	160	125
RT Vol	163	12	25	11
Lane Flow Rate	453	222	294	159
Geometry Grp	1	1	1	1
Degree of Util (X)	0.721	0.398	0.516	0.288
Departure Headway (Hd)	5.736	6.464	6.323	6.535
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	629	556	570	548
Service Time	3.778	4.518	4.373	4.594
HCM Lane V/C Ratio	0.72	0.399	0.516	0.29
HCM Control Delay	22.3	13.8	16	12.2
HCM Lane LOS	C	B	C	B
HCM 95th-tile Q	6.1	1.9	2.9	1.2

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	19	123	100	64	21	1975	118	66	1165
Future Volume (vph)	19	123	100	64	21	1975	118	66	1165
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	32.2	32.2	32.2	32.2	72.5	72.5	72.5	10.3	82.8
Total Split (%)	28.0%	28.0%	28.0%	28.0%	63.0%	63.0%	63.0%	9.0%	72.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	-1.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	3.9	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	16.6	16.6	18.1	16.6	78.4	78.4	78.4	88.1	87.3
Actuated g/C Ratio	0.14	0.14	0.16	0.14	0.68	0.68	0.68	0.77	0.76
v/c Ratio	0.23	0.57	0.72	0.68	0.09	0.62	0.11	0.45	0.33
Control Delay	47.1	51.4	69.9	38.3	10.1	12.6	2.0	17.3	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.1	51.4	69.9	38.3	10.1	12.6	2.0	17.3	5.2
LOS	D	D	E	D	B	B	A	B	A
Approach Delay		50.8		49.1		12.0			5.8
Approach LOS		D		D		B			A

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 87.4 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 14.5	Intersection LOS: B
Intersection Capacity Utilization 75.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	28	335	215	34	18	17
Future Vol, veh/h	28	335	215	34	18	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	364	234	37	20	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	271	0	-	0	677	253
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	424	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1292	-	-	-	418	786
Stage 1	-	-	-	-	789	-
Stage 2	-	-	-	-	660	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1292	-	-	-	408	786
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	660	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	12.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1292	-	-	-	532
HCM Lane V/C Ratio	0.024	-	-	-	0.072
HCM Control Delay (s)	7.9	-	-	-	12.3
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	340	230	24	13	17
Future Vol, veh/h	14	340	230	24	13	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	370	250	26	14	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	276	0	-	0	663	263
Stage 1	-	-	-	-	263	-
Stage 2	-	-	-	-	400	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1287	-	-	-	426	776
Stage 1	-	-	-	-	781	-
Stage 2	-	-	-	-	677	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1287	-	-	-	421	776
Mov Cap-2 Maneuver	-	-	-	-	421	-
Stage 1	-	-	-	-	772	-
Stage 2	-	-	-	-	677	-

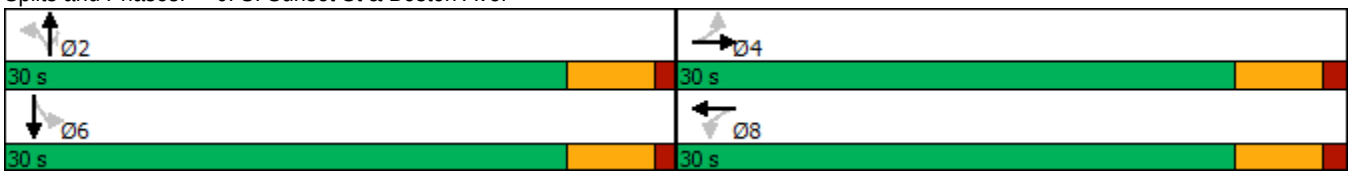
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	11.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1287	-	-	-	568
HCM Lane V/C Ratio	0.012	-	-	-	0.057
HCM Control Delay (s)	7.8	-	-	-	11.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	57	220	140	143	92	413	320	18	202
Future Volume (vph)	57	220	140	143	92	413	320	18	202
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	13.1	13.1	13.1	13.1	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.27	0.27	0.27	0.27	0.52	0.52	0.52	0.52	0.52
v/c Ratio	0.19	0.62	0.63	0.33	0.17	0.45	0.34	0.04	0.25
Control Delay	14.2	18.9	28.1	14.6	8.6	10.4	2.4	8.0	8.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	14.2	18.9	28.1	14.6	8.6	10.4	2.4	8.0	8.1
LOS	B	B	C	B	A	B	A	A	A
Approach Delay		18.2		21.0		7.1			8.1
Approach LOS		B		C		A			A

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 48.5	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay: 11.9	Intersection LOS: B
Intersection Capacity Utilization 67.3%	ICU Level of Service C
Analysis Period (min) 15	

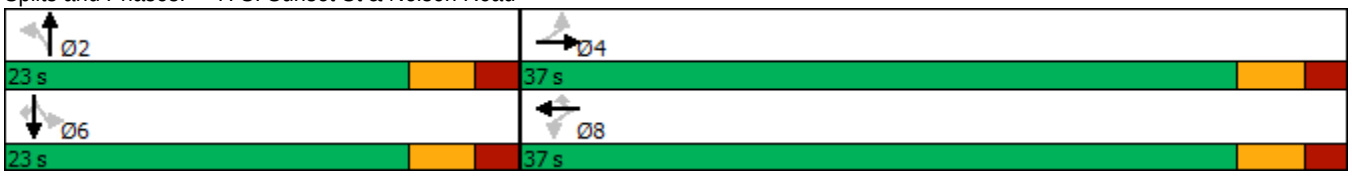
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	285	515	18	440	90	115	400	75	225	145
Future Volume (vph)	285	515	18	440	90	115	400	75	225	145
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	37.0	37.0	37.0	37.0	37.0	23.0	23.0	23.0	23.0	23.0
Total Split (%)	61.7%	61.7%	61.7%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	23.3	23.3	23.3	23.3	23.3	16.0	16.0	16.0	16.0	16.0
Actuated g/C Ratio	0.47	0.47	0.47	0.47	0.47	0.32	0.32	0.32	0.32	0.32
v/c Ratio	0.75	0.39	0.06	0.29	0.12	0.35	0.78	0.47	0.41	0.26
Control Delay	23.5	8.5	7.4	8.4	2.3	18.9	28.8	27.5	17.7	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.5	8.5	7.4	8.4	2.3	18.9	28.8	27.5	17.7	4.7
LOS	C	A	A	A	A	B	C	C	B	A
Approach Delay		13.4		7.4			26.7		15.2	
Approach LOS		B		A			C		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 49.9	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 15.4	Intersection LOS: B
Intersection Capacity Utilization 71.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	16.7
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	130	15	169	138	20	12	113	80	13	260	28
Future Vol, veh/h	12	130	15	169	138	20	12	113	80	13	260	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	148	17	192	157	23	14	128	91	15	295	32
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

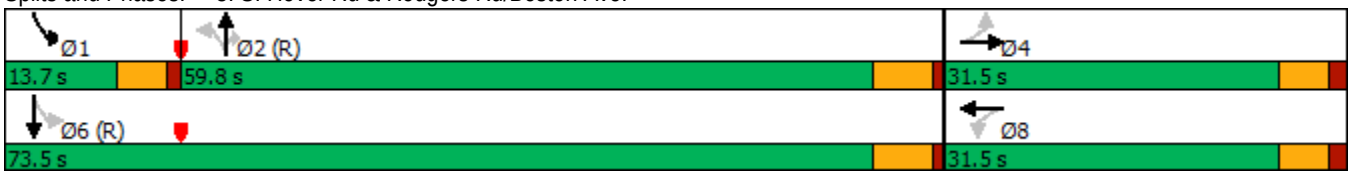
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.8	19.8	13.5	17.7
HCM LOS	B	C	B	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	8%	52%	4%
Vol Thru, %	55%	83%	42%	86%
Vol Right, %	39%	10%	6%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	205	157	327	301
LT Vol	12	12	169	13
Through Vol	113	130	138	260
RT Vol	80	15	20	28
Lane Flow Rate	233	178	372	342
Geometry Grp	1	1	1	1
Degree of Util (X)	0.405	0.325	0.642	0.586
Departure Headway (Hd)	6.252	6.563	6.216	6.172
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	573	546	580	585
Service Time	4.311	4.629	4.266	4.227
HCM Lane V/C Ratio	0.407	0.326	0.641	0.585
HCM Control Delay	13.5	12.8	19.8	17.7
HCM Lane LOS	B	B	C	C
HCM 95th-tile Q	2	1.4	4.6	3.8

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	18	94	97	64	12	620	53	185	1710
Future Volume (vph)	18	94	97	64	12	620	53	185	1710
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	31.5	31.5	31.5	31.5	59.8	59.8	59.8	13.7	73.5
Total Split (%)	30.0%	30.0%	30.0%	30.0%	57.0%	57.0%	57.0%	13.0%	70.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	5.4	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	14.1	14.1	14.1	14.1	67.1	67.1	67.1	80.6	79.8
Actuated g/C Ratio	0.13	0.13	0.13	0.13	0.64	0.64	0.64	0.77	0.76
v/c Ratio	0.17	0.47	0.67	0.59	0.10	0.21	0.06	0.34	0.49
Control Delay	41.0	44.2	62.7	34.0	12.5	8.9	1.7	5.4	5.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	41.0	44.2	62.7	34.0	12.5	8.9	1.7	5.4	5.7
LOS	D	D	E	C	B	A	A	A	A
Approach Delay		43.7		45.2		8.4			5.7
Approach LOS		D		D		A			A

Intersection Summary	
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 35.7 (34%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 11.2	Intersection LOS: B
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.



Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	340	215	7	2	1
Future Vol, veh/h	8	340	215	7	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	405	256	8	2	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	264	0	-	0	685	260
Stage 1	-	-	-	-	260	-
Stage 2	-	-	-	-	425	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1300	-	-	-	414	779
Stage 1	-	-	-	-	783	-
Stage 2	-	-	-	-	659	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1300	-	-	-	411	779
Mov Cap-2 Maneuver	-	-	-	-	411	-
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	659	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	12.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1300	-	-	-	488
HCM Lane V/C Ratio	0.007	-	-	-	0.007
HCM Control Delay (s)	7.8	-	-	-	12.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	330	205	22	19	17
Future Vol, veh/h	13	330	205	22	19	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	393	244	26	23	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	270	0	-	0	680	257
Stage 1	-	-	-	-	257	-
Stage 2	-	-	-	-	423	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1293	-	-	-	417	782
Stage 1	-	-	-	-	786	-
Stage 2	-	-	-	-	661	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1293	-	-	-	412	782
Mov Cap-2 Maneuver	-	-	-	-	412	-
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	661	-

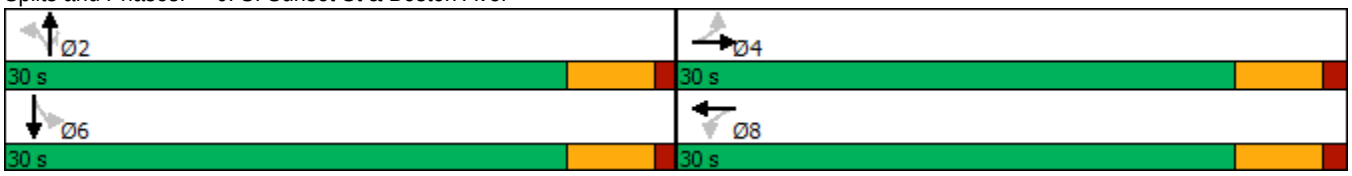
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	12.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1293	-	-	-	531
HCM Lane V/C Ratio	0.012	-	-	-	0.081
HCM Control Delay (s)	7.8	-	-	-	12.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	19	210	224	135	62	182	159	51	375
Future Volume (vph)	19	210	224	135	62	182	159	51	375
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	21.7	21.7	21.7	21.7	25.3	25.3	25.3	25.3	25.3
Actuated g/C Ratio	0.38	0.38	0.38	0.38	0.44	0.44	0.44	0.44	0.44
v/c Ratio	0.05	0.55	0.91	0.35	0.25	0.26	0.23	0.12	0.59
Control Delay	11.1	14.8	53.2	10.9	14.2	12.1	3.0	11.5	16.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.1	14.8	53.2	10.9	14.2	12.1	3.0	11.5	16.4
LOS	B	B	D	B	B	B	A	B	B
Approach Delay		14.6		33.0		8.8			15.8
Approach LOS		B		C		A			B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 57	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay: 18.3	Intersection LOS: B
Intersection Capacity Utilization 73.9%	ICU Level of Service D
Analysis Period (min) 15	

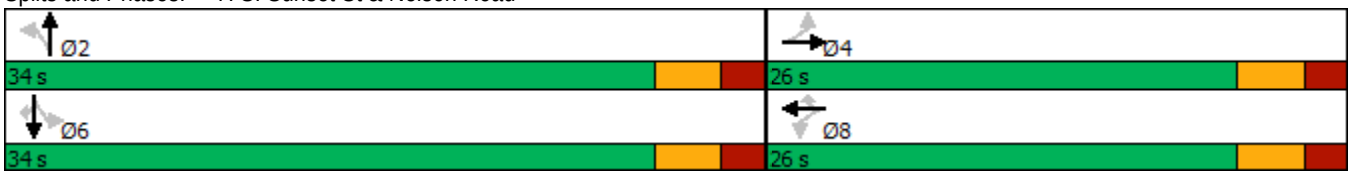
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	117	235	12	345	74	36	239	78	410	131
Future Volume (vph)	117	235	12	345	74	36	239	78	410	131
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	26.0	26.0	26.0	26.0	26.0	34.0	34.0	34.0	34.0	34.0
Total Split (%)	43.3%	43.3%	43.3%	43.3%	43.3%	56.7%	56.7%	56.7%	56.7%	56.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	11.4	11.4	11.4	11.4	11.4	15.6	15.6	15.6	15.6	15.6
Actuated g/C Ratio	0.30	0.30	0.30	0.30	0.30	0.41	0.41	0.41	0.41	0.41
v/c Ratio	0.43	0.32	0.04	0.35	0.15	0.12	0.35	0.19	0.58	0.19
Control Delay	17.5	9.3	11.8	12.3	4.6	8.5	9.3	8.8	12.4	2.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	17.5	9.3	11.8	12.3	4.6	8.5	9.3	8.8	12.4	2.6
LOS	B	A	B	B	A	A	A	A	B	A
Approach Delay		11.5		10.9			9.2		9.9	
Approach LOS		B		B			A		A	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 38	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.58	
Intersection Signal Delay: 10.4	Intersection LOS: B
Intersection Capacity Utilization 58.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	19.1
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	182	12	103	163	26	22	264	170	18	129	11
Future Vol, veh/h	26	182	12	103	163	26	22	264	170	18	129	11
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	188	12	106	168	27	23	272	175	19	133	11
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	14.3	16.9	25.1	12.6
HCM LOS	B	C	D	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	12%	35%	11%
Vol Thru, %	58%	83%	56%	82%
Vol Right, %	37%	5%	9%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	456	220	292	158
LT Vol	22	26	103	18
Through Vol	264	182	163	129
RT Vol	170	12	26	11
Lane Flow Rate	470	227	301	163
Geometry Grp	1	1	1	1
Degree of Util (X)	0.761	0.416	0.539	0.302
Departure Headway (Hd)	5.826	6.603	6.447	6.675
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	621	544	557	536
Service Time	3.876	4.668	4.508	4.747
HCM Lane V/C Ratio	0.757	0.417	0.54	0.304
HCM Control Delay	25.1	14.3	16.9	12.6
HCM Lane LOS	D	B	C	B
HCM 95th-tile Q	6.9	2	3.2	1.3

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	19	126	102	68	21	2015	120	68	1190
Future Volume (vph)	19	126	102	68	21	2015	120	68	1190
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	32.2	32.2	32.2	32.2	72.5	72.5	72.5	10.3	82.8
Total Split (%)	28.0%	28.0%	28.0%	28.0%	63.0%	63.0%	63.0%	9.0%	72.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	-1.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	3.9	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	17.1	17.1	18.6	17.1	78.1	78.1	78.1	87.6	86.8
Actuated g/C Ratio	0.15	0.15	0.16	0.15	0.68	0.68	0.68	0.76	0.75
v/c Ratio	0.24	0.57	0.71	0.70	0.09	0.63	0.12	0.49	0.34
Control Delay	47.0	50.5	68.6	39.8	10.3	13.0	2.0	22.2	5.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.0	50.5	68.6	39.8	10.3	13.0	2.0	22.2	5.5
LOS	D	D	E	D	B	B	A	C	A
Approach Delay		50.1		49.4		12.4			6.3
Approach LOS		D		D		B			A

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 87.4 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay: 14.9	Intersection LOS: B
Intersection Capacity Utilization 76.6%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	28	345	230	34	18	17
Future Vol, veh/h	28	345	230	34	18	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	375	250	37	20	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	287	0	-	0	704	269
Stage 1	-	-	-	-	269	-
Stage 2	-	-	-	-	435	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1275	-	-	-	403	770
Stage 1	-	-	-	-	776	-
Stage 2	-	-	-	-	653	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1275	-	-	-	393	770
Mov Cap-2 Maneuver	-	-	-	-	393	-
Stage 1	-	-	-	-	757	-
Stage 2	-	-	-	-	653	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	12.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1275	-	-	-	516
HCM Lane V/C Ratio	0.024	-	-	-	0.074
HCM Control Delay (s)	7.9	-	-	-	12.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	350	245	24	13	17
Future Vol, veh/h	14	350	245	24	13	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	380	266	26	14	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	292	0	-	0	689	279
Stage 1	-	-	-	-	279	-
Stage 2	-	-	-	-	410	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1270	-	-	-	412	760
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	670	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1270	-	-	-	407	760
Mov Cap-2 Maneuver	-	-	-	-	407	-
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	670	-

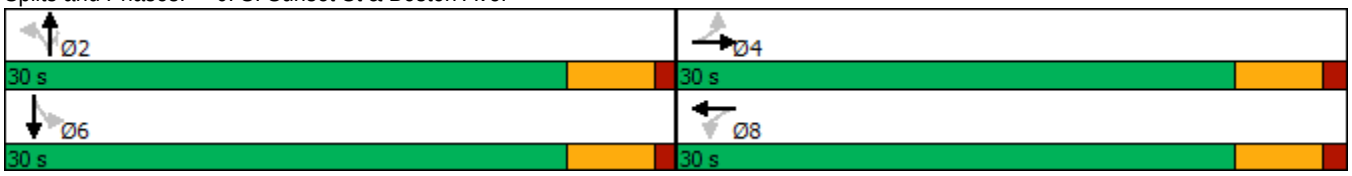
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	11.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1270	-	-	-	552
HCM Lane V/C Ratio	0.012	-	-	-	0.059
HCM Control Delay (s)	7.9	-	-	-	11.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	58	226	160	153	94	420	312	21	205
Future Volume (vph)	58	226	160	153	94	420	312	21	205
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	14.2	14.2	14.2	14.2	25.4	25.4	25.4	25.4	25.4
Actuated g/C Ratio	0.29	0.29	0.29	0.29	0.51	0.51	0.51	0.51	0.51
v/c Ratio	0.18	0.60	0.69	0.35	0.17	0.47	0.34	0.05	0.26
Control Delay	13.7	18.0	30.8	14.1	9.5	11.4	2.6	9.0	8.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.7	18.0	30.8	14.1	9.5	11.4	2.6	9.0	8.9
LOS	B	B	C	B	A	B	A	A	A
Approach Delay		17.3		22.1		7.9			8.9
Approach LOS		B		C		A			A

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 49.7	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 12.6	Intersection LOS: B
Intersection Capacity Utilization 69.2%	ICU Level of Service C
Analysis Period (min) 15	

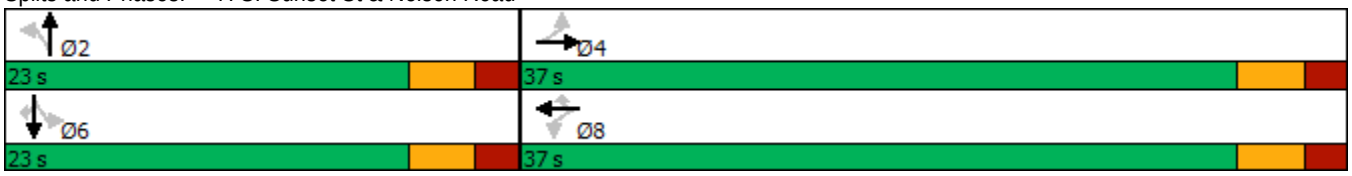
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	294	525	18	450	93	47	410	79	235	158
Future Volume (vph)	294	525	18	450	93	47	410	79	235	158
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	37.0	37.0	37.0	37.0	37.0	23.0	23.0	23.0	23.0	23.0
Total Split (%)	61.7%	61.7%	61.7%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	24.3	24.3	24.3	24.3	24.3	16.4	16.4	16.4	16.4	16.4
Actuated g/C Ratio	0.47	0.47	0.47	0.47	0.47	0.32	0.32	0.32	0.32	0.32
v/c Ratio	0.77	0.39	0.06	0.29	0.13	0.15	0.80	0.53	0.43	0.28
Control Delay	25.1	8.6	7.4	8.4	2.3	16.2	30.6	32.9	18.3	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.1	8.6	7.4	8.4	2.3	16.2	30.6	32.9	18.3	4.6
LOS	C	A	A	A	A	B	C	C	B	A
Approach Delay		14.0		7.4			29.2		16.1	
Approach LOS		B		A			C		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 51.2	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.80	
Intersection Signal Delay: 16.0	Intersection LOS: B
Intersection Capacity Utilization 73.0%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	18.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	130	17	174	138	20	14	127	93	13	266	28
Future Vol, veh/h	12	130	17	174	138	20	14	127	93	13	266	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	148	19	198	157	23	16	144	106	15	302	32
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	13.4	21.7	15.1	19.1
HCM LOS	B	C	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	8%	52%	4%
Vol Thru, %	54%	82%	42%	87%
Vol Right, %	40%	11%	6%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	234	159	332	307
LT Vol	14	12	174	13
Through Vol	127	130	138	266
RT Vol	93	17	20	28
Lane Flow Rate	266	181	377	349
Geometry Grp	1	1	1	1
Degree of Util (X)	0.471	0.341	0.672	0.615
Departure Headway (Hd)	6.374	6.795	6.41	6.35
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	561	526	562	565
Service Time	4.449	4.878	4.474	4.419
HCM Lane V/C Ratio	0.474	0.344	0.671	0.618
HCM Control Delay	15.1	13.4	21.7	19.1
HCM Lane LOS	C	B	C	C
HCM 95th-tile Q	2.5	1.5	5	4.2

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	49	24	220	455	12
Future Vol, veh/h	28	49	24	220	455	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	58	29	262	542	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	869	549	556	0	-	0
Stage 1	549	-	-	-	-	-
Stage 2	320	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	322	535	1015	-	-	-
Stage 1	579	-	-	-	-	-
Stage 2	736	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	313	535	1015	-	-	-
Mov Cap-2 Maneuver	313	-	-	-	-	-
Stage 1	562	-	-	-	-	-
Stage 2	736	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.8	0.9	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1015	-	425	-	-
HCM Lane V/C Ratio	0.028	-	0.216	-	-
HCM Control Delay (s)	8.7	-	15.8	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	18	98	109	74	12	620	59	191	1710
Future Volume (vph)	18	98	109	74	12	620	59	191	1710
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	31.5	31.5	31.5	31.5	59.8	59.8	59.8	13.7	73.5
Total Split (%)	30.0%	30.0%	30.0%	30.0%	57.0%	57.0%	57.0%	13.0%	70.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	5.4	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	15.2	15.2	15.2	15.2	65.6	65.6	65.6	79.5	78.7
Actuated g/C Ratio	0.14	0.14	0.14	0.14	0.62	0.62	0.62	0.76	0.75
v/c Ratio	0.17	0.46	0.71	0.63	0.10	0.21	0.06	0.36	0.50
Control Delay	40.2	42.9	63.7	36.5	13.6	9.6	2.3	5.9	6.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.2	42.9	63.7	36.5	13.6	9.6	2.3	5.9	6.3
LOS	D	D	E	D	B	A	A	A	A
Approach Delay		42.5		47.0		9.1			6.2
Approach LOS		D		D		A			A

Intersection Summary	
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 35.7 (34%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay: 12.3	Intersection LOS: B
Intersection Capacity Utilization 79.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	19	345	225	11	11	25
Future Vol, veh/h	19	345	225	11	11	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	411	268	13	13	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	281	0	-	0	732	275
Stage 1	-	-	-	-	275	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1282	-	-	-	388	764
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1282	-	-	-	381	764
Mov Cap-2 Maneuver	-	-	-	-	381	-
Stage 1	-	-	-	-	757	-
Stage 2	-	-	-	-	638	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	11.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1282	-	-	-	584
HCM Lane V/C Ratio	0.018	-	-	-	0.073
HCM Control Delay (s)	7.9	-	-	-	11.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	340	210	25	25	26
Future Vol, veh/h	17	340	210	25	25	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	405	250	30	30	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	280	0	-	0	710	265
Stage 1	-	-	-	-	265	-
Stage 2	-	-	-	-	445	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1283	-	-	-	400	774
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	646	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1283	-	-	-	394	774
Mov Cap-2 Maneuver	-	-	-	-	394	-
Stage 1	-	-	-	-	767	-
Stage 2	-	-	-	-	646	-

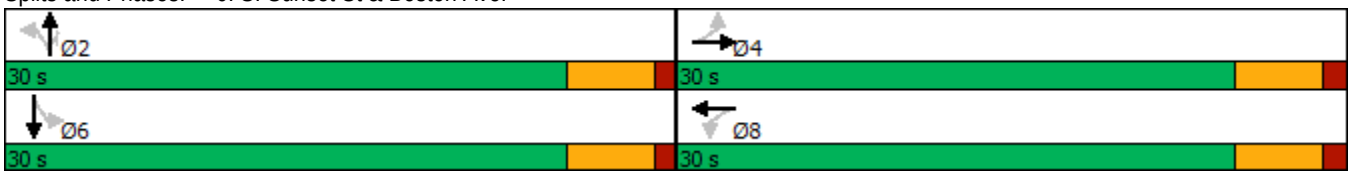
Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	12.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1283	-	-	-	526
HCM Lane V/C Ratio	0.016	-	-	-	0.115
HCM Control Delay (s)	7.9	-	-	-	12.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	20	216	224	138	66	199	159	64	410
Future Volume (vph)	20	216	224	138	66	199	159	64	410
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	22.4	22.4	22.4	22.4	25.2	25.2	25.2	25.2	25.2
Actuated g/C Ratio	0.39	0.39	0.39	0.39	0.44	0.44	0.44	0.44	0.44
v/c Ratio	0.05	0.57	0.92	0.27	0.31	0.29	0.24	0.15	0.65
Control Delay	11.0	15.0	57.0	11.6	16.0	12.5	3.0	11.9	18.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.0	15.0	57.0	11.6	16.0	12.5	3.0	11.9	18.0
LOS	B	B	E	B	B	B	A	B	B
Approach Delay		14.8		37.8		9.5			17.2
Approach LOS		B		D		A			B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 57.7	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 19.5	Intersection LOS: B
Intersection Capacity Utilization 76.6%	ICU Level of Service D
Analysis Period (min) 15	

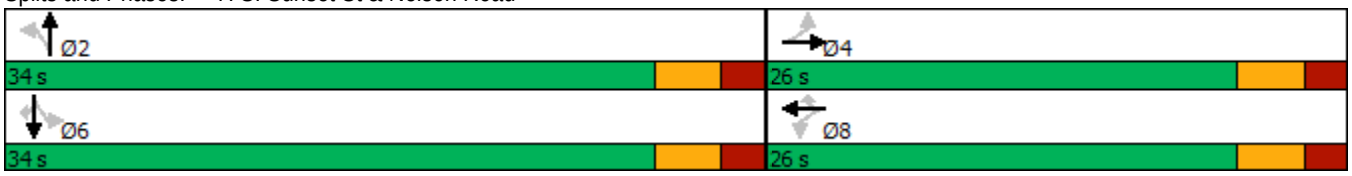
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	126	235	12	345	77	36	248	84	429	150
Future Volume (vph)	126	235	12	345	77	36	248	84	429	150
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	26.0	26.0	26.0	26.0	26.0	34.0	34.0	34.0	34.0	34.0
Total Split (%)	43.3%	43.3%	43.3%	43.3%	43.3%	56.7%	56.7%	56.7%	56.7%	56.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	12.0	12.0	12.0	12.0	12.0	16.7	16.7	16.7	16.7	16.7
Actuated g/C Ratio	0.30	0.30	0.30	0.30	0.30	0.42	0.42	0.42	0.42	0.42
v/c Ratio	0.46	0.31	0.04	0.35	0.16	0.12	0.36	0.20	0.60	0.21
Control Delay	18.5	9.5	12.1	12.5	4.6	8.8	9.5	9.0	12.8	2.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.5	9.5	12.1	12.5	4.6	8.8	9.5	9.0	12.8	2.6
LOS	B	A	B	B	A	A	A	A	B	A
Approach Delay		12.0		11.1			9.4		10.0	
Approach LOS		B		B			A		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 39.6	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay: 10.7	Intersection LOS: B
Intersection Capacity Utilization 59.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	22.8
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	182	14	119	163	26	24	276	182	18	145	11
Future Vol, veh/h	26	182	14	119	163	26	24	276	182	18	145	11
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	188	14	123	168	27	25	285	188	19	149	11
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	15.3	19.1	31.9	13.7
HCM LOS	C	C	D	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	12%	39%	10%
Vol Thru, %	57%	82%	53%	83%
Vol Right, %	38%	6%	8%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	482	222	308	174
LT Vol	24	26	119	18
Through Vol	276	182	163	145
RT Vol	182	14	26	11
Lane Flow Rate	497	229	318	179
Geometry Grp	1	1	1	1
Degree of Util (X)	0.83	0.438	0.591	0.345
Departure Headway (Hd)	6.01	6.89	6.695	6.927
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	601	520	537	515
Service Time	4.079	4.983	4.777	5.025
HCM Lane V/C Ratio	0.827	0.44	0.592	0.348
HCM Control Delay	31.9	15.3	19.1	13.7
HCM Lane LOS	D	C	C	B
HCM 95th-tile Q	8.7	2.2	3.8	1.5

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	45	61	500	250	34
Future Vol, veh/h	26	45	61	500	250	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	49	66	543	272	37

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	966	291	309	0	-	0
Stage 1	291	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	282	748	1252	-	-	-
Stage 1	759	-	-	-	-	-
Stage 2	506	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	267	748	1252	-	-	-
Mov Cap-2 Maneuver	267	-	-	-	-	-
Stage 1	719	-	-	-	-	-
Stage 2	506	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.6	0.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1252	-	451	-	-
HCM Lane V/C Ratio	0.053	-	0.171	-	-
HCM Control Delay (s)	8	-	14.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.6	-	-

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	19	138	114	77	21	2015	135	83	1190
Future Volume (vph)	19	138	114	77	21	2015	135	83	1190
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	32.2	32.2	32.2	32.2	72.5	72.5	72.5	10.3	82.8
Total Split (%)	28.0%	28.0%	28.0%	28.0%	63.0%	63.0%	63.0%	9.0%	72.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	-1.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	3.9	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	18.7	18.7	20.2	18.7	74.4	74.4	74.4	86.0	85.2
Actuated g/C Ratio	0.16	0.16	0.18	0.16	0.65	0.65	0.65	0.75	0.74
v/c Ratio	0.24	0.56	0.76	0.72	0.10	0.67	0.14	0.58	0.35
Control Delay	45.8	49.1	71.6	42.5	11.0	14.9	2.0	29.6	6.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	45.8	49.1	71.6	42.5	11.0	14.9	2.0	29.6	6.0
LOS	D	D	E	D	B	B	A	C	A
Approach Delay		48.7		52.3		14.0			7.6
Approach LOS		D		D		B			A

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 87.4 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay: 16.7	Intersection LOS: B
Intersection Capacity Utilization 78.7%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	58	357	239	44	27	41
Future Vol, veh/h	58	357	239	44	27	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	63	388	260	48	29	45

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	308	0	-	0	798	284
Stage 1	-	-	-	-	284	-
Stage 2	-	-	-	-	514	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1253	-	-	-	355	755
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	600	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1253	-	-	-	337	755
Mov Cap-2 Maneuver	-	-	-	-	337	-
Stage 1	-	-	-	-	726	-
Stage 2	-	-	-	-	600	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	13.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1253	-	-	-	506
HCM Lane V/C Ratio	0.05	-	-	-	0.146
HCM Control Delay (s)	8	-	-	-	13.3
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.5

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	361	256	32	18	25
Future Vol, veh/h	24	361	256	32	18	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	392	278	35	20	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	313	0	-	0	740	296
Stage 1	-	-	-	-	296	-
Stage 2	-	-	-	-	444	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1247	-	-	-	384	743
Stage 1	-	-	-	-	755	-
Stage 2	-	-	-	-	646	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1247	-	-	-	376	743
Mov Cap-2 Maneuver	-	-	-	-	376	-
Stage 1	-	-	-	-	739	-
Stage 2	-	-	-	-	646	-

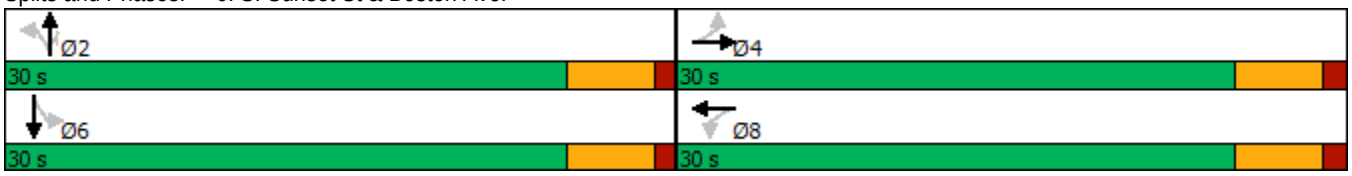
Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	12.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1247	-	-	-	527
HCM Lane V/C Ratio	0.021	-	-	-	0.089
HCM Control Delay (s)	7.9	-	-	-	12.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	60	232	160	160	105	463	332	32	238
Future Volume (vph)	60	232	160	160	105	463	332	32	238
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	14.7	14.7	14.7	14.7	25.4	25.4	25.4	25.4	25.4
Actuated g/C Ratio	0.29	0.29	0.29	0.29	0.51	0.51	0.51	0.51	0.51
v/c Ratio	0.19	0.61	0.71	0.38	0.20	0.52	0.36	0.09	0.30
Control Delay	13.7	18.2	32.3	13.9	10.1	12.5	2.7	9.7	9.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.7	18.2	32.3	13.9	10.1	12.5	2.7	9.7	9.6
LOS	B	B	C	B	B	B	A	A	A
Approach Delay		17.5		22.1		8.6			9.6
Approach LOS		B		C		A			A

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 50.2	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay: 13.0	Intersection LOS: B
Intersection Capacity Utilization 72.3%	ICU Level of Service C
Analysis Period (min) 15	

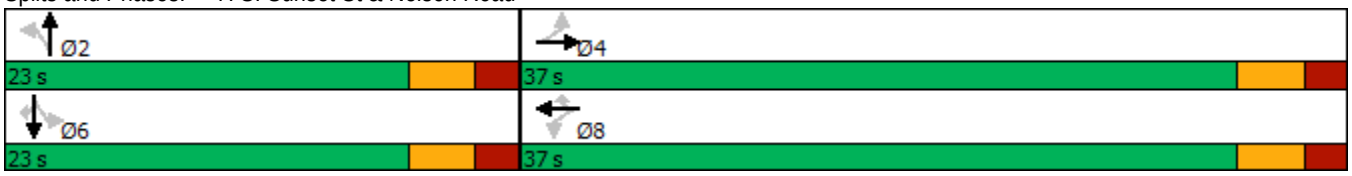
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	317	525	18	450	101	117	433	27	253	175
Future Volume (vph)	317	525	18	450	101	117	433	27	253	175
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	37.0	37.0	37.0	37.0	37.0	23.0	23.0	23.0	23.0	23.0
Total Split (%)	61.7%	61.7%	61.7%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	25.9	25.9	25.9	25.9	25.9	17.2	17.2	17.2	17.2	17.2
Actuated g/C Ratio	0.49	0.49	0.49	0.49	0.49	0.32	0.32	0.32	0.32	0.32
v/c Ratio	0.81	0.38	0.06	0.29	0.13	0.39	0.84	0.21	0.46	0.30
Control Delay	28.7	8.6	7.3	8.4	2.2	20.8	34.7	20.3	19.2	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	28.7	8.6	7.3	8.4	2.2	20.8	34.7	20.3	19.2	4.6
LOS	C	A	A	A	A	C	C	C	B	A
Approach Delay		15.5		7.3			31.9		13.6	
Approach LOS		B		A			C		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 53.4	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay: 17.1	Intersection LOS: B
Intersection Capacity Utilization 75.3%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	20.9
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	140	17	184	150	22	13	125	87	14	280	30
Future Vol, veh/h	13	140	17	184	150	22	13	125	87	14	280	30
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	159	19	209	170	25	15	142	99	16	318	34
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	14.5	26	15.9	22.1
HCM LOS	B	D	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	8%	52%	4%
Vol Thru, %	56%	82%	42%	86%
Vol Right, %	39%	10%	6%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	225	170	356	324
LT Vol	13	13	184	14
Through Vol	125	140	150	280
RT Vol	87	17	22	30
Lane Flow Rate	256	193	405	368
Geometry Grp	1	1	1	1
Degree of Util (X)	0.481	0.382	0.736	0.669
Departure Headway (Hd)	6.769	7.112	6.662	6.649
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	537	508	546	549
Service Time	4.769	5.13	4.662	4.649
HCM Lane V/C Ratio	0.477	0.38	0.742	0.67
HCM Control Delay	15.9	14.5	26	22.1
HCM Lane LOS	C	B	D	C
HCM 95th-tile Q	2.6	1.8	6.2	5

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	20	102	105	70	13	675	58	200	1860
Future Volume (vph)	20	102	105	70	13	675	58	200	1860
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	31.5	31.5	31.5	31.5	59.8	59.8	59.8	13.7	73.5
Total Split (%)	30.0%	30.0%	30.0%	30.0%	57.0%	57.0%	57.0%	13.0%	70.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	5.4	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	15.1	15.1	15.1	15.1	65.6	65.6	65.6	79.6	78.8
Actuated g/C Ratio	0.14	0.14	0.14	0.14	0.62	0.62	0.62	0.76	0.75
v/c Ratio	0.18	0.48	0.70	0.60	0.13	0.23	0.06	0.39	0.54
Control Delay	40.5	43.9	64.5	34.9	15.2	9.8	2.2	6.2	6.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	40.5	43.9	64.5	34.9	15.2	9.8	2.2	6.2	6.6
LOS	D	D	E	C	B	A	A	A	A
Approach Delay		43.4		46.4		9.3			6.6
Approach LOS		D		D		A			A

Intersection Summary	
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 35.7 (34%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.70	
Intersection Signal Delay: 12.1	Intersection LOS: B
Intersection Capacity Utilization 83.8%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	370	235	7	2	1
Future Vol, veh/h	8	370	235	7	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	440	280	8	2	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	288	0	-	0	744	284
Stage 1	-	-	-	-	284	-
Stage 2	-	-	-	-	460	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1274	-	-	-	382	755
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	636	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1274	-	-	-	379	755
Mov Cap-2 Maneuver	-	-	-	-	379	-
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	636	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1274	-	-	-	454
HCM Lane V/C Ratio	0.007	-	-	-	0.008
HCM Control Delay (s)	7.8	-	-	-	13
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	13	360	225	22	19	17
Future Vol, veh/h	13	360	225	22	19	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	429	268	26	23	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	740	281
Stage 1	-	-	-	-	281	-
Stage 2	-	-	-	-	459	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1268	-	-	-	384	758
Stage 1	-	-	-	-	767	-
Stage 2	-	-	-	-	636	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1268	-	-	-	379	758
Mov Cap-2 Maneuver	-	-	-	-	379	-
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	636	-

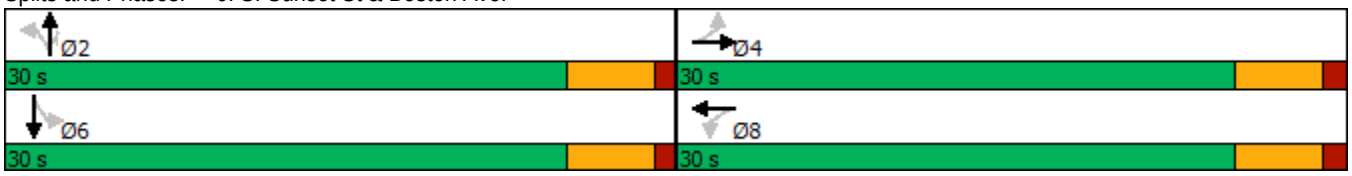
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	12.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1268	-	-	-	496
HCM Lane V/C Ratio	0.012	-	-	-	0.086
HCM Control Delay (s)	7.9	-	-	-	12.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	21	230	244	145	67	200	173	56	405
Future Volume (vph)	21	230	244	145	67	200	173	56	405
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	24.6	24.6	24.6	24.6	25.1	25.1	25.1	25.1	25.1
Actuated g/C Ratio	0.41	0.41	0.41	0.41	0.42	0.42	0.42	0.42	0.42
v/c Ratio	0.05	0.56	0.96	0.26	0.34	0.30	0.26	0.14	0.67
Control Delay	11.0	14.9	66.1	11.8	17.1	13.0	3.0	11.9	19.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.0	14.9	66.1	11.8	17.1	13.0	3.0	11.9	19.0
LOS	B	B	E	B	B	B	A	B	B
Approach Delay		14.7		44.0		9.7			18.2
Approach LOS		B		D		A			B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 59.7	
Natural Cycle: 50	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay: 21.4	Intersection LOS: C
Intersection Capacity Utilization 78.4%	ICU Level of Service D
Analysis Period (min) 15	

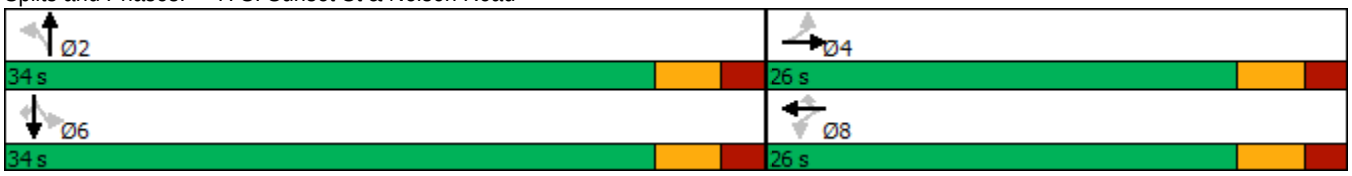
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	127	255	13	375	80	39	260	85	445	143
Future Volume (vph)	127	255	13	375	80	39	260	85	445	143
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	26.0	26.0	26.0	26.0	26.0	34.0	34.0	34.0	34.0	34.0
Total Split (%)	43.3%	43.3%	43.3%	43.3%	43.3%	56.7%	56.7%	56.7%	56.7%	56.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	12.5	12.5	12.5	12.5	12.5	17.2	17.2	17.2	17.2	17.2
Actuated g/C Ratio	0.31	0.31	0.31	0.31	0.31	0.42	0.42	0.42	0.42	0.42
v/c Ratio	0.47	0.33	0.05	0.38	0.16	0.14	0.37	0.20	0.61	0.20
Control Delay	19.1	9.9	12.2	12.9	4.5	9.1	9.8	9.2	13.3	2.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.1	9.9	12.2	12.9	4.5	9.1	9.8	9.2	13.3	2.6
LOS	B	A	B	B	A	A	A	A	B	A
Approach Delay		12.4		11.4			9.7		10.5	
Approach LOS		B		B			A		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 40.6	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.61	
Intersection Signal Delay: 11.1	Intersection LOS: B
Intersection Capacity Utilization 61.7%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	25.7
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	195	13	112	175	28	24	285	185	20	140	12
Future Vol, veh/h	28	195	13	112	175	28	24	285	185	20	140	12
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	201	13	115	180	29	25	294	191	21	144	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

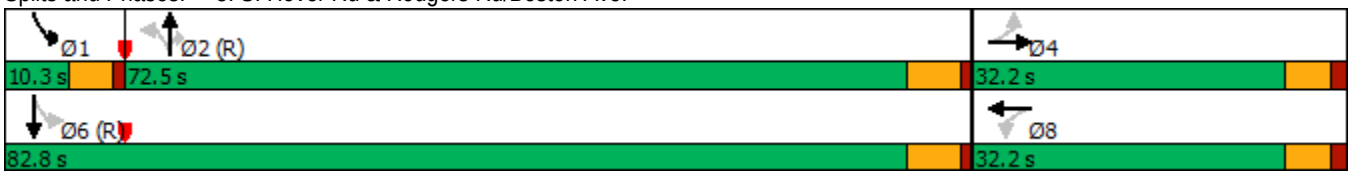
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	16.6	20.8	37.1	14.2
HCM LOS	C	C	E	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	12%	36%	12%
Vol Thru, %	58%	83%	56%	81%
Vol Right, %	37%	6%	9%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	494	236	315	172
LT Vol	24	28	112	20
Through Vol	285	195	175	140
RT Vol	185	13	28	12
Lane Flow Rate	509	243	325	177
Geometry Grp	1	1	1	1
Degree of Util (X)	0.867	0.481	0.626	0.356
Departure Headway (Hd)	6.248	7.119	6.937	7.225
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	586	506	523	498
Service Time	4.248	5.15	4.937	5.269
HCM Lane V/C Ratio	0.869	0.48	0.621	0.355
HCM Control Delay	37.1	16.6	20.8	14.2
HCM Lane LOS	E	C	C	B
HCM 95th-tile Q	9.7	2.6	4.3	1.6

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	21	137	110	74	23	2195	131	74	1295
Future Volume (vph)	21	137	110	74	23	2195	131	74	1295
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	32.2	32.2	32.2	32.2	72.5	72.5	72.5	10.3	82.8
Total Split (%)	28.0%	28.0%	28.0%	28.0%	63.0%	63.0%	63.0%	9.0%	72.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	-1.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	3.9	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	18.4	18.4	19.9	18.4	77.0	77.0	77.0	86.3	85.5
Actuated g/C Ratio	0.16	0.16	0.17	0.16	0.67	0.67	0.67	0.75	0.74
v/c Ratio	0.26	0.58	0.75	0.72	0.11	0.70	0.13	0.54	0.38
Control Delay	47.1	49.6	71.8	41.0	11.3	15.0	2.0	26.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.1	49.6	71.8	41.0	11.3	15.0	2.0	26.5	6.2
LOS	D	D	E	D	B	B	A	C	A
Approach Delay		49.3		51.3		14.2			7.2
Approach LOS		D		D		B			A

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 87.4 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.75	
Intersection Signal Delay: 16.3	Intersection LOS: B
Intersection Capacity Utilization 81.5%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.



Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	28	375	250	34	18	17
Future Vol, veh/h	28	375	250	34	18	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	408	272	37	20	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	309	0	-	0	759	291
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	468	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1252	-	-	-	374	748
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1252	-	-	-	365	748
Mov Cap-2 Maneuver	-	-	-	-	365	-
Stage 1	-	-	-	-	741	-
Stage 2	-	-	-	-	630	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1252	-	-	-	486
HCM Lane V/C Ratio	0.024	-	-	-	0.078
HCM Control Delay (s)	7.9	-	-	-	13
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	380	265	24	13	17
Future Vol, veh/h	14	380	265	24	13	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	413	288	26	14	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	314	0	-	0	744	301
Stage 1	-	-	-	-	301	-
Stage 2	-	-	-	-	443	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1246	-	-	-	382	739
Stage 1	-	-	-	-	751	-
Stage 2	-	-	-	-	647	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1246	-	-	-	377	739
Mov Cap-2 Maneuver	-	-	-	-	377	-
Stage 1	-	-	-	-	742	-
Stage 2	-	-	-	-	647	-

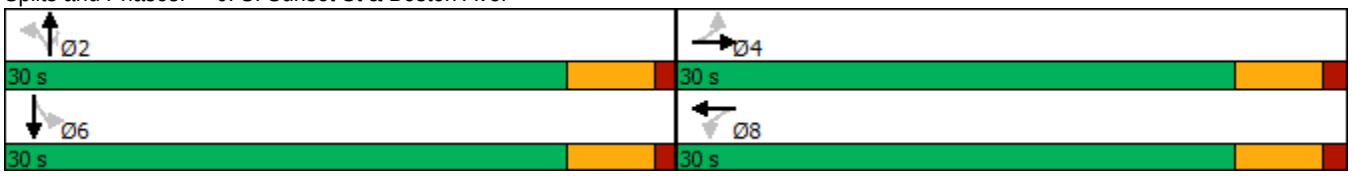
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	12.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1246	-	-	-	522
HCM Lane V/C Ratio	0.012	-	-	-	0.062
HCM Control Delay (s)	7.9	-	-	-	12.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	63	245	174	165	102	455	360	23	225
Future Volume (vph)	63	245	174	165	102	455	360	23	225
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	15.5	15.5	15.5	15.5	25.4	25.4	25.4	25.4	25.4
Actuated g/C Ratio	0.30	0.30	0.30	0.30	0.50	0.50	0.50	0.50	0.50
v/c Ratio	0.19	0.62	0.76	0.35	0.20	0.52	0.39	0.06	0.29
Control Delay	13.4	18.1	36.4	13.9	10.5	12.9	2.8	9.9	9.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.4	18.1	36.4	13.9	10.5	12.9	2.8	9.9	9.9
LOS	B	B	D	B	B	B	A	A	A
Approach Delay		17.3		24.7		8.7			9.9
Approach LOS		B		C		A			A

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 51.1	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay: 13.6	Intersection LOS: B
Intersection Capacity Utilization 73.3%	ICU Level of Service D
Analysis Period (min) 15	

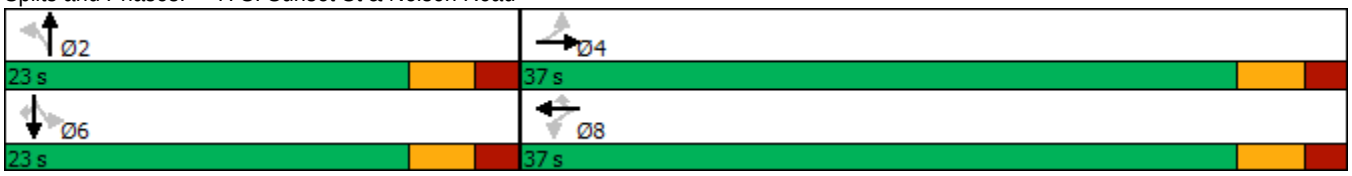
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	320	570	20	490	100	127	445	86	255	172
Future Volume (vph)	320	570	20	490	100	127	445	86	255	172
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	37.0	37.0	37.0	37.0	37.0	23.0	23.0	23.0	23.0	23.0
Total Split (%)	61.7%	61.7%	61.7%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	26.9	26.9	26.9	26.9	26.9	17.5	17.5	17.5	17.5	17.5
Actuated g/C Ratio	0.49	0.49	0.49	0.49	0.49	0.32	0.32	0.32	0.32	0.32
v/c Ratio	0.84	0.41	0.07	0.31	0.13	0.44	0.87	0.68	0.46	0.30
Control Delay	32.5	8.8	7.5	8.5	2.2	22.1	38.2	49.3	19.6	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	32.5	8.8	7.5	8.5	2.2	22.1	38.2	49.3	19.6	4.6
LOS	C	A	A	A	A	C	D	D	B	A
Approach Delay		16.6		7.5			34.8		19.5	
Approach LOS		B		A			C		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 54.7	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.87	
Intersection Signal Delay: 19.2	Intersection LOS: B
Intersection Capacity Utilization 77.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	23.4
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	140	18	187	150	22	15	139	93	14	286	30
Future Vol, veh/h	13	140	18	187	150	22	15	139	93	14	286	30
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	159	20	213	170	25	17	158	106	16	325	34
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	15.2	30	17.8	24.8
HCM LOS	C	D	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	6%	8%	52%	4%
Vol Thru, %	56%	82%	42%	87%
Vol Right, %	38%	11%	6%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	247	171	359	330
LT Vol	15	13	187	14
Through Vol	139	140	150	286
RT Vol	93	18	22	30
Lane Flow Rate	281	194	408	375
Geometry Grp	1	1	1	1
Degree of Util (X)	0.538	0.396	0.779	0.708
Departure Headway (Hd)	6.895	7.345	6.873	6.795
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	522	488	530	529
Service Time	4.967	5.421	4.873	4.861
HCM Lane V/C Ratio	0.538	0.398	0.77	0.709
HCM Control Delay	17.8	15.2	30	24.8
HCM Lane LOS	C	C	D	C
HCM 95th-tile Q	3.2	1.9	7.1	5.6

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	56	24	245	495	10
Future Vol, veh/h	22	56	24	245	495	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	67	29	292	589	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	945	595	601	0	-	0
Stage 1	595	-	-	-	-	-
Stage 2	350	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	291	504	976	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	713	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	282	504	976	-	-	-
Mov Cap-2 Maneuver	282	-	-	-	-	-
Stage 1	534	-	-	-	-	-
Stage 2	713	-	-	-	-	-

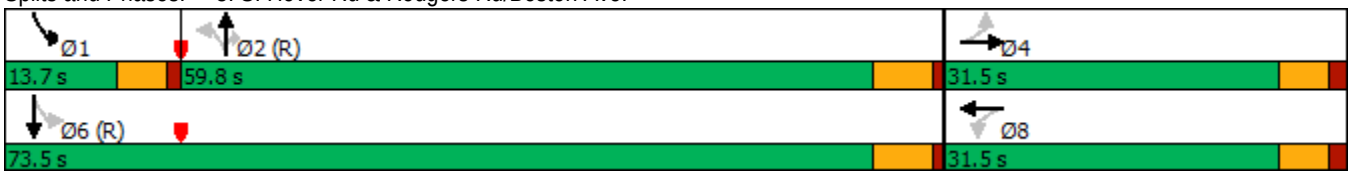
Approach	EB	NB	SB
HCM Control Delay, s	16.3	0.8	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	976	-	412	-	-
HCM Lane V/C Ratio	0.029	-	0.225	-	-
HCM Control Delay (s)	8.8	-	16.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.9	-	-

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	20	106	117	80	13	675	64	206	1860
Future Volume (vph)	20	106	117	80	13	675	64	206	1860
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	31.5	31.5	31.5	31.5	59.8	59.8	59.8	13.7	73.5
Total Split (%)	30.0%	30.0%	30.0%	30.0%	57.0%	57.0%	57.0%	13.0%	70.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	5.4	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	16.4	16.4	16.4	16.4	64.2	64.2	64.2	78.3	77.5
Actuated g/C Ratio	0.16	0.16	0.16	0.16	0.61	0.61	0.61	0.75	0.74
v/c Ratio	0.19	0.46	0.73	0.64	0.14	0.24	0.07	0.41	0.55
Control Delay	39.4	41.7	63.7	37.1	16.2	10.4	2.8	7.0	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	39.4	41.7	63.7	37.1	16.2	10.4	2.8	7.0	7.3
LOS	D	D	E	D	B	B	A	A	A
Approach Delay		41.4		47.4		9.9			7.3
Approach LOS		D		D		A			A

Intersection Summary	
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 35.7 (34%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 45	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 13.1	Intersection LOS: B
Intersection Capacity Utilization 86.6%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.



Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	19	375	245	12	11	25
Future Vol, veh/h	19	375	245	12	11	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	446	292	14	13	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	306	0	-	0	791	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	492	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1255	-	-	-	358	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	615	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1255	-	-	-	352	741
Mov Cap-2 Maneuver	-	-	-	-	352	-
Stage 1	-	-	-	-	738	-
Stage 2	-	-	-	-	615	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	12
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1255	-	-	-	554
HCM Lane V/C Ratio	0.018	-	-	-	0.077
HCM Control Delay (s)	7.9	-	-	-	12
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	370	231	26	24	26
Future Vol, veh/h	17	370	231	26	24	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	440	275	31	29	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	306	0	-	0	771	291
Stage 1	-	-	-	-	291	-
Stage 2	-	-	-	-	480	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1255	-	-	-	368	748
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	622	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1255	-	-	-	362	748
Mov Cap-2 Maneuver	-	-	-	-	362	-
Stage 1	-	-	-	-	747	-
Stage 2	-	-	-	-	622	-

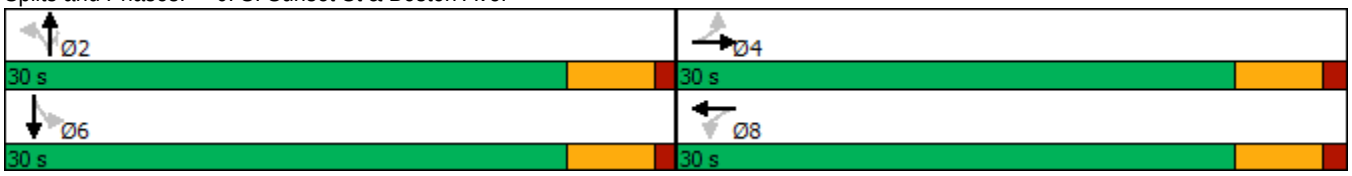
Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	13.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1255	-	-	-	495
HCM Lane V/C Ratio	0.016	-	-	-	0.12
HCM Control Delay (s)	7.9	-	-	-	13.3
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	22	236	244	150	71	214	173	81	435
Future Volume (vph)	22	236	244	150	71	214	173	81	435
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	24.9	24.9	24.9	24.9	25.1	25.1	25.1	25.1	25.1
Actuated g/C Ratio	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42
v/c Ratio	0.05	0.58	1.00	0.28	0.42	0.33	0.26	0.21	0.72
Control Delay	11.0	15.3	75.5	11.7	20.4	13.3	3.0	12.8	20.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	11.0	15.3	75.5	11.7	20.4	13.3	3.0	12.8	20.9
LOS	B	B	E	B	C	B	A	B	C
Approach Delay		15.1		48.3		10.5			19.7
Approach LOS		B		D		B			B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 60	
Natural Cycle: 55	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 1.00	
Intersection Signal Delay: 23.0	Intersection LOS: C
Intersection Capacity Utilization 80.9%	ICU Level of Service D
Analysis Period (min) 15	

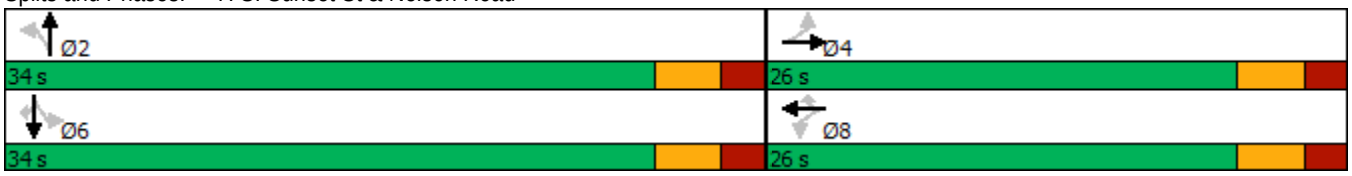
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	136	255	13	375	83	39	266	91	458	162
Future Volume (vph)	136	255	13	375	83	39	266	91	458	162
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	26.0	26.0	26.0	26.0	26.0	34.0	34.0	34.0	34.0	34.0
Total Split (%)	43.3%	43.3%	43.3%	43.3%	43.3%	56.7%	56.7%	56.7%	56.7%	56.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	12.8	12.8	12.8	12.8	12.8	17.6	17.6	17.6	17.6	17.6
Actuated g/C Ratio	0.31	0.31	0.31	0.31	0.31	0.43	0.43	0.43	0.43	0.43
v/c Ratio	0.50	0.33	0.05	0.37	0.16	0.14	0.38	0.22	0.63	0.23
Control Delay	20.0	10.0	12.3	13.0	4.5	9.4	10.0	9.5	13.8	2.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	20.0	10.0	12.3	13.0	4.5	9.4	10.0	9.5	13.8	2.6
LOS	B	A	B	B	A	A	A	A	B	A
Approach Delay		12.9		11.4			9.9		10.7	
Approach LOS		B		B			A		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 41.4	
Natural Cycle: 40	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.63	
Intersection Signal Delay: 11.3	Intersection LOS: B
Intersection Capacity Utilization 62.8%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Intersection	
Intersection Delay, s/veh	31.9
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	195	15	120	175	28	26	297	191	20	156	12
Future Vol, veh/h	28	195	15	120	175	28	26	297	191	20	156	12
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	29	201	15	124	180	29	27	306	197	21	161	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	17.8	23.3	49.9	15.5
HCM LOS	C	C	E	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	12%	37%	11%
Vol Thru, %	58%	82%	54%	83%
Vol Right, %	37%	6%	9%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	514	238	323	188
LT Vol	26	28	120	20
Through Vol	297	195	175	156
RT Vol	191	15	28	12
Lane Flow Rate	530	245	333	194
Geometry Grp	1	1	1	1
Degree of Util (X)	0.94	0.504	0.663	0.402
Departure Headway (Hd)	6.389	7.402	7.164	7.464
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	567	486	503	481
Service Time	4.441	5.47	5.225	5.536
HCM Lane V/C Ratio	0.935	0.504	0.662	0.403
HCM Control Delay	49.9	17.8	23.3	15.5
HCM Lane LOS	E	C	C	C
HCM 95th-tile Q	12.1	2.8	4.8	1.9

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	20	52	64	540	270	26
Future Vol, veh/h	20	52	64	540	270	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	57	70	587	293	28

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1034	307	321	0	-	0
Stage 1	307	-	-	-	-	-
Stage 2	727	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	257	733	1239	-	-	-
Stage 1	746	-	-	-	-	-
Stage 2	478	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	243	733	1239	-	-	-
Mov Cap-2 Maneuver	243	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	478	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.2	0.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1239	-	470	-	-
HCM Lane V/C Ratio	0.056	-	0.167	-	-
HCM Control Delay (s)	8.1	-	14.2	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.6	-	-

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	21	149	122	83	23	2195	146	89	1295
Future Volume (vph)	21	149	122	83	23	2195	146	89	1295
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.4	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	32.2	32.2	32.2	32.2	72.5	72.5	72.5	10.3	82.8
Total Split (%)	28.0%	28.0%	28.0%	28.0%	63.0%	63.0%	63.0%	9.0%	72.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	1.5	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	-1.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	3.9	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	19.9	19.9	21.4	19.9	72.9	72.9	72.9	84.8	84.0
Actuated g/C Ratio	0.17	0.17	0.19	0.17	0.63	0.63	0.63	0.74	0.73
v/c Ratio	0.27	0.57	0.81	0.74	0.12	0.74	0.15	0.61	0.38
Control Delay	46.6	48.3	76.6	43.6	12.2	17.3	2.0	32.0	6.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.6	48.3	76.6	43.6	12.2	17.3	2.0	32.0	6.7
LOS	D	D	E	D	B	B	A	C	A
Approach Delay		48.1		54.6		16.3			8.3
Approach LOS		D		D		B			A

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 87.4 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay: 18.4	Intersection LOS: B
Intersection Capacity Utilization 83.5%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	58	387	259	49	26	41
Future Vol, veh/h	58	387	259	49	26	41
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	63	421	282	53	28	45

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	335	0	-	0	856	309
Stage 1	-	-	-	-	309	-
Stage 2	-	-	-	-	547	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1224	-	-	-	328	731
Stage 1	-	-	-	-	745	-
Stage 2	-	-	-	-	580	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1224	-	-	-	311	731
Mov Cap-2 Maneuver	-	-	-	-	311	-
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	580	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1224	-	-	-	480
HCM Lane V/C Ratio	0.052	-	-	-	0.152
HCM Control Delay (s)	8.1	-	-	-	13.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.5

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	390	281	32	18	25
Future Vol, veh/h	24	390	281	32	18	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	424	305	35	20	27

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	340	0	-	0	799	323
Stage 1	-	-	-	-	323	-
Stage 2	-	-	-	-	476	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1219	-	-	-	355	718
Stage 1	-	-	-	-	734	-
Stage 2	-	-	-	-	625	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1219	-	-	-	348	718
Mov Cap-2 Maneuver	-	-	-	-	348	-
Stage 1	-	-	-	-	719	-
Stage 2	-	-	-	-	625	-

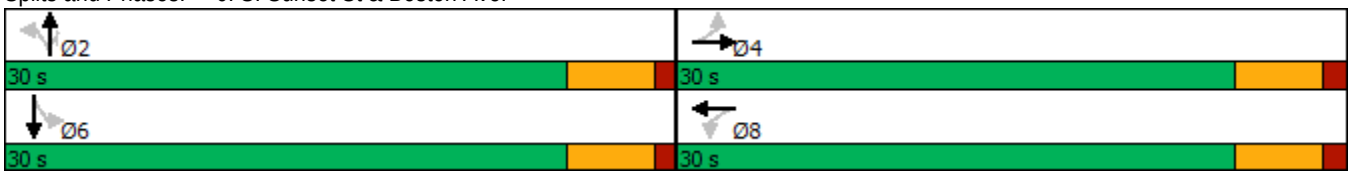
Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	13
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1219	-	-	-	497
HCM Lane V/C Ratio	0.021	-	-	-	0.094
HCM Control Delay (s)	8	-	-	-	13
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	65	251	174	178	112	492	360	46	253
Future Volume (vph)	65	251	174	178	112	492	360	46	253
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	16.1	16.1	16.1	16.1	25.4	25.4	25.4	25.4	25.4
Actuated g/C Ratio	0.31	0.31	0.31	0.31	0.49	0.49	0.49	0.49	0.49
v/c Ratio	0.20	0.63	0.77	0.41	0.23	0.57	0.39	0.15	0.33
Control Delay	13.6	18.2	37.9	13.9	11.1	14.0	2.8	11.0	10.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.6	18.2	37.9	13.9	11.1	14.0	2.8	11.0	10.5
LOS	B	B	D	B	B	B	A	B	B
Approach Delay		17.4		24.3		9.5			10.6
Approach LOS		B		C		A			B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 51.6	
Natural Cycle: 40	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.77	
Intersection Signal Delay: 14.0	Intersection LOS: B
Intersection Capacity Utilization 75.9%	ICU Level of Service D
Analysis Period (min) 15	

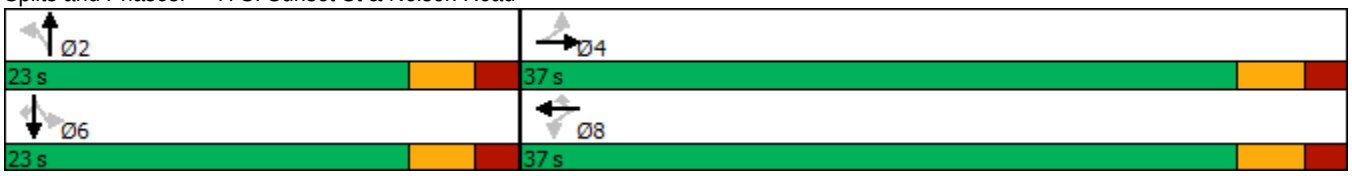
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	342	570	20	490	108	127	461	92	267	189
Future Volume (vph)	342	570	20	490	108	127	461	92	267	189
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	37.0	37.0	37.0	37.0	37.0	23.0	23.0	23.0	23.0	23.0
Total Split (%)	61.7%	61.7%	61.7%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	28.4	28.4	28.4	28.4	28.4	17.9	17.9	17.9	17.9	17.9
Actuated g/C Ratio	0.50	0.50	0.50	0.50	0.50	0.32	0.32	0.32	0.32	0.32
v/c Ratio	0.88	0.40	0.07	0.30	0.14	0.46	0.91	0.76	0.49	0.32
Control Delay	37.7	8.7	7.5	8.5	2.2	23.4	43.2	60.9	20.3	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	37.7	8.7	7.5	8.5	2.2	23.4	43.2	60.9	20.3	4.5
LOS	D	A	A	A	A	C	D	E	C	A
Approach Delay		18.7		7.3			39.1		21.7	
Approach LOS		B		A			D		C	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 56.4	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay: 21.3	Intersection LOS: C
Intersection Capacity Utilization 80.3%	ICU Level of Service D
Analysis Period (min) 15	

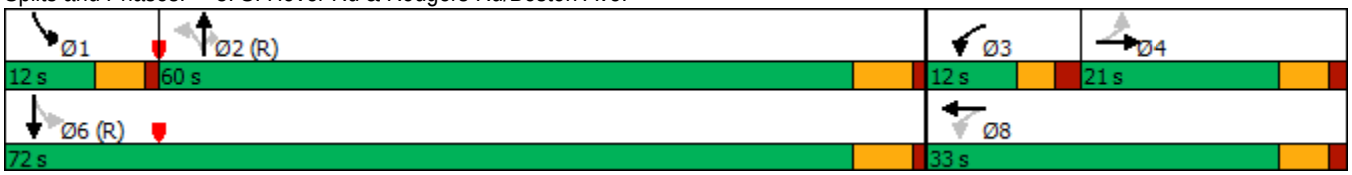
Splits and Phases: 7: S. Sunset St & Nelson Road



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	20	106	117	80	13	675	64	206	1860
Future Volume (vph)	20	106	117	80	13	675	64	206	1860
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4	3	8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.0	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	21.0	21.0	12.0	33.0	60.0	60.0	60.0	12.0	72.0
Total Split (%)	20.0%	20.0%	11.4%	31.4%	57.1%	57.1%	57.1%	11.4%	68.6%
Yellow Time (s)	3.9	3.9	3.0	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	2.0	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	5.4	5.0	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag	Lag	Lag	Lead		Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	12.2	12.2	24.6	24.2	56.9	56.9	56.9	70.5	69.7
Actuated g/C Ratio	0.12	0.12	0.23	0.23	0.54	0.54	0.54	0.67	0.66
v/c Ratio	0.16	0.61	0.52	0.46	0.18	0.27	0.08	0.46	0.61
Control Delay	43.0	53.8	40.8	26.8	20.5	13.6	0.3	10.3	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.0	53.8	40.8	26.8	20.5	13.6	0.3	10.3	11.3
LOS	D	D	D	C	C	B	A	B	B
Approach Delay		52.3		32.2		12.6			11.2
Approach LOS		D		C		B			B

Intersection Summary	
Cycle Length: 105	
Actuated Cycle Length: 105	
Offset: 35.7 (34%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.61	
Intersection Signal Delay: 15.2	Intersection LOS: B
Intersection Capacity Utilization 86.6%	ICU Level of Service E
Analysis Period (min) 15	

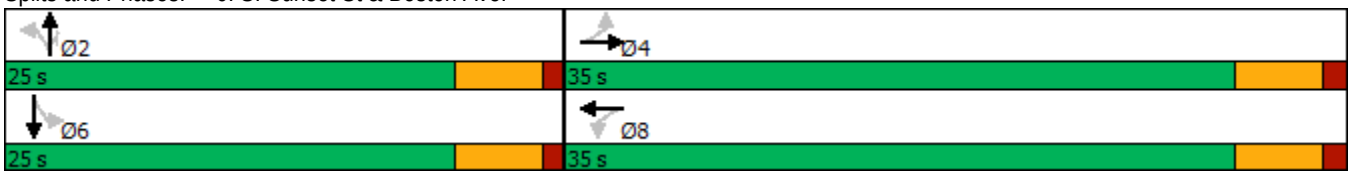
Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	22	236	244	150	71	214	173	81	435
Future Volume (vph)	22	236	244	150	71	214	173	81	435
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA
Protected Phases		4		8		2			6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	8	8	2	2	2	6	6
Switch Phase									
Minimum Initial (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	11.1	11.1	11.1	11.1	10.9	10.9	10.9	10.9	10.9
Total Split (s)	35.0	35.0	35.0	35.0	25.0	25.0	25.0	25.0	25.0
Total Split (%)	58.3%	58.3%	58.3%	58.3%	41.7%	41.7%	41.7%	41.7%	41.7%
Yellow Time (s)	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
All-Red Time (s)	1.2	1.2	1.2	1.2	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.1	5.1	5.1	5.1	4.9	4.9	4.9	4.9	4.9
Lead/Lag									
Lead-Lag Optimize?									
Recall Mode	None	None	None	None	Max	Max	Max	Max	Max
Act Effct Green (s)	23.2	23.2	23.2	23.2	20.5	20.5	20.5	20.5	20.5
Actuated g/C Ratio	0.43	0.43	0.43	0.43	0.38	0.38	0.38	0.38	0.38
v/c Ratio	0.05	0.56	0.90	0.27	0.52	0.36	0.28	0.23	0.79
Control Delay	8.3	11.9	47.4	8.9	31.8	15.8	3.9	15.7	28.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.3	11.9	47.4	8.9	31.8	15.8	3.9	15.7	28.3
LOS	A	B	D	A	C	B	A	B	C
Approach Delay		11.7		31.0		13.8			26.4
Approach LOS		B		C		B			C

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 53.8	
Natural Cycle: 55	
Control Type: Semi Act-Uncoord	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay: 21.1	Intersection LOS: C
Intersection Capacity Utilization 80.9%	ICU Level of Service D
Analysis Period (min) 15	

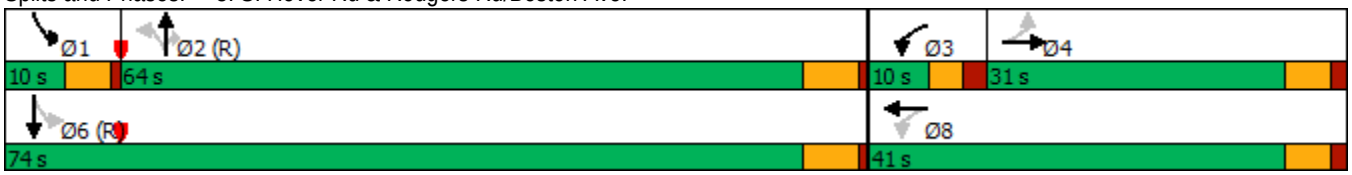
Splits and Phases: 6: S. Sunset St & Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	21	149	122	83	23	2195	146	89	1295
Future Volume (vph)	21	149	122	83	23	2195	146	89	1295
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4	3	8		2		1	6
Permitted Phases	4		8		2		2	6	
Detector Phase	4	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	20.0	20.0	20.0	4.0	20.0
Minimum Split (s)	10.4	10.4	10.0	10.4	25.7	25.7	25.7	8.9	25.7
Total Split (s)	31.0	31.0	10.0	41.0	64.0	64.0	64.0	10.0	74.0
Total Split (%)	27.0%	27.0%	8.7%	35.7%	55.7%	55.7%	55.7%	8.7%	64.3%
Yellow Time (s)	3.9	3.9	3.0	3.9	4.7	4.7	4.7	3.9	4.7
All-Red Time (s)	1.5	1.5	2.0	1.5	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	-1.0	-1.5	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	4.4	3.5	5.4	5.7	5.7	5.7	4.9	5.7
Lead/Lag	Lag	Lag	Lead		Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	16.5	17.5	28.4	26.5	65.5	65.5	65.5	78.2	77.4
Actuated g/C Ratio	0.14	0.15	0.25	0.23	0.57	0.57	0.57	0.68	0.67
v/c Ratio	0.14	0.65	0.61	0.58	0.13	0.82	0.16	0.56	0.42
Control Delay	42.9	54.6	47.0	30.5	16.2	24.2	2.6	27.2	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.9	54.6	47.0	30.5	16.2	24.2	2.6	27.2	9.4
LOS	D	D	D	C	B	C	A	C	A
Approach Delay		53.3		36.0		22.8			10.6
Approach LOS		D		D		C			B

Intersection Summary	
Cycle Length: 115	
Actuated Cycle Length: 115	
Offset: 87.4 (76%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 21.3	Intersection LOS: C
Intersection Capacity Utilization 83.5%	ICU Level of Service E
Analysis Period (min) 15	

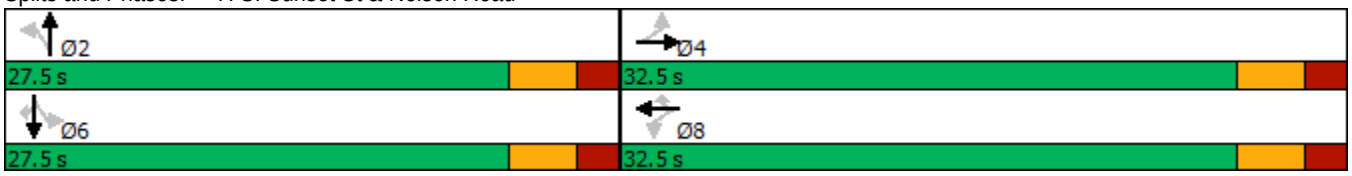
Splits and Phases: 3: S. Hover Rd & Rodgers Rd/Boston Ave.



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	342	570	20	490	108	127	461	92	267	189
Future Volume (vph)	342	570	20	490	108	127	461	92	267	189
Turn Type	Perm	NA	Perm	NA	Perm	Perm	NA	Perm	NA	Perm
Protected Phases		4		8			2		6	
Permitted Phases	4		8		8	2		6		6
Detector Phase	4	4	8	8	8	2	2	6	6	6
Switch Phase										
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	32.5	32.5	32.5	32.5	32.5	27.5	27.5	27.5	27.5	27.5
Total Split (%)	54.2%	54.2%	54.2%	54.2%	54.2%	45.8%	45.8%	45.8%	45.8%	45.8%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	None	None	None	None	None	Min	Min	Min	Min	Min
Act Effct Green (s)	27.6	27.6	27.6	27.6	27.6	20.1	20.1	20.1	20.1	20.1
Actuated g/C Ratio	0.48	0.48	0.48	0.48	0.48	0.35	0.35	0.35	0.35	0.35
v/c Ratio	0.94	0.42	0.07	0.31	0.14	0.41	0.83	0.73	0.45	0.30
Control Delay	53.1	10.8	10.0	10.4	2.8	18.4	29.8	50.2	16.9	3.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	53.1	10.8	10.0	10.4	2.8	18.4	29.8	50.2	16.9	3.7
LOS	D	B	A	B	A	B	C	D	B	A
Approach Delay		25.4		9.1			27.5		17.9	
Approach LOS		C		A			C		B	

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 57.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 20.7	Intersection LOS: C
Intersection Capacity Utilization 80.3%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: S. Sunset St & Nelson Road



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	26	443	290	216	85	255	206	96	558
v/c Ratio	0.05	0.56	0.90	0.27	0.52	0.36	0.28	0.23	0.79
Control Delay	8.3	11.9	47.4	8.9	31.8	15.8	3.9	15.7	28.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	8.3	11.9	47.4	8.9	31.8	15.8	3.9	15.7	28.3
Queue Length 50th (ft)	4	80	80	36	22	62	0	22	165
Queue Length 95th (ft)	14	129	#187	64	#76	114	31	53	#321
Internal Link Dist (ft)		249		813		1855			555
Turn Bay Length (ft)	125		90		150		150	80	
Base Capacity (vph)	656	1025	422	1036	164	708	729	413	704
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.04	0.43	0.69	0.21	0.52	0.36	0.28	0.23	0.79

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	69	364	185	240	119	523	383	49	296
v/c Ratio	0.20	0.63	0.77	0.41	0.23	0.57	0.39	0.15	0.33
Control Delay	13.6	18.2	37.9	13.9	11.1	14.0	2.8	11.0	10.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.6	18.2	37.9	13.9	11.1	14.0	2.8	11.0	10.5
Queue Length 50th (ft)	15	81	49	49	18	100	0	7	47
Queue Length 95th (ft)	37	146	#114	93	60	243	42	31	122
Internal Link Dist (ft)		289		1049		1950			605
Turn Bay Length (ft)	125		90		150		150	80	
Base Capacity (vph)	542	892	375	895	526	917	973	332	909
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.41	0.49	0.27	0.23	0.57	0.39	0.15	0.33

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

CTL | THOMPSON INCORPORATED

PHASE I ENVIRONMENTAL SITE ASSESSMENT
21 S. SUNSET STREET
LONGMONT, COLORADO

Prepared for:

Rivertown Longmont LLC
430 Indiana Street, Suite 200
Golden, CO 80401

Attention: Tony DeSimone

Project No. FC09625.000-200

November 13, 2020

CTL Thompson, Inc. | 400 N. Link Lane | Fort Collins, Colorado 80524

(970) 206-9455

EXECUTIVE SUMMARY

This report presents the results of the Phase I Environmental Site Assessment (ESA) that was performed by CTL | Thompson, Inc. for the property located at 21 S. Sunset Street in Longmont, Colorado (Site).

The Phase I ESA was conducted in general conformance with the methods and procedures described in the American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The Site consists of 19.97 acres of land and was historically used for gravel mining before becoming a concrete batch plant and, most recently, a multi-tenant office and shop property. The Site is improved with four buildings: an office building; the Green Girl Recycling building (former welding shop); a multi-tenant shop building (former maintenance shop for the concrete plant); and an electrical control shed. Green Girl Recycling accepts paper, cardboard, and electronics, all of which are sent offsite for recycling. Green Girl Recycling has a fleet of trucks that are fueled offsite and collect and haul recycling at offsite locations. The multi-tenant shop building is occupied by Lawson Construction, Avivid Water Treatment, A-1 Water, and Srbecky Painting, which store and use hazardous materials inside and outside of the building. The west side of the Site is a former gravel mine, concrete batch plant, and equipment boneyard; of the prior operations, only stockpiled concrete wastes remain on the west side of the Site. Adjoining properties include a gas station and auto body shop (both are of concern), and commercial/light industrial businesses.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, with the following exceptions:

- Poor housekeeping, in general, was observed in and around the multi-tenant/former maintenance building. Numerous areas of staining were observed on concrete, which was cracked in places and contained floor drains with staining both inside and outside of the buildings. Several areas of hazardous material storage were observed with apparent leakage or spillage and/or areas of nearby staining. Based on our observations, several releases of hazardous substances and/or petroleum products appear to have occurred inside and outside of the building. This is considered a REC.

- Two areas adjoining the Site's southeast portion had releases prior to CTL's 2013 Phase I ESA. First, the adjoining gas station has had multiple petroleum releases but the cases are now closed because periodic monitoring indicated that contaminant levels had decreased below State risk-based closure levels. Second, soil contamination was identified in the area of the existing gas station in 1996, where an AST farm had been located. Bioremediation was performed, and the case is now closed. Both areas appear to be topographically upgradient of the Site. Based on case closure, these releases are considered a Historic REC, not a current REC. The most likely impact on future development would be associated with dewatering, which if necessary, would likely require that the groundwater be assessed for, at minimum, Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) and treated if such contaminants are present.

Two business environmental risks were identified:

- There is a large area of stockpiled soil and concrete waste on the west end of the Site. We understand that these materials may be crushed and re-used during re-development of the Site. It has been presumed by others that these materials are limited to concrete and soil, but this has not been verified. If these materials are not re-used, or if they are used off-site, it may be warranted to conduct a test pit/stockpile investigation to better characterize the wastes prior to disposal.

- During an environmental investigation that pre-dated our 2013 Phase I ESA, an SPCC was developed for the Site. Based on our observations, the inventory of regulated oil products has changed significantly since the last SPCC was developed, but the aggregate regulated oil storage at the Site remains in excess of the 1,320-gallon threshold above which an SPCC is required. Many requirements of the SPCC regulation, including the use of secondary containment, are generally not being followed at the Site. Federal and Colorado SPCC regulations require that the Site update and implement its SPCC.

This executive summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

TABLE OF CONTENTS

1.0 INTRODUCTION

This report was prepared by CTL | Thompson, Inc. (CTL) for Rivertown Longmont LLC, and presents the results of the Phase I Environmental Site Assessment (ESA) for the property located at 21 S. Sunset Street in Longmont, Colorado (Site). This assessment was performed in general accordance with CTL Service Agreement FC-20-0454, dated October 9, 2020, and subsequent authorization by Rivertown Longmont LLC on October 13, 2020.

1.1 Purpose

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (REC), to the extent feasible, pursuant to the methods and procedures described in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments, E 1527-13.

A REC is defined as the presence or likely presence of hazardous substances or petroleum products on a site under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into the ground, groundwater, or surface water of the site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

ASTM Standard E1527-13 also has separate definitions for past conditions that would otherwise be considered a REC but have been addressed to the satisfaction of the applicable regulatory agencies and would either allow for

generally unrestricted use of the Site (referred to as a Historic Recognized Environmental Condition, or HREC) or for use of the Site with various restrictions (referred to as a Controlled Recognized Environmental Condition, or CREC).

1.2 Scope of Services

The scope of services for this assessment consisted of a records review, a site reconnaissance, historical research, interviews, and documentation of findings in a report.

1.3 Limitations

This Phase I ESA was prepared in general accordance with ASTM Standard E 1527-13. There may be additional environmental issues present at the Site that are outside the scope of this practice that includes, but are not limited to the following:

- Asbestos-containing materials;
- Radon;
- Lead-based paint;
- Lead in drinking water;
- Cultural and historic resources;
- Mold and fungi;
- Industrial hygiene;
- Indoor air quality;
- Health & safety;
- Ecological resources;
- Endangered species;
- Biological or infectious agents and pathogens;
- Wetlands;
- Jurisdictional waters of the U.S;
- Regulatory compliance;
- High voltage power lines; and,
- Mine subsidence.

CTL provided an opinion based upon the condition of the Site on the day it was observed and a review of existing and reasonably ascertainable regulatory records and historical information. Our scope did not include chemical testing of soil, ground water, air, or building materials. The opinion, conclusions, and recommendations of this report are not intended to be used or relied upon by a third party to this Agreement. With the written consent of our client, CTL may be available to contract with other parties to provide an opinion or conduct additional environmental assessment services. Due to latent conditions and other contingencies which may become evident in the future, the current assessment does not result in any guarantee the subject Site is free and clear of hazardous materials. Should additional surface, subsurface or chemical data become available, the conclusions and recommendations contained in this report shall not be considered valid unless the data is reviewed, and the conclusions of this report are modified or approved in writing by our firm.

We believe that this investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

2.0 SITE DESCRIPTION AND LOCATION

2.1 Location and Legal Description

The Site is located at 21 South Sunset Street in Longmont, Boulder County, Colorado. The Site is geographically located in Section 4, Township 2 North, Range 69 West of the 6th Principal Meridian, in Boulder County, Colorado. According to the Boulder County Assessor, the Site includes two parcels with a total of 19.97 acres and the following legal descriptions (as abbreviated by the assessor):

- “TRACT 3262 IN PT SE 1/4 SW1/4 4-2N-69”
- “PT OF SE 1/4 SW 1/4 4-2N-69 TOTAL 19.46 ACS M/L PER DEED 2120431 2/21/01 BCR SEE SPLITS 126873 & 129067”

The Site location and plan are shown on Figure 1 (Area Map) and Figure 2 (Site Plan).

2.2 General Description of Site and Improvements

The Site is improved with an office building utilized by several tenants for typical office work; the former maintenance shop, now used by several tenants for maintenance and shop use; the former welding shop, now used as a recycling acceptance facility; and an electrical shed. The west side of the Site is unimproved land formerly used as an aggregate/concrete plant and an equipment/material boneyard. A photographic record of our Site reconnaissance is presented in Appendix A.

2.3 General Uses of Adjoining Properties

The Site is located in a commercial and industrial area of Longmont, with nearby areas developed with construction offices and storage yards, a cannabis retail shop, a park, a gas station, a commercial/light industrial office complex, a dance/gymnastics studio, and an auto body shop. Additional details regarding our observations of adjacent properties are presented in Section 7.4 of this report.

3.0 USER PROVIDED INFORMATION

Mr. David Waldner, Manager of Riverset LLC, responded to our Environmental Questionnaire on October 23, 2020. Mr. Waldner’s answers to our questions are detailed below.

3.1 Environmental Liens/Title Records

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous material or petroleum products upon a property. Mr. Waldner was not aware of existing environmental liens on the Site.

CTL was provided with title documentation for the Site, prepared by Land Title Guarantee on February 27, 2017. Based on a review of title exceptions in Schedule B-2, no obvious indications of environmental liens or activity and use limitations were recorded in the title documentation. We are not title experts and assume the client will perform their own due diligence review of the title documents.

3.2 Activity and Use Limitations (AULs)

Environmental AULs are legal or physical restrictions or limitations on the use of, or access to, a Site or facility to: 1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions may include engineering controls, institutional controls, or land use restrictions. Mr. Waldner was not aware of recorded environmental AULs related to the Site.

3.3 Specialized Knowledge

Mr. Waldner was not aware of specialized knowledge or experience related to previous environmental activities on the Site.

3.4 Valuation Reduction for Environmental Issues

Mr. Waldner was not aware of valuation reduction of the Site because of environmental issues.

3.5 Commonly Known or Reasonably Ascertainable Information

Mr. Waldner was not aware of commonly known or reasonably ascertainable information regarding environmental issues related to the Site.

3.6 Reason for Performing a Phase I ESA

A Phase I ESA was requested in association with development of the Site.

3.7 Previous Environmental Site Assessments (ESAs)

CTL performed a Phase I ESA of the Site in 2013 (Project No. FC06319-200, report dated November 7, 2013. The project was performed in general accordance with ASTM Standard E1527-05, which is now an antiquated standard. In particular, several concerns are called out as “business environmental risks”, which is a term that is now reserved for conditions that are outside the scope of the ASTM standard. For each of these concerns that were called out as Business Environmental Risks and for which the specific concern is within the scope of the ASTM Standard, it is now necessary to re-evaluate these concerns as representing or not representing RECs.

At the time of the 2013 assessment, the Site had been vacated but had most recently been used for vehicle and equipment maintenance, with additional historical uses including a gravel pit and a concrete batch plant. Prior Phase I and II ESAs were reviewed and summarized in our 2013 assessment. During the time that CTL was performing the prior assessment, the Site and adjoining areas

flooded. No RECs were identified, but several business environmental risks were identified, some of which may now be considered RECs in accordance with current standards. CTL recommended additional investigation of these concerns, but none appears to have been performed. The concerns identified are as follows:

- The onsite maintenance shop's east and central bays each had open-topped used-oil collectors. It was evident from the amount of sorbent material on the floor that a number of spills had happened around the units and impacted the concrete floor prior to flooding. However, it appears that the flood waters picked up the remaining oil in the collectors and dispersed it across the Site and likely offsite. Extensive oil staining was observed on the concrete floor throughout the maintenance shop and sheens were observed on remaining flood water. One floor drain, which reportedly is connected to a septic system, was heavily stained, indicating that oil-contaminated flood water also entered the floor drain. Because the release appears to have been so diffuse and primarily impacted the concrete maintenance shop floor, this release of oil was not considered a REC. It was recommended that the septic system be abandoned, at which time it could have been assessed for impacts from petroleum hydrocarbons; also, the maintenance shop floor was to be cleaned by power-washing, with plugging of the floor drain and collection of rinsewater for disposal as petroleum-contaminated.

  According to Mr. Waldner (See Section 8.0), the septic systems that previously served the Site were removed prior to the construction of the existing office building circa 1990. CTL did not observe obvious visual evidence of septic tanks during its Site reconnaissance (See Section 7.0). Therefore, releases believed to have entered a septic system during the 2013 flooding are no longer considered to be a REC.

- The central and west portion of the Site has a mounded area that is reportedly made up of concrete wastes, although this could not be confirmed by visual observation. Concrete waste would typically be a solid waste compliance issue (outside the scope of the ASTM Standard) rather than a REC. This remains a business environmental risk.

- The adjoining gas station to the south of the Site's southeast corner has had multiple petroleum releases. The most recent release was discovered during a property assessment in 2001. Groundwater flow appeared to be to the north and east, toward the Site. The groundwater monitoring wells closest to the Site contained relatively low levels of petroleum hydrocarbons, with a maximum benzene concentration slightly less than the Colorado standard of 5.0 µg/l. Groundwater concentrations have generally decreased but petroleum hydrocarbons remained above detection limits closest to the site, until monitoring appeared to cease in 2004. Groundwater remediation appears to have remained ongoing since 2002 and the case did not appear to have been closed as of 2013. However, the case is now closed (See Section 6.0) and these releases are considered an HREC.

- The adjoining lots to the south of the Site's southeast corner (currently a gas station, a vacant lot, and a gymnastics/dance studio) were previously part of the Site's gravel mine operation and were the former location of an AST storage area. The tank farm had already been decommissioned in 1996 when construction in the area revealed the presence of hydrocarbon contaminated soils. Approximately 3,000 cubic yards of petroleum contaminated soils were excavated and disposed of offsite. Site characterization revealed relatively low levels of petroleum hydrocarbons remaining in soils and elevated levels of petroleum hydrocarbons in groundwater. However, groundwater was found to be

flowing to the south, away from the Site. It is unclear why groundwater flow would be to the south, given topography and findings at the gas station next door. Corrective actions, in the form of injections to enhance biodegradation, were approved and implemented in 1999. Following a reduction in contaminant levels, case closure was granted by the State in late 2001. Based on the corrective actions and case closure, this release is considered an HREC.

- The adjoining ABRA facility (now Caliber Collision), located to the south of the Site's southwest portion, was not listed on databases indicating known or suspected releases. CTL did not observe evidence of releases or significant housekeeping issues at the facility. Based on these factors, the facility was not considered a REC but was called out as a business environmental risk. This facility is discussed further in Section 6.0.

4.0 RECORDS REVIEW

4.1 Physiography

The Site generally slopes down to the northeast, as presented on the topographic map (Figure 1); however, the Site is a former gravel pit and has several localized low areas. The elevation of the Site generally ranges from approximately 4,960 to 4,980 feet above mean sea level. The closest surface water is St. Vrain Creek, which is located along the north Site boundary.

4.2 Geology and Soils

Based on prior investigations of the Site (See Section 3.7), the Site is generally underlain by silts, sands, and clays, with gravel deposits to depths of 7 to 14 feet below grade, below which is sandstone/claystone bedrock.

4.3 Groundwater

During prior investigations, groundwater appears to have been found on top of bedrock. Flow gradient was not measured but is generally controlled by topography. Based on topography, we estimate the general direction of ground water flow below the Site is to the north or northeast. Topographic data suggests areas upgradient of the Site are generally to the south or southwest.

4.4 Water Wells

Water wells are generally identified through the Colorado Division of Water Resources online water well permit database. One well is shown on the Site. The well is shown to be located on the north-central portion of the Site, to be registered by ARM Petroleum in 2002 for monitoring/sampling, and to be 15 feet deep. This well was not observed during our Site visit (see Section 7.0). If not to be used further, this well should be abandoned in accordance with Colorado Division of Water Resources rules and regulations.

4.5 Oil/Gas Wells

Oil and gas wells are identified through the Colorado Oil and Gas Conservation Commission (COGCC) online database. No oil and gas wells are shown on or within ¼-mile of the Site.

4.6 Physical Setting Analysis of Migration of Hazardous/Petroleum Substances

A hypothetic spill of a hazardous or petroleum substance on the Site would be expected to migrate along the ground surface following topography, flowing generally to the north. Off-Site surface spills on the adjoining areas to the south appear to have the highest potential to migrate on-Site. Based on topography, we estimate groundwater generally flows to the north or northeast. Sources of

contamination to groundwater beneath the Site, if present, would most likely be located to the south or southwest.

5.0 HISTORICAL USE INFORMATION

5.1 Historical Aerial Photographs and Topographic Maps

Historical aerial photographs of the Site and surrounding area were reviewed for 1949, 1967, 1971, 1978, 1988, 1994, 1999, 2002, 2005, 2009, 2011, and 2017; copies of the 1949-2011 aerial photographs are presented in Appendix B. USGS topographic maps were reviewed for 1960 and 1968. An interpretation of the aerial photographs and maps is presented, as follows:

- 1949 -1960: The Site appears to be agricultural or a gravel mine. There is a disturbed area on the east side and a dirt road on the west side. The Site is surrounded by farmland. Sunset Street borders the Site on the east side. There is a disturbed area across Sunset Street from the Site.

- 1967-1968: The Site appears to be in use as a gravel pit, with one or two buildings located on the east side. Three ponds are visible. The properties to the south and west of the Site are included in the gravel pit. There is a large disturbance in the ground across the creek north of the Site, on the east side, and a building has appeared. There appear to be some buildings on the disturbed ground to the east of the Site, and Boston Avenue is present from Sunset Street to the east. A pond has appeared northwest of the Site, across the creek.

- 1971: Another building has been built north of the creek along Sunset Street. There is another large disturbance on the east side of Sunset Street, north of Boston Avenue.

- 1978: It appears that the onsite gravel pit has expanded offsite, further to the south. The disturbed ground on the north side of Boston Avenue and east of Sunset Street appears to be back to farmland.

- 1988: Another building has been added to the Site, where the office building currently sits. It appears that the gravel pit has expanded across the creek, to the northwest of the Site, where there had previously been a pond. Three more ponds have appeared northeast, west, and south of the Site. The ground to the east of the Site has been disturbed. It appears that Boston Avenue now goes all the way through, south of the Site.

- 1994: Some buildings have been built south of the Site. The property east of the Site now has several buildings on it.

- 1999 - 2002: The gravel pit appears to have been reduced in size. Several more buildings have been built south of the Site, north of Boston Avenue. The property to the east of the Site appears to be more developed with several more buildings on it.

- 2005 -2017: More parking lot areas have been added around the buildings to the south of the Site.

5.2 Sanborn Fire Insurance Maps

Sanborn fire insurance maps were a tool used by the fire insurance industry to evaluate property risk. The maps often show details of historic dwellings, commercial buildings, and factories, indicate property uses and addresses, and show locations of items such as wells, cisterns, and fuel storage tanks. Sanborn fire insurance map coverage was not available for the Site and surrounding area.

5.3 Historical City Directories

CTL reviewed city directories dated 1936, 1943, 1949, 1960, 1965, 1970, 1975, 1980, 1986, 1991, 1997, 2001, and 2006. The findings are as follows.

- 1936 – 1965: South Sunset Street and Boston Avenue are not listed.

- 1970 - 1975: Golden Concrete is listed on South Sunset Street but

no address is provided. Several apparent adjoining businesses are listed, but no addresses are provided.

- 1980: The Site address is not listed. North: residential, Golden Concrete (19 S. Sunset), Flatiron Paving (17); East: vacant (26 S. Sunset), fence and supply company (20 S. Sunset); South/West: Boston Avenue not listed.

- 1986 - 1991: Several concrete companies are listed onsite. North: no significant changes; East: excavation co. (26 S. Sunset), fence and supply (20 S. Sunset); South/West: Boston Avenue listed but does not extend to south and west of Site.

- 1997: No significant changes onsite. North/East: no significant changes. South/West (Boston Avenue now extends south and west of Site): St. Vrain Manufacturing (1821 Boston), TSA Systems (1830 Boston).

- 2001: Site is now listed as Aggregate Industries and four separate concrete companies. North: Silver Lace Landscaping (19 S. Sunset); East: Lawson Construction (20 S. Sunset); South/West: gas station (1800 Boston), gym/dance school (1816 Boston), retail and motorcycle sales (1821 Boston), Frymar (1830 Boston).

- 2006: Aggregate Industries is now listed as 23 South Sunset, with no listing for 21 South Sunset. No significant changes noted to adjoining addresses.

5.4 Assessor Records

We reviewed Boulder County Assessor online files for the Site. Records indicate the Site parcel is owned by Riverset LLC. The assessor records indicate the Site is improved with a 9,861 square-foot “industrial office” built in 1993, an 11,000 square-foot “industrial office” built in 1965, and a 3,000 square-foot “industrial office” built in 1974.

5.5 Zoning/Land Use Records

The Longmont Zoning Map indicates that the Site is currently zoned GI for general industrial use.

6.0 REGULATORY AGENCY RECORDS

Regulatory agency records were provided by EDR. The database report, dated October 14, 2020, is presented in Appendix C and contains a full description of findings, definitions of databases reviewed, and a list of database acronyms. The following discusses pertinent findings of the database search.

6.1 Summary of Findings

The Site address is listed 20 times under various names:

- Green Girl Recycling is listed at the Site as a recycling facility (SWRCY). The database indicates the facility accepts cardboard, paper, and electronics. The facility does not appear on a database indicating a known or suspected release and, therefore, this listing does not appear to be a REC.

- Aggregate Industries/Golden Concrete and apparently related business are listed numerous times at the Site address for permitted air emissions (US AIRS, AIRS) and are also listed on the Facility Index (FINDS), Integrated Compliance Information System (ICIS), and Enforcement and Compliance History (ECHO) databases, apparently because of the air emissions and associated regulatory compliance issues. Permitted air emissions by themselves would not necessarily be considered a REC.

- Goldens Inc is listed twice at the Site address on the archived Leaking Underground Storage Tank (RGA LUST) database. There are also registered UST and registered aboveground storage tank (AST) listings under the name ”Sunset Street Plant.” A review of the Colorado COSTIS database indicates the facility had three ASTs (32,000-gallon unknown product, 1,000-gallon lube oil, and 2,500-gallon waste oil – all removed by 2014) and three USTs (2,000-gallon gasoline, 1,000-gallon diesel, and a waste oil tank of unspecified size – all removed in 1989). One enforcement action is listed for 2013, but no leaking AST or UST events are listed. These AST/UST/LUST listings were assessed during the 2013 Phase I ESA and prior ESAs (See Section 3.7), were found to be located on an adjoining property to the south, and are considered an HREC.

- The Site is listed twice on the permitted asbestos abatement database. Asbestos activity is excluded from ASTM Standard E1527-13 and is not considered a REC.

- The Longmont Shop is listed at the Site address on the former hazardous waste generator (RCRA NonGen/NLR) database. The facility formerly generated small quantities of ignitable wastes and

spent halogenated and non-halogenated solvent wastes. No RCRA violations are reported and the facility does not appear on a database indicating a known or suspected release. Therefore, this listing is not considered a REC.

A number of listings were identified in the surrounding area:

- Lawson Construction, located adjoining to the east at 20 S. Sunset Street, is listed on the AST database. The database indicates that the facility has multiple ASTs, some of which are still in use. The facility does not appear on the leaking AST database and, therefore, is not considered a REC.

- Caliber Collision (also known as ABRA – see Section 3.7) located adjoining to the southwest and topographically upgradient at 1840 Boston Avenue, is listed on the RCRA database as a conditionally exempt small quantity hazardous waste generator. The database indicates the facility generates ignitable wastes, barium, lead, silver, methyl ethyl ketone, and spent halogenated and non-halogenated solvents. No RCRA violations are listed, and the facility does not appear on a database indicating a known or suspected release. Therefore, this facility is not considered a REC.

- Golden Companies LP, located approximately 250 feet to the south and topographically upgradient at 1816 Boston Avenue, is listed on two leaking UST databases (LUST and LTANKS). The database indicates the facility had a release in 1998, but the case was closed in 2001. Based on case closure, this facility is unlikely to have created a REC.

- Sunset Fast Stop/Howdys, located adjoining to the south and topographically upgradient at 1800 Boston, is listed three times, on the LUST, LTANKS, UST, and Historical Automotive databases. The databases indicates the two leaking UST cases were closed in 1997 and 2001. As discussed in Section 3.7, this facility was assessed in 2013 and is considered an HREC.

- Golden Landfill, located approximately 300 feet to the southeast and topographically crossgradient, is listed twice on the VCP database. Both VCUP cases are listed as "approved". Based on crossgradient location and the approved VCUP status, this facility is unlikely to have impacted the Site and is not considered a REC.

- The remaining listings are not considered RECs based on distance, topography, and/or case status.

The database listed three "Orphan" facilities, which are facilities that cannot be mapped due to incomplete or inaccurate information. Based on a cursory review, these listings do not appear to be associated with the Site or adjoining properties.

6.2 Local Government Records

CTL contacted the Mountain View Fire Department regarding information or knowledge of hazardous spills and underground storage tank (UST) releases that have occurred on or near the Site. The agency has not responded at this time. If the agency responds and it alters our conclusions, we will notify you in writing.

CTL reviewed the Boulder County Health Department's hazardous waste map. No hazardous waste sites were shown on the Site or adjoining properties.

7.0 SITE RECONNAISSANCE

The following section discusses observations made during our Site reconnaissance.

7.1 Methodology and Limiting Conditions

Mr. Dana Harris conducted a Site visit on November 3 and 4, 2020. The Site was accessed by walking. A photographic record of the Site reconnaissance is presented in Appendix A.

7.2 Description of Site Structures and Roads

The Site is improved with four buildings, including an office building, a shop building (formerly used for maintenance), a recycling building (formerly used for welding), and an electrical shed. The shop building is occupied by the following tenants:

- Avivid Water Treatment – uses the east side of the building for storage of materials and equipment and as a maintenance shop;

- Lawson Construction – uses the central portion of the building as a maintenance shop and for storage of materials and equipment;

- Srbecky Painting – uses the north-central portion of the building for painting and finishing furniture and other materials; and,

- A-1 Water – uses the west side of the building as a maintenance shop, for parking water trucks, and for storage of materials and equipment.

The recycling (former welding) building is used by Green Girl Recycling, which collects and accepts paper, cardboard, and electronic wastes. The paper and cardboard are shredded and/or baled to be hauled offsite for sale. The electronics are placed in a bin and are hauled offsite for recycling.

The west side of the Site is a former aggregates/concrete plant and boneyard. Concrete wastes are present throughout the area, but the boneyard materials have been removed from the Site.

7.3 Site Observations

During our reconnaissance, we specifically looked for obvious evidence of the Site features listed in Tables I and II. Table I lists features typically observed outside of Site structures and Table II lists features typically observed inside of Site structures. An “X” located within the table indicates that the feature was readily observable during our visit. Those features which were observed on the Site are discussed in further detail within the following subsection(s).

Table I
Exterior Site Features

	Aboveground Storage Tanks	X	Stained Soil and/or Pavement
	Air Emissions Sources	X	Stockpiles of Soil or Debris
	Cultivated Land/Crops		Stressed Vegetation
X	Drains, Sumps, Pits	X	Surface Water, Streams, Ponds, Lagoons
X	Hazardous Material Storage	X	Transformers (Potential PCB)
	High Power Transmission Lines		Underground Storage Tanks
	Natural Gas Pipelines		Unidentified Piping Below Grade
X	Odors	X	Unidentified Substance Containers
	Petroleum Pipelines		Vehicle Maintenance Areas
	Physical Irregularities		Waste Water Discharge
	Placed Fill or Imported Soils		Waste Treatment Processes
	Railroad Lines		Wells (Agricultural, Water Supply)
	Septic Systems or Leach Fields	X	Wells (Monitoring)
X	Solid Waste or Disposal Areas		Wells (Oil or Natural Gas)

Table II
Interior Site Features

	Boilers	X	Hazardous Material Storage
	Chemical Mixing/Use Areas	X	Heating and Cooling Systems
X	Drains or Sumps		Hydraulic Lifts
	Elevators		Incineration Areas
	Emergency Generators		Odors
	Equipment Maintenance Areas	X	Staining or Corrosion
	Exhaust Hoods and Ducting		Unidentified Substance Containers

7.3.1 Drains, Sumps or Pits (Exterior)/Drains or Sumps (Interior)

One floor drain was visible inside the maintenance/multi-tenant building, although other floor drains were likely present but covered up. The drain was stained and dirty, suggesting past releases may have entered the drain. As discussed previously, these drains formerly were connected to a septic system, but it appears the septic system is no longer present. Therefore, it is unclear where these floor drains lead, if anywhere. As discussed previously, during the 2013 flooding, additional releases may have entered the floor drains. Based on the unknown drainage of these floor drains and the potential releases to them during 2013 and more recently, the potential releases to these floor drains are considered a REC.

Storm drains were observed in the parking lot areas. Hazardous material storage, with no secondary containment and evidence of releases in the form of numerous areas of staining, was observed in proximity to these drains. One drain appeared to have been impacted by a discharge of sediment and possibly hazardous materials, and a sheen was present on water in the drain sump. This impacted drain is located in the southwest corner of the parking area that surrounds the maintenance/multi-tenant building. Based on the apparent release, this storm drain is considered a REC.

7.3.2 Hazardous Material Storage/Unidentified Substance Containers/Stained Soil or Pavement/Staining or Corrosion/Odors

Exterior

The exterior of the maintenance/multi-tenant building was being used for extensive storage of hazardous materials stored in approximately 300-gallon totes, 55-gallon drums, and smaller containers. Most of the storage was on concrete, and no secondary containment was present, even though the facility's Spill Prevention, Control and Countermeasures Plan (SPCC) dictates that many of these containers must be stored within adequate secondary containment. The concrete was cracked in several areas and numerous areas of staining were present in the hazardous material storage areas. In general, based on the lack of secondary containment and numerous areas of staining, exterior hazardous material storage at the maintenance/multi-tenant building is considered a REC. Specific hazardous material storage areas are described as follows:

- East side of building – CTL observed 6 totes that were either unlabeled or contained an apparent oil-based emulsifier; four 55-gallon drums that were not labeled; and approximately 15 5-gallon buckets that were unlabeled. The containers did not appear to be damaged or leaking, but numerous areas of staining were present.

- South side of building – CTL observed a number of wastewater processing trailers (owned by Avivid Water Treatment) that were locked and could not be assessed. One unlabeled tote and one 55-gallon drum that appeared likely to contain used oil or a petroleum product were observed outside the west entrance to Lawson's Concrete. The tote and drum appeared to have leaked and heavy staining was observed on the concrete around the tote and drum.

- West side of building – CTL observed 8 totes filled with Kwiksand (corrosive concrete remover), Bulldozer (water-based cleaner/degreaser), or were unlabeled. Two additional totes were observed but appeared to be filled with water from a nearby hose and tap. The totes did not appear to be leaking, but numerous areas of staining were observed around the tote storage areas.

- North side of building – CTL observed two 55-gallon drums labeled as ethyl alcohol, but which the owners (Srbecky Painting) said were filled with mineral spirits or paint thinner. Several 1-gallon or small containers of lacquer and thinner were observed next to the drums. The containers did not appear to be leaking, but numerous areas of staining were present on concrete and unpaved areas near the storage area.

  Near the Srbecky storage was additional storage reportedly by other tenants in the building. CTL observed two 55-gallon drums and three totes of ferric chloride solution (oxidizer); four totes of apparent oil-based emulsifier; several tires partially covering heavy oil staining; one parts washer with staining below the main washing basin; and approximately ten 5-gallon buckets of apparent waste oil, with no lids. Areas of staining were observed around these additional east-side storage areas.

Interior

The interior of the maintenance/multi-tenant building is divided into four tenant shops. Numerous areas of staining were observed on the concrete floor, which was cracked in some areas. In general, based on the number of stains observed and the floor drains discussed previously, releases of hazardous materials are

considered a REC. Specific detail about each shop is as follows:

- Avivid (east side of building) – CTL observed approximately seventeen 5-gallon unlabeled buckets on the floor; shelving with less than 10 gallons each, of paints, lacquers, adhesives, lubricants and caulking; 10 automotive batteries on a table; three 5-gallon gas cans; and three 5-gallon buckets containing hydraulic fluid and paint. No leaks were observed but numerous areas of staining were present.

- Srbecky Painting (north-central side of building) – CTL observed a strong chemical odor emanating from the shop. CTL observed approximately 20 gallons of paints on shelving in the south side of the shop; approximately 40 gallons of paints and lacquers on shelving in the north side of the shop; and less than 10 gallons, each of lubricants, various solvents, lubricants, and detergents on shelving in the west side of the shop. The containers did not appear to be leaking but various areas of staining were present within the shop. In addition, the shop had a paint booth that was situated directly on bare concrete, which was cracked and heavily stained.

- A-1 Water (west side of building) – CTL observed four 5-gallon buckets of motor oil. The containers did not appear to be leaking, but various areas of staining were present within the shop.

- Lawson Construction (central portion of building) – CTL observed the following hazardous material storage, with no leaks observed (except as noted), but numerous areas of staining nearby:
    - 9 gas cylinders (various welding gases);
    - Shelving containing less than 20 gallons, each, of engine winterizer, octane booster, grease, methyl ethyl ketone, and

lubricants, as well as about 50 gallons of antifreeze and motor oil;
- Two 16-gallon drums of water-based detergent;
- One 55-gallon drum of used oil;
- Two 55-gallon drums of hexane-based parts cleaner;
- Two 55-gallon drums of windshield cleaner;
- One 55-gallon drum of antifreeze;
- Four 16-gallon drums of new motor oil;
- One used oil collection device with a possible leak and heavy staining below it;
- Four totes of Kwiksand corrosive concrete cleaner;
- Seven 55-gallon drums of motor oil or waste oil, with evidence of leakage or spills, and staining;
- One parts cleaner with integrated 16-gallon unlabeled drum (presumably the same hexane-based cleaner observed elsewhere in the shop);
- Approximately sixteen 5-gallon buckets of apparent oil-based products; and
- One tote containing white wax.

In addition, Lawson's shop contained several aboveground storage tanks (AST), none of which contained secondary containment, which is required by the facility's SPCC:

- One 500-gallon hydraulic fluid AST, which appeared to be leaking and had heavy staining under and around the AST;
- One 500-gallon motor oil AST, which did not appear to be leaking but was surrounded by staining; and
- One 250-gallon hydraulic oil AST, which did not appear to be leaking but was surrounded by staining.

7.3.3 Stockpiles of Soil or Debris/Solid Waste or Disposal Areas

Numerous dumpsters and trash carts were observed around the Site buildings. No obvious indications of improper dumping were observed, although many of the receptacles were stored among hazardous materials storage areas where staining was present.

CTL observed numerous stockpiles of soil and concrete on the west side of the Site. No hazardous materials were observed among the stockpiled wastes

and, therefore, these stockpiled wastes are not considered a REC. However, as discussed previously, the associated solid waste compliance issues do represent a business environmental risk.

7.3.4 Surface Water, Streams, Ponds, Lagoons

St. Vrain Creek makes up the north boundary of the Site. No sheen was observed on the water in the creek and no staining was observed along the banks of the creek. Therefore, this surface water is not considered a REC.

7.3.5 Transformers (Potential PCB)

CTL observed one pad-mounted and three pole-mounted electrical transformers on Site. The pole-mounted units were labeled as “NON-PCB,” but the pad-mounted unit may have contained PCBs, based on its apparent age. None of the units appeared to be leaking and, therefore, these units are not considered a REC.

7.3.6 Heating and Cooling Systems

The three occupied buildings are heated by natural-gas fired furnaces and/or space heaters. This is not considered a REC.

7.4 Review of Adjoining Properties

General observations of properties adjacent to the Site were performed in conjunction with on-Site observations made on November 3 and 4, 2020. Land use in the vicinity of the Site generally consists of commercial and light industrial businesses. Properties immediately adjacent to the Site are described below, based on outdoor observations from the Site or nearby public streets.

- North: The Site is bound to the north by St. Vrain Creek, across which are a retail cannabis shop and a park.

- East: The Site is bound to the east by S. Sunset Street, across which are a landscaping business and a construction contractor storage yard.

- South: The Site is bordered to the south (west to east) by Caliber Collision (auto body shop); a multi-tenant commercial/light industrial building currently occupied by a martial arts studio, a heating and air conditioning contractor, and an electrical contractor; a dance and gymnastics studio; and a gas station.

- West: The Site is bound to the west by a pond and Boulder County open space.

Observation of adjacent properties did not reveal obvious visual indications of environmental concern. We did not observe evidence of landfills, lagoons, pits, or other waste treatment or disposal operations; underground storage tanks, spills, releases, or discharge of hazardous material.

8.0 INTERVIEWS

8.1 Owner, Site Manager and/or Occupants

On November 3, 2020, CTL interviewed Mr. David Waldner, representative of the current Site owner. Mr. Waldner stated that Avivid has operated onsite since 2014; A-1 Water has operated onsite for less than one year; Lawson Construction has operated onsite for less than one year; Srbecky has operated onsite for less than one year; and Green Girl Recycling has operated onsite since about 2015. Mr. Waldner was not aware of chemical releases or spills by any of the tenants, nor was he aware of any ASTs or USTs at the Site (although CTL did observe ASTs in the Lawson shop). Mr. Waldner stated that he believed both former septic systems had been removed prior to their purchase of the Site in 2013, likely prior to the construction of the existing office building on the Site. Mr. Waldner was not aware

of environmental concerns associated with the Site.

During the Site visit, CTL interviewed available tenants (some tenants were not on the Site during our Site visit and were not interviewed):

- Green Girl Recycling, Ms. Bridgette Johnson – Ms. Johnson stated that they have operated onsite for about 5 years. They accept paper, which is shredded and hauled offsite for recycling; cardboard, which is baled onsite and then hauled offsite for recycling; and electronics, which is placed in a bin and hauled offsite for recycling/disposal. She stated that they do not accept light bulbs, batteries, oil, or other hazardous materials. Ms. Johnson stated that they have a fleet of trucks that are stored onsite but are fueled offsite, with no fuel stored onsite. The trucks pickup various recycling materials offsite and haul the materials to the Boulder County recycling facility for offsite processing.

- Srbecky Painting, Mr. Charles Srbecky – Mr. Srbecky stated that they paint various materials but primarily wood furniture. He said that, when metal objects are to be painted, they strip the finish with tri-sodium phosphate detergent. He said that they do not use chlorinated solvents.

CTL interviewed an employee at A-1 Water who did not want to give his name. No manager was onsite. The employee stated that A-1 water uses water trucks to haul water to residential and commercial customers. He said the trucks are fueled offsite and they do not store fuel onsite.

9.0 DEVIATIONS

9.1 Exceptions and Deletions

ASTM Standard E 1527-13 for Phase I Environmental Site Assessments, Section 8.3.2, states that “all obvious uses of the Site shall be identified from the present, back to the Site’s obvious first developed use, or back to 1940, whichever is earlier.” The term “developed use” includes agricultural uses (i.e., cultivated land/agricultural crops) and placement of fill. In our opinion, livestock rangeland is not a developed use.

The historical documentation for this assessment went back to 1936 (city directory) and 1949 (aerial photograph), at which time the Site appeared to be agricultural or gravel mining land. We were not able to ascertain the date of first developed use. Thus, the historical documentation was not fully satisfied for the ASTM standard.

It is the opinion of CTL that obtaining earlier historical information would not be sufficiently useful, reasonably ascertainable, or change the likelihood for the presence of a REC on the Site.

9.2 Data Gaps

The local fire department has not responded to our information request at this time. This does not appear to be a significant data gap, based on other information reviewed during this assessment.

CTL attempted to interview representatives of the shop tenants, Lawson Construction and Avivid Water Treatment, but they were not available during either of our Site visits. This does not appear to be a significant data gap based on the findings of RECs at these tenant spaces, made by our visual observations.

10.0 FINDINGS AND OPINION

10.1 Summary of Site Historical Use

As of 1949, the Site appears to have been agricultural or gravel mine land, later fully expanding into a gravel mine, then a concrete batch plant, and most recently, an office and light industrial shops. In general, adjoining properties were historically used for gravel mining, later to be redeveloped with the existing commercial and light industrial shops.

10.2 Nearby Environmental Concerns

A gas station is located adjoining to the south and has a history of (now) closed cases for releases from its USTs, as well as from nearby ASTs.

11.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Practice E 1527-13 of 21 S. Sunset Street (Site). Any exceptions to, or deletions from, this practice are described in Section 9.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, with the following exceptions.

- Poor housekeeping, in general, was observed in and around the multi-tenant/former maintenance building. Numerous areas of staining were observed on concrete, which was cracked in places and contained drains with staining, both inside and outside of the buildings. Several areas of hazardous material storage were observed with apparent leakage or spillage and/or areas of nearby staining. Based on our observations, several releases of hazardous

substances and/or petroleum products appear to have occurred inside and outside of the building. This is considered a REC.

- Two areas adjoining the Site's southeast portion had releases prior to CTL's 2013 Phase I ESA. First, the adjoining gas station has had multiple petroleum releases. but the cases are now closed because periodic monitoring indicated that contaminant levels had decreased below State risk-based closure levels. Second, soil contamination was identified in the area of the existing gas station in 1996, where an AST farm had been located. Bioremediation was performed, and the case is now closed. Both areas appear to be topographically upgradient of the Site. Based on case closure, these releases are considered a Historic REC, not a current REC. The most likely impact on future development would be associated with dewatering, which if necessary, would likely require that the groundwater be assessed for, at minimum, Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) and treated if such contaminants are present.

We recommend that a Phase II ESA be performed to further assess the above RECs.

Two business environmental risks were identified:

- There is a large area of stockpiled soil and concrete waste on the west end of the Site. We understand these materials may be re-used during Site re-development. It has been presumed by others that these materials are limited to concrete and soil, but this has not been verified. If these materials are not re-used, or if they are planned for off-site use, it may be warranted to conduct a test pit/stockpile investigation to better characterize the wastes prior to disposal.

- During an environmental investigation that pre-dated our 2013 Phase I ESA, an SPCC was developed for the Site. Based on our observations, the inventory of regulated oil products has changed significantly since the last SPCC was developed, but the aggregate regulated oil storage at the Site remains in excess of the 1,320-gallon threshold above which an SPCC is required. Many requirements of the SPCC regulation, including the use of secondary containment, are generally not being followed at the Site. Federal and Colorado regulations require that the Site update and implement its SPCC.

12.0 QUALIFICATIONS

This Phase I ESA was performed under the responsible charge of Mr. Dana L. Harris. Mr. Harris has performed or reviewed over 1,000 Phase I ESAs in the State of Colorado, and has been practicing within the local environmental consulting profession for at least 18 years. The resumes of the individuals conducting this Phase I ESA are included in Appendix D.

Mr. Harris declares that, to the best of his professional knowledge and belief, he meets the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject Site. I have developed and performed all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

We believe that this ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

If we can be of further service in discussing the contents of this report, please call.

CTL | THOMPSON, INC.

Dana L. Harris
Environmental Department Manager
Fort Collins Branch

Matthew Wardlow, P.E.
Environmental Department Manager
Denver Branch

REFERENCES

Boulder County Assessor Records, accessed October 19, 2020. https://www.bouldercounty.org/departments/assessor/

Boulder County Health Department, Hazardous Waste Map, accessed November 4, 2020. https://maps.boco.solutions/hazwasteviewer/

Boulder County Zoning Map, accessed October 19, 2020. https://assets.bouldercounty.org/wp-content/uploads/2017/02/boulder-county-zoning-map.pdf

CTL | Thompson, Inc. *Phase I Environmental Site Assessment, Former Golden Gravel Facility, Longmont, Colorado.* Project No. FC06319.000 -200, report dated November 7, 2013.

Colorado Division of Water Resources, GIS Well Permit records, accessed October 16, 2020. http://water.state.co.us/

Colorado Oil and Gas Information System, Colorado Oil and Gas Conservation Commission GIS website, accessed October 16, 2020. http://cogcc.state.co.us/

Environmental Data Resources Inc, *The EDR Radius Map Report*, Inquiry Number 6225866.2s, dated October 14, 2020.

Google Earth, 2017 aerial photo.

Information Request, Mountain View Fire Department, November 6, 2020. 303-772-0710.

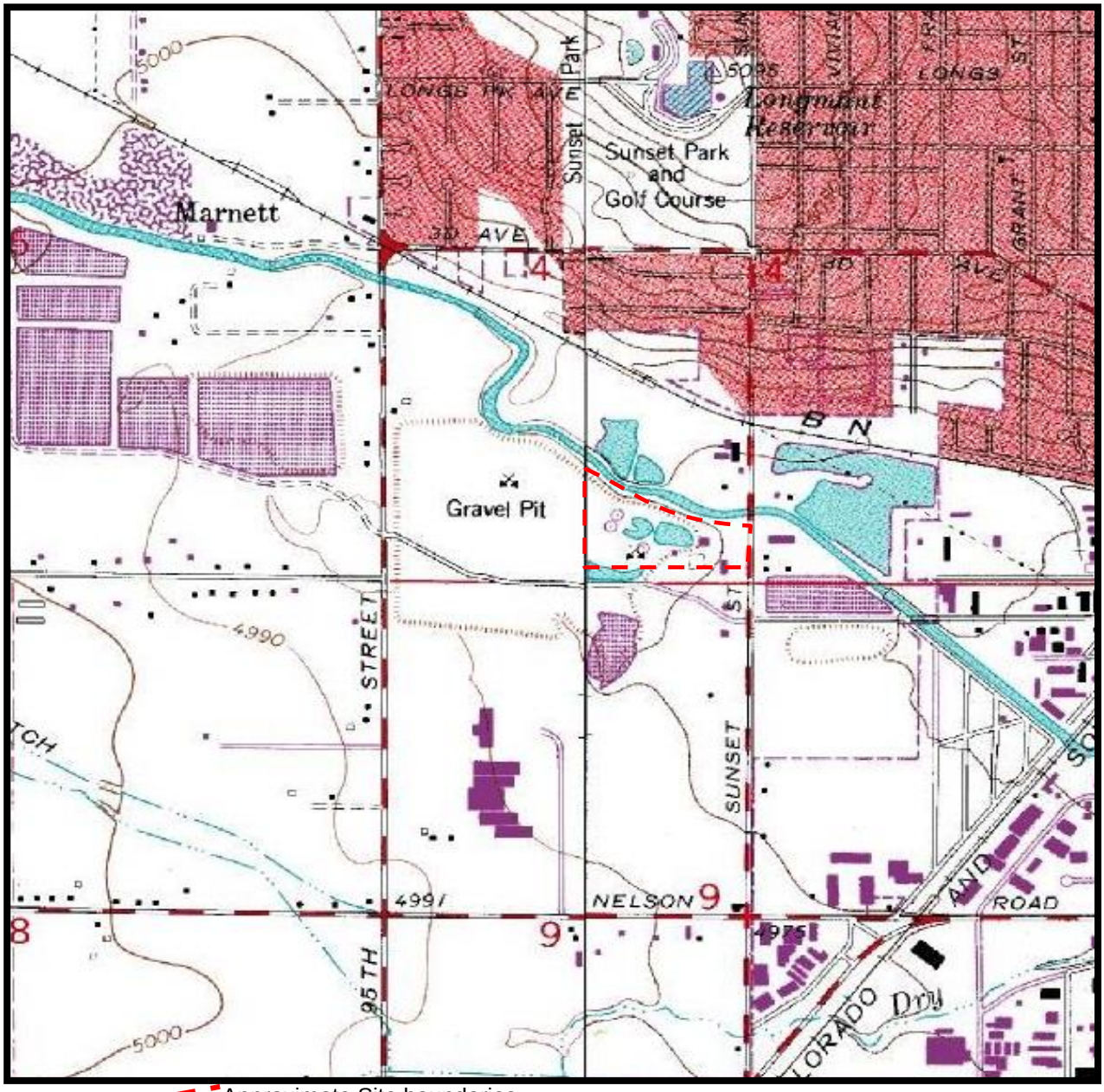
Interview, Mr. David Waldner, Riverset LLC, onsite, November 3, 2020.

Interview, Ms. Bridgette Johnson, Green Girl Recycling, onsite, November 3, 2020.

Interview, Mr. Charles Srbecky, Srbecky Painting, onsite, November 4, 2020.

Interview, anonymous employee, A-1 Water, onsite, November 4, 2020.

User Questionnaire, completed by Mr. David Waldner, Riverset LLC, October 23, 2020.



Approximate Site boundaries

Source:
U.S.G.S. Topographic Map
Longmont CO quadrangle
Photorevised 1979

Not to Scale

Phase I ESA, 21 S. Sunset Street
Longmont, Colorado
Job No. FC09625.000-200

AREA MAP

Fig. 1

N

Source:
Google Earth
2019

Not to Scale

SITE PLAN

Phase I ESA, 21 S. Sunset Street
Longmont, Colorado
Job No. FC09625.000-200

Fig. 2

APPENDIX A

SITE PHOTOGRAPHS

View of onsite office building looking north

View of Green Girl Recycling/former welding shop on Site looking northwest

South end of multi-tenant/former maintenance building looking northwest

East side of multi-tenant/former maintenance building looking west

Typical staining on east side of multi-tenant/former maintenance building

South end of multi-tenant/former maintenance building, with leaking containers and staining

Close-up of staining on south side of multi-tenant/former maintenance building

Additional staining on south side of multi-tenant/former maintenance building

Storm drain in southwest corner of parking area for multi-tenant/former maintenance building

Close-up of storm drain, with view of sheen on water in drain sump

Totes and staining on west side of multi-tenant/former maintenance building

Additional staining on west side of multi-tenant/former maintenance building

Storage on north side of multi-tenant/former maintenance building

Storage and staining on north side of multi-tenant/former maintenance building

Staining around totes on north side of multi-tenant/former maintenance building

Staining on floor drain inside Avivid tenant space in multi-tenant/former maintenance building

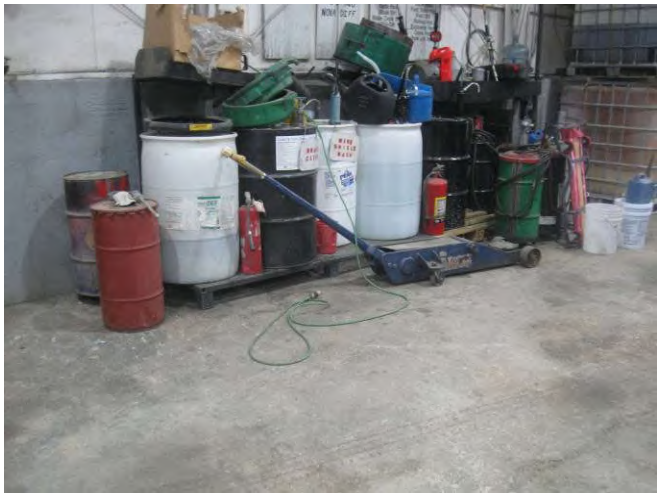
Paint booth inside Srbecky tenant space in multi-tenant/former maintenance building

Crack on concrete by paint booth (Srbecky tenant space)

A-1 Water tenant space, with staining, inside multi-tenant/former maintenance building

Staining inside Lawson tenant space in multi-tenant/former maintenance building

Staining inside Lawson tenant space in multi-tenant/former maintenance building



Storage with no sec. contain. - Lawson space in multi-tenant/former maintenance building

Staining inside Lawson tenant space in multi-tenant/former maintenance building

Staining inside Lawson tenant space in multi-tenant/former maintenance building

Storage with no sec. contain. - Lawson space in multi-tenant/former maintenance building

Release from used oil collector – Lawson space

Release from hydraulic oil AST - Lawson space in multi-tenant/former maintenance building

Close-up of release from hydraulic oil AST - Lawson space

Paper-shredding at Green Girl Recycling/former welding building

Recycling dumpsters/carts outside Green Girl Recycling/former welding building

Baled cardboard on west side of Green Girl Recycling/former welding building

Electrical control building and transformers in east-central portion of Site

Stockpiled soil and concrete piles on west end of Site

Stockpiled soil and concrete piles on west end of Site

Stockpiled soil and concrete piles on west end of Site

Stockpiled soil and concrete piles on west end of Site

Former boneyard on west end of Site

St. Vrain Creek on north end of Site, with view of adjoining area to north

Adjoining gas station to south

Adjoining auto body shop to south

APPENDIX B

HISTORICAL DOCUMENTATION


INQUIRY #: 3722007.5
YEAR: 1949
= 500'
N


INQUIRY #: 3722007.5
YEAR: 1967
= 750'
N


INQUIRY #: 3722007.5
YEAR: 1971
= 750'
N


INQUIRY #: 3722007.5
YEAR: 1978
= 750'
N


PP
INQUIRY #: 3722007.5
YEAR: 1988
= 750'
N


09-27-
INQUIRY #: 3722007.5
YEAR: 1994
= 750'
N


INQUIRY #: 3722007.5
YEAR: 1999
= 500'
N


INQUIRY #: 3722007.5
YEAR: 2002
= 500'
N


INQUIRY #: 3722007.5
YEAR: 2005
= 500'
N


INQUIRY #: 3722007.5
YEAR: 2009
= 500'
N


INQUIRY #: 3722007.5
YEAR: 2011
= 500'
N

APPENDIX C

EDR™ REPORT

21 S. Sunset Street
21 S. Sunset Street
Longmont, CO 80501

Inquiry Number: 6225866.2s
October 14, 2020

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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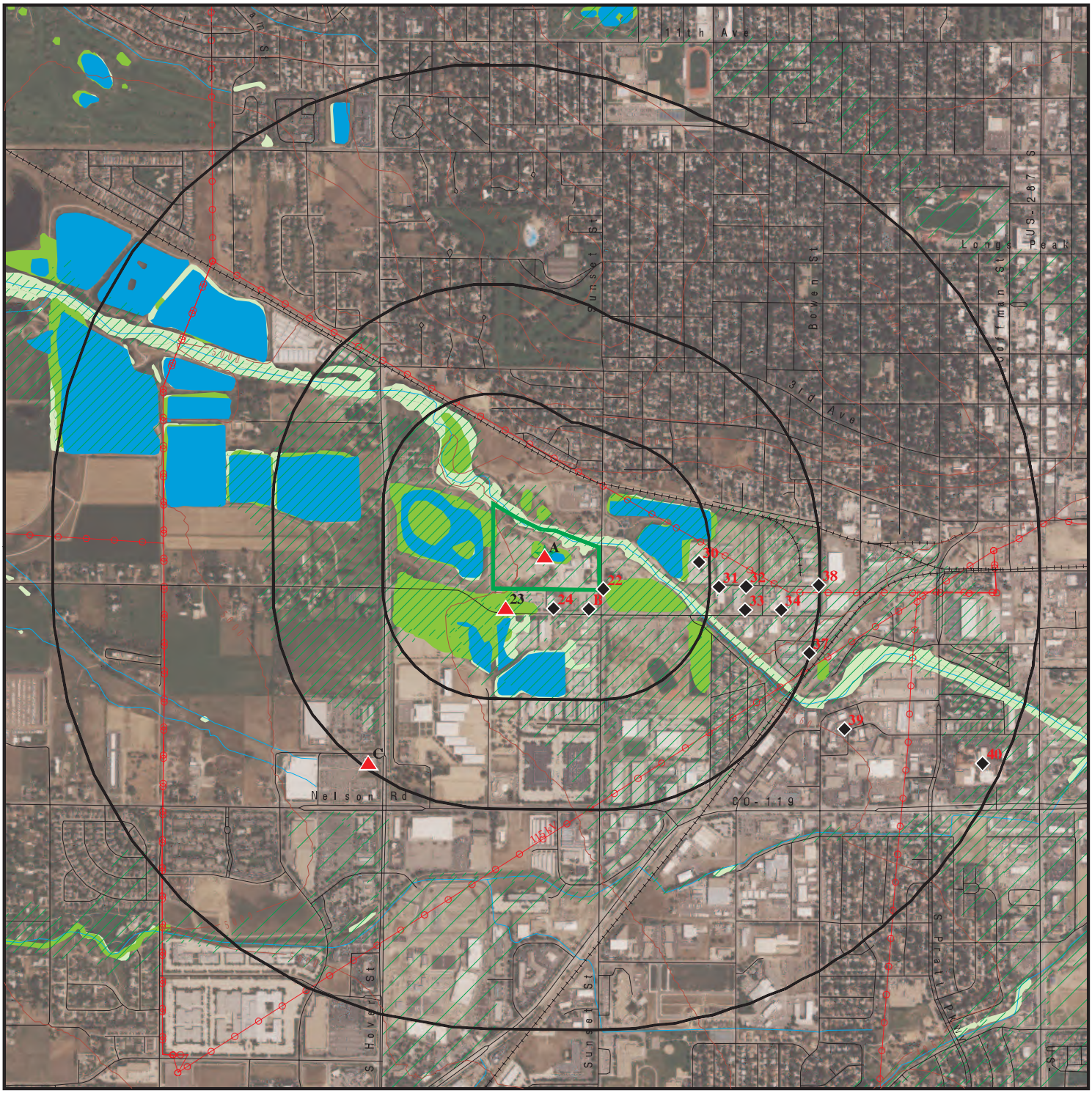
OVERVIEW MAP - 6225866.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

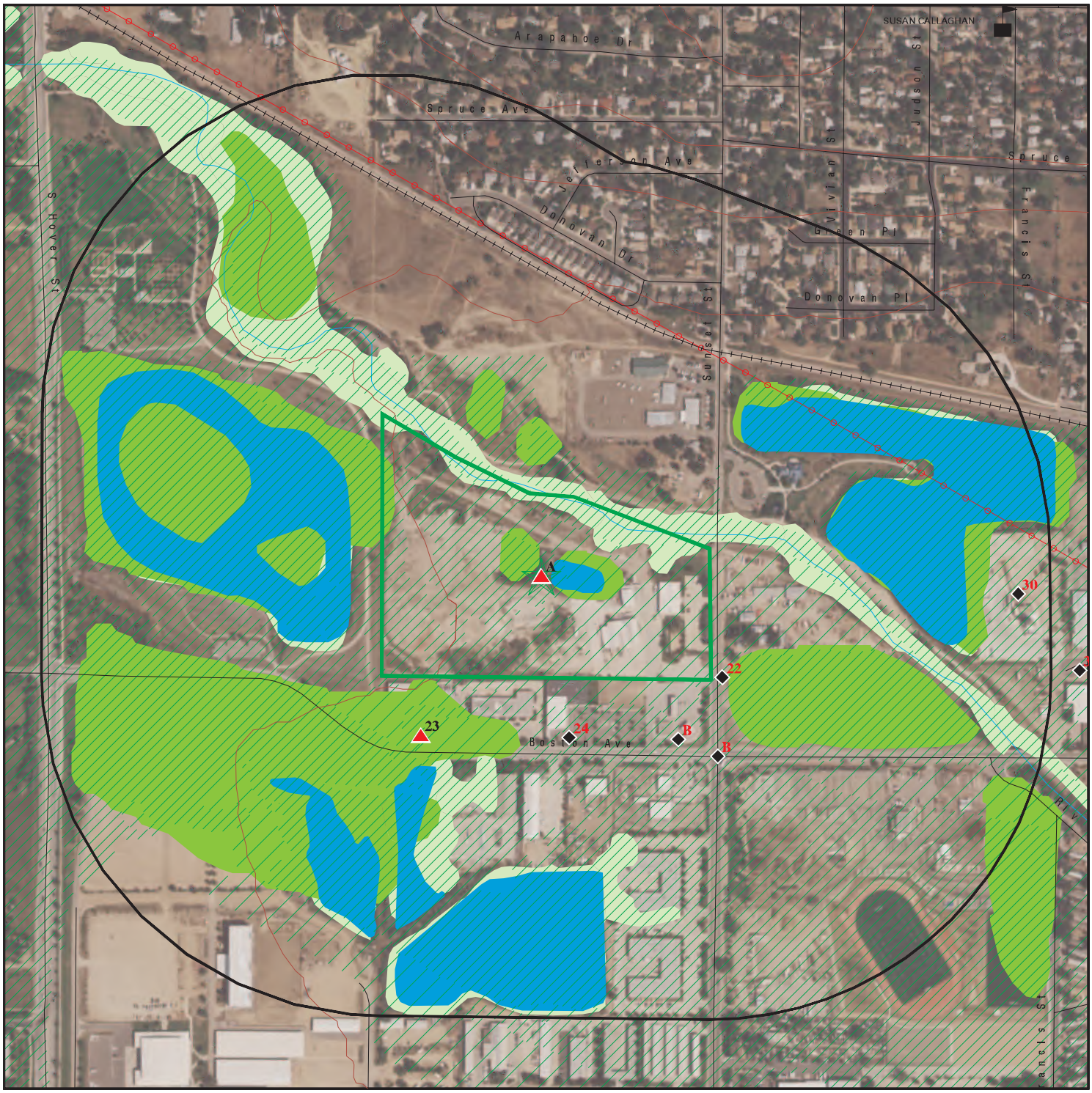
State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 21 S. Sunset Street	CLIENT: CTL Thompson, Inc.
ADDRESS: 21 S. Sunset Street Longmont CO 80501	CONTACT: Dana Harris INQUIRY #: 6225866.2s
LAT/LONG: 40.160716 / 105.123779	DATE: October 14, 2020 11:29 am

Copyright © 2020 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 6225866.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 21 S. Sunset Street ADDRESS: 21 S. Sunset Street Longmont CO 80501 LAT/LONG: 40.160716 / 105.123779	CLIENT: CTL Thompson, Inc. CONTACT: Dana Harris INQUIRY #: 6225866.2s DATE: October 14, 2020 11:30 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	2	NR	2
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		1	0	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LAST	0.500		0	0	1	NR	NR	1
LTANKS	0.500		3	1	7	NR	NR	11
LUST	0.500		1	1	4	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST TRUST	0.500		2	1	4	NR	NR	7
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	1	1	NR	NR	NR	3
AST	0.250	1	1	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		2	0	0	NR	NR	2
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500	1	0	0	0	NR	NR	1
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
DENVER CO HISTORIC FILL	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	0	0	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001	1	0	NR	NR	NR	NR	1
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001	4	0	NR	NR	NR	NR	4
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001	5	0	NR	NR	NR	NR	5
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001	4	0	NR	NR	NR	NR	4
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001	6	0	NR	NR	NR	NR	6
ASBESTOS	0.001	2	0	NR	NR	NR	NR	2
METHANE SITE	0.001		0	NR	NR	NR	NR	0
Methane Investigation	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001	2	0	NR	NR	NR	NR	2
- Totals --		28	12	4	16	2	0	62

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

A1 Target Property | **GREEN GIRL RECYCLING**
21 S SUNSET ST.
LONGMONT, CO 80455 | **SWRCY** | **S123430586**
N/A

Site 1 of 21 in cluster A

Actual: 4976 ft.

SWRCY:

Name:	GREEN GIRL RECYCLING
Address:	21 S SUNSET ST.
City,State,Zip:	LONGMONT, CO 80455
Facility Type:	8.3 MRF
File Code:	BLD/GGR
Date of Registration:	02/25/2019
Contact Name:	Bridget Johnson
Mailing Street:	PO Box 324
Mailing City/State/Zip:	Jamestown, CO 80455
Address Phone Number:	303 442-7535
Facility Email:	bridget@greengirlrecycling.com
Recyclable Materials Accepted	cardboard, paper, electronics

A2 Target Property | **AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET**
21 S. SUNSET
BOULDER, CO 80501 | **US AIRS**
FINDS
ECHO | **1004449979**
N/A

Site 2 of 21 in cluster A

Actual: 4976 ft.

US AIRS MINOR:

Envid:	1004449979
Region Code:	08
Programmatic ID:	AIR CO0000000877700998
Facility Registry ID:	110064130453
D and B Number:	Not reported
Primary SIC Code:	1442
NAICS Code:	212321
Default Air Classification Code:	MIN
Facility Type of Ownership Code:	NON
Air CMS Category Code:	Not reported
HPV Status:	Not reported

FINDS:

Registry ID: 110064130453

Click Here:

Environmental Interest/Information System:

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.
AIR MINOR

~~Click this hyperlink~~ while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET (Continued) **1004449979**

ECHO:

Envid:	1004449979
Registry ID:	110064130453
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110064130453
Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501

A3 Target Property **AGGREGATE INDUSTRIES - SEE 123 4450** **FINDS** **1004450243**
21 S SUNSET ST **ECHO** **N/A**
LONGMONT AREA, CO 80501

Site 3 of 21 in cluster A

Actual: 4976 ft.

FINDS:
Registry ID: 110010304982

Click Here:

Environmental Interest/Information System:
AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.
AIR SYNTHETIC MINOR

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004450243
Registry ID:	110010304982
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110010304982
Name:	AGGREGATE INDUSTRIES - SEE 123 4450
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501

A4 Target Property **GOLDEN CONCRETE LLLP (EXTEC SCREEN)** **AIRS** **S117034518**
HOME BASE: 21 S. SUNSET ST. **N/A**
LONGMONT, CO 80000

Site 4 of 21 in cluster A

Actual: 4976 ft.

CO AIRS:

Name:	GOLDEN CONCRETE LLLP (EXTEC SCREEN)
Address:	HOME BASE: 21 S. SUNSET ST.
City,State,Zip:	LONGMONT, CO 80000
County/Plant ID:	777-1464
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070

GOLDEN CONCRETE LLLP (EXTEC SCREEN) (Continued) **S117034518**

Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	99PO0648.CN
Emission Unit Description:	EXTEC, 6000S, 2904 SCRN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	GOLDEN CONCRETE LLLP (EXTEC SCREEN)
Address:	HOME BASE: 21 S. SUNSET ST.
City,State,Zip:	LONGMONT, CO 80000
County/Plant ID:	777-1464
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	99PO0648.CN
Emission Unit Description:	EXTEC, 6000S, 2904 SCRN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	GOLDEN CONCRETE LLLP (EXTEC SCREEN)
Address:	HOME BASE: 21 S. SUNSET ST.
City,State,Zip:	LONGMONT, CO 80000
County/Plant ID:	777-1464
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	99PO0648.CN
Emission Unit Description:	EXTEC, 6000S, 2904 SCRN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

A5 Target Property **GOLDEN CONCRETE LLLP (SEC SCREEN)** **AIRS** **S117033795**
LOC: 21 S SUNSET **N/A**
LONGMONT, CO 00000

Site 5 of 21 in cluster A

Actual: 4976 ft.

CO AIRS:

Name:	GOLDEN CONCRETE LLLP (SEC SCREEN)
Address:	LOC: 21 S SUNSET
City,State,Zip:	LONGMONT, CO 00000
County/Plant ID:	777-0350
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070

GOLDEN CONCRETE LLLP (SEC SCREEN) (Continued) **S117033795**

Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	93BO198-4P.C
Emission Unit Description:	VIBRATING SCREEN.CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	GOLDEN CONCRETE LLLP (SEC SCREEN)
Address:	LOC: 21 S SUNSET
City,State,Zip:	LONGMONT, CO 00000
County/Plant ID:	777-0350
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	93BO198-4P.C
Emission Unit Description:	VIBRATING SCREEN.CN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	GOLDEN CONCRETE LLLP (SEC SCREEN)
Address:	LOC: 21 S SUNSET
City,State,Zip:	LONGMONT, CO 00000
County/Plant ID:	777-0350
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	93BO198-4P.C
Emission Unit Description:	VIBRATING SCREEN.CN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

A6 Target Property **AGGREGATE INDUSTRIES - SUNSET ST. PLANT**
21 S SUNSET ST
LONGMONT AREA, CO 80501

ICIS **1004450998**
US AIRS **N/A**
FINDS
ECHO

Site 6 of 21 in cluster A

Actual: 4976 ft.

ICIS:

Enforcement Action ID:	CO000A0000080130000700008
FRS ID:	110007353443
Action Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT 080130000700008
Facility Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Facility Address:	21 S SUNSET ST LONGMONT AREA, CO 80501

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Enforcement Action Type:	Administrative Order
Facility County:	BOULDER
Program System Acronym:	AIR
Enforcement Action Forum Desc:	Administrative - Formal
EA Type Code:	SCAAAO
Facility SIC Code:	3273
Federal Facility ID:	Not reported
Latitude in Decimal Degrees:	40.15964
Longitude in Decimal Degrees:	-105.12101
Permit Type Desc:	Not reported
Program System Acronym:	CO0000000801300007
Facility NAICS Code:	327320
Tribal Land Code:	Not reported

Enforcement Action ID:	CO000A0000080130000700007
FRS ID:	110007353443
Action Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT 080130000700007
Facility Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Facility Address:	21 S SUNSET ST LONGMONT AREA, CO 80501
Enforcement Action Type:	Notice of Violation
Facility County:	BOULDER
Program System Acronym:	AIR
Enforcement Action Forum Desc:	Administrative - Informal
EA Type Code:	NOV
Facility SIC Code:	3273
Federal Facility ID:	Not reported
Latitude in Decimal Degrees:	40.15964
Longitude in Decimal Degrees:	-105.12101
Permit Type Desc:	Not reported
Program System Acronym:	CO0000000801300007
Facility NAICS Code:	327320
Tribal Land Code:	Not reported

US AIRS MINOR:

Envid:	1004450998
Region Code:	08
Programmatic ID:	AIR CO0000000877701186
Facility Registry ID:	110007353443
D and B Number:	Not reported
Primary SIC Code:	3273
NAICS Code:	327320
Default Air Classification Code:	MIN
Facility Type of Ownership Code:	NON
Air CMS Category Code:	Not reported
HPV Status:	Not reported

US AIRS MINOR:

Region Code:	08
Programmatic ID:	AIR CO0000000877701186
Facility Registry ID:	110007353443
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	New Source Performance Standards
Activity Date:	2006-07-20 00:00:00
Activity Status Date:	Not reported

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000877701186
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: New Source Performance Standards
Activity Date: 2011-03-15 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000877701186
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2006-07-20 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000877701186
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2011-03-15 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Envid: 1004450998
Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
D and B Number: Not reported
Primary SIC Code: 3273
NAICS Code: 327320
Default Air Classification Code: MIN
Facility Type of Ownership Code: NON
Air CMS Category Code: Not reported
HPV Status: Not reported

US AIRS MINOR:
Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Default Air Classification Code: MIN
Air Program: New Source Performance Standards
Activity Date: 2003-10-16 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: New Source Performance Standards
Activity Date: 2006-08-31 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: New Source Performance Standards
Activity Date: 2010-04-23 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: New Source Performance Standards
Activity Date: 2015-06-05 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1981-05-13 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1982-04-05 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1983-04-22 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1984-06-25 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1985-10-02 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1986-07-02 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1987-09-27 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1988-11-30 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1994-05-04 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1996-05-21 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1997-06-09 00:00:00

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1999-05-26 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2003-10-16 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2006-08-31 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2010-04-23 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2015-06-05 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1987-06-30 00:00:00
Activity Status Date: 1987-06-30 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Formal
Activity Status: Final Order Issued

Region Code: 08
Programmatic ID: AIR CO0000000801300007
Facility Registry ID: 110007353443
Air Operating Status Code: OPR
Default Air Classification Code: MIN
Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1987-06-16 00:00:00
Activity Status Date: 1987-06-16 00:00:00
Activity Group: Enforcement Action
Activity Type: Administrative - Informal
Activity Status: Achieved

FINDS:
Registry ID: 110007353443

Click Here:

Environmental Interest/Information System:
AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.
AIR SYNTHETIC MINOR
AIR EMISSIONS CLASSIFICATION UNKNOWN
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **1004450998**

corrective action activities required under RCRA.
AIR MINOR

Click this hyperlink while viewing on your computer to access
additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004450998
Registry ID:	110007353443
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110007353443
Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501

A7 Target Property **GOLDENS INC** **RGA LUST** **S115318142**
21 S SUNSET LONGMONT CO 80501 **N/A**
LONGMONT, CO

Site 7 of 21 in cluster A

Actual: 4976 ft.

RGA LUST:

2002	GOLDENS INC	21 S SUNSET LONGMONT CO 80501
2001	GOLDENS INC	21 S SUNSET LONGMONT CO 80501

A8 Target Property **AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET** **AIRS** **S110079378**
21 S. SUNSET **N/A**
BOULDER, CO 80501

Site 8 of 21 in cluster A

Actual: 4976 ft.

CO AIRS:

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	CARBON MONOXIDE
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321

AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET (Continued) **S110079378**

Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	NITROGEN OXIDES
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	SULFUR DIOXIDE
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET (Continued) **S110079378**

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR,INC-PORT GENSET
Address:	21 S. SUNSET
City,State,Zip:	BOULDER, CO 80501-
County/Plant ID:	777-0998
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	06PO0858.CN
Emission Unit Description:	GENSET CAT 550 KW D341.CN
Full Pollutant Name:	VOLATILE ORGANIC COMPOUNDS
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

A9 Target Property **GOLDENS INC** **RGA LUST** **S115318143**
21 S SUNSET **N/A**
LONGMONT, CO

Site 9 of 21 in cluster A

Actual: 4976 ft.

RGA LUST:

2000	GOLDENS INC	21 S SUNSET
1999	GOLDENS INC	21 S SUNSET
1998	GOLDENS INC	21 S SUNSET
1997	GOLDENS INC	21 S SUNSET
1996	GOLDENS INC	21 S SUNSET

A10 Target Property **ASBESTOS** **S115151672**
21 SUNSET STREET **N/A**
LONGMONT, CO

Site 10 of 21 in cluster A

Actual: 4976 ft.

CO ASBESTOS:

Year:	2013
Permit Number:	13WE5763A
Permit Date:	Not reported

(Continued) **S115151672**

Contractor:	Custom Environmental Services, Inc.
Project:	30
Linear Ft:	Not reported
Square Ft:	Not reported
Project Type:	Asbestos Abatement Projects
Demo Number:	Not reported
Notice Date:	2013-11-26 00:00:00
Drums:	Not reported
Begin Date:	Not reported
End Date:	Not reported

Year:	2014
Permit Number:	13WE5763A
Permit Date:	Not reported
Contractor:	Custom Environmental Services, Inc.
Project:	30
Linear Ft:	Not reported
Square Ft:	Not reported
Project Type:	Asbestos Abatement Projects
Demo Number:	Not reported
Notice Date:	2013-11-26 00:00:00
Drums:	Not reported
Begin Date:	Not reported
End Date:	Not reported

A11 **GOLDEN CONCRETE LLLP (TELESMITH CONE)** **AIRS** **S117033683**
Target **LOC: 21 S SUNSET** **N/A**
Property **LONGMONT, CO 00000**

Site 11 of 21 in cluster A

Actual:
4976 ft.

CO AIRS:

Name:	GOLDEN CONCRETE LLLP (TELESMITH CONE)
Address:	LOC: 21 S SUNSET
City,State,Zip:	LONGMONT, CO 00000
County/Plant ID:	777-0207
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	91BO253P.CN
Emission Unit Description:	TELESMITH CONE CRUS.CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	GOLDEN CONCRETE LLLP (TELESMITH CONE)
Address:	LOC: 21 S SUNSET
City,State,Zip:	LONGMONT, CO 00000
County/Plant ID:	777-0207
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442

GOLDEN CONCRETE LLLP (TELESMITH CONE) (Continued) **S117033683**

NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	91BO253P.CN
Emission Unit Description:	TELESMITH CONE CRUS.CN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	GOLDEN CONCRETE LLLP (TELESMITH CONE)
Address:	LOC: 21 S SUNSET
City,State,Zip:	LONGMONT, CO 00000
County/Plant ID:	777-0207
Contact Person:	JUSTIN AUBERT
Contact Phone:	(303)985-1070
Latitude:	0.0000
Longitude:	0.0000
SIC Primary:	1442
NAICS Primary:	212321
Unique Emmission Unit ID:	001
Construction Permit Number:	91BO253P.CN
Emission Unit Description:	TELESMITH CONE CRUS.CN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

A12 Target Property | **LONGMONT SHOP** | **RCRA NonGen / NLR** | **1000186861**
21 S SUNSET | **COD032111197**
LONGMONT, CO 80501

Site 12 of 21 in cluster A

Actual: 4976 ft.

RCRA Listings:

Date Form Received by Agency:	2000-11-07 00:00:00.0
Handler Name:	LONGMONT SHOP
Handler Address:	21 S SUNSET
Handler City,State,Zip:	LONGMONT, CO 80501
EPA ID:	COD032111197
Contact Name:	JAMIE GABORIAU
Contact Address:	S SUNSET
Contact City,State,Zip:	LONGMONT, CO 80501
Contact Telephone:	303-985-1070
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	08
Land Type:	Other
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	S TELLER ST
Mailing City,State,Zip:	DENVER, CO 80235
Owner Name:	GOLDEN VERNON
Owner Type:	Private
Operator Name:	Not reported

LONGMONT SHOP (Continued) **1000186861**

Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2014-10-14 17:51:15.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

LONGMONT SHOP (Continued) **1000186861**

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: F001
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F004
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GOLDEN VERNON
Legal Status:	Private
Date Became Current:	1800-01-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, CO 99999
Owner/Operator Telephone:	999-999-9999
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1987-05-04 00:00:00.0
Handler Name:	LONGMONT SHOP
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2000-11-07 00:00:00.0
Handler Name:	LONGMONT SHOP
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No

LONGMONT SHOP (Continued) **1000186861**

Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

A13 Target Property **SUNSET STREET PLANT - AGGEGRATE IND** **UST** **U003401258**
21 S SUNSET **N/A**
LONGMONT, CO 80501

Site 13 of 21 in cluster A

Actual: 4976 ft.

UST:

Tank Tag:	2856-4
Substance:	Gasoline
Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2856-4
Substance:	Gasoline
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2000
Date Closed:	11/01/1989
Tank Status:	Permanently Closed
Date Tank Installed:	03/11/1970
Tank Age:	19
Tank Type:	UST
Latitude:	40.160478
Longitude:	-105.122036

Tank Tag:	2856-5
Substance:	Diesel
Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2856-5
Substance:	Diesel

SUNSET STREET PLANT - AGGEGRATE IND (Continued) **U003401258**

Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	1000
Date Closed:	11/01/1989
Tank Status:	Permanently Closed
Date Tank Installed:	03/11/1970
Tank Age:	19
Tank Type:	UST
Latitude:	40.160478
Longitude:	-105.122036
Tank Tag:	2856-6
Substance:	Waste Oil
Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2856-6
Substance:	Waste Oil
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	Not reported
Date Closed:	11/01/1989
Tank Status:	Permanently Closed
Date Tank Installed:	03/11/1961
Tank Age:	28
Tank Type:	UST
Latitude:	40.160478
Longitude:	-105.122036

A14 Target Property **GOLDENS CONCRETE CO** **US AIRS** **1018140189**
21 S SUNSET ST **N/A**
LONGMONT AREA, CO 80501

Site 14 of 21 in cluster A

Actual: 4976 ft.

US AIRS MINOR:

Envid:	1018140189
Region Code:	08
Programmatic ID:	AIR CO0000000877700267
Facility Registry ID:	110007353443
D and B Number:	Not reported
Primary SIC Code:	3273
NAICS Code:	327320
Default Air Classification Code:	MIN
Facility Type of Ownership Code:	NON
Air CMS Category Code:	Not reported

GOLDENS CONCRETE CO (Continued) **1018140189**

HPV Status: Not reported

A15 Target Property | **GOLDEN CONCRETE LLLP (CON-E-CO CBP)** | **FINDS** | **1016082025**
21 SOUTH SUNSET STREET | **N/A**
LONGMONT, CO 80501

Site 15 of 21 in cluster A

Actual: 4976 ft.

FINDS:
Registry ID: 110014466210

Click Here:

Environmental Interest/Information System:
ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A16 Target Property | **GOLDEN CONCRETE LLLP (EXTEC SCREEN)** | **FINDS ECHO** | **1012075552**
HOME BASE: 21 S. SUNSET ST. | **N/A**
LONGMONT, CO 80000

Site 16 of 21 in cluster A

Actual: 4976 ft.

FINDS:
Registry ID: 110038628492

Click Here:

Environmental Interest/Information System:
AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.
AIR MINOR

GOLDEN CONCRETE LLLP (EXTEC SCREEN) (Continued) **1012075552**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1012075552
Registry ID:	110038628492
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110038628492
Name:	GOLDEN CONCRETE LLLP (EXTEC SCREEN)
Address:	HOME BASE: 21 S. SUNSET ST.
City,State,Zip:	LONGMONT, CO 80000

A17 Target Property **CAMAS COLORADO DBA AGGREGATE INDUSTRIES** **US AIRS** **1018140723**
21 S. SUNSET **N/A**
LONGMONT, CO 80501

Site 17 of 21 in cluster A

Actual: 4976 ft.

US AIRS MINOR:

Envid:	1018140723
Region Code:	08
Programmatic ID:	AIR CO0000000877701187
Facility Registry ID:	110017650843
D and B Number:	Not reported
Primary SIC Code:	3273
NAICS Code:	327320
Default Air Classification Code:	MIN
Facility Type of Ownership Code:	NON
Air CMS Category Code:	Not reported
HPV Status:	Not reported

US AIRS MINOR:

Region Code:	08
Programmatic ID:	AIR CO0000000877701187
Facility Registry ID:	110017650843
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	New Source Performance Standards
Activity Date:	2000-11-07 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

Region Code:	08
Programmatic ID:	AIR CO0000000877701187
Facility Registry ID:	110017650843
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	New Source Performance Standards
Activity Date:	2009-07-23 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

Region Code:	08
Programmatic ID:	AIR CO0000000877701187
Facility Registry ID:	110017650843

CAMAS COLORADO DBA AGGREGATE INDUSTRIES (Continued) **1018140723**

Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	2000-11-07 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

Region Code:	08
Programmatic ID:	AIR CO0000000877701187
Facility Registry ID:	110017650843
Air Operating Status Code:	OPR
Default Air Classification Code:	MIN
Air Program:	State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date:	2009-07-23 00:00:00
Activity Status Date:	Not reported
Activity Group:	Compliance Monitoring
Activity Type:	Inspection/Evaluation
Activity Status:	Not reported

A18 **ASBESTOS** **S115151679**
Target Property **21 SUNSET ST.** **N/A**
LONGMONT, CO

Site 18 of 21 in cluster A

Actual: 4976 ft.

CO ASBESTOS:

Year:	2013
Permit Number:	13WE6105A
Permit Date:	Not reported
Contractor:	Custom Environmental Services, Inc.
Project:	30
Linear Ft:	Not reported
Square Ft:	Not reported
Project Type:	Asbestos Abatement Projects
Demo Number:	Not reported
Notice Date:	2013-12-18 00:00:00
Drums:	Not reported
Begin Date:	Not reported
End Date:	Not reported

Year:	2014
Permit Number:	13WE6105A
Permit Date:	Not reported
Contractor:	Custom Environmental Services, Inc.
Project:	30
Linear Ft:	Not reported
Square Ft:	Not reported
Project Type:	Asbestos Abatement Projects
Demo Number:	Not reported
Notice Date:	2013-12-18 00:00:00
Drums:	Not reported
Begin Date:	Not reported
End Date:	Not reported

A19 Target Property | **SUNSET STREET PLANT - AGGEGRATE IND**
21 S SUNSET
LONGMONT, CO 80501 | **AST** | **A100169936**
N/A

Site 19 of 21 in cluster A

Actual: 4976 ft.

AST:

Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Substance:	Unknown
Tank Tag:	2856-1
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	32000
Tank Status:	Permanently Closed
Date Tank Installed:	05/25/1996
Date Closed:	Not reported
Tank Age:	24
Tank Type:	AST
Latitude:	40.160478
Longitude:	-105.122036

Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Substance:	Lube Oil
Tank Tag:	2856-2
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	1000
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1984
Date Closed:	11/22/2013
Tank Age:	36
Tank Type:	AST
Latitude:	40.160478
Longitude:	-105.122036

Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Substance:	Waste Oil
Tank Tag:	2856-3
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300

SUNSET STREET PLANT - AGGEGRATE IND (Continued) **A100169936**

Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2500
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1984
Date Closed:	05/20/2014
Tank Age:	36
Tank Type:	AST
Latitude:	40.160478
Longitude:	-105.122036

Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Substance:	Unknown
Tank Tag:	2856-1
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	32000
Tank Status:	Permanently Closed
Date Tank Installed:	05/25/1996
Date Closed:	Not reported
Tank Age:	Not reported
Tank Type:	AST
Latitude:	40.160478
Longitude:	-105.122036

Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Substance:	Lube Oil
Tank Tag:	2856-2
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	1000
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1984
Date Closed:	11/22/2013
Tank Age:	29
Tank Type:	AST
Latitude:	40.160478
Longitude:	-105.122036

SUNSET STREET PLANT - AGGEGRATE IND (Continued) **A100169936**

Name:	SUNSET STREET PLANT - AGGEGRATE IND
Address:	21 S SUNSET
City,State,Zip:	LONGMONT, CO 80501
Substance:	Waste Oil
Tank Tag:	2856-3
Facility ID:	2856
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2500
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1984
Date Closed:	05/20/2014
Tank Age:	30
Tank Type:	AST
Latitude:	40.160478
Longitude:	-105.122036

A20 Target Property **AGGREGATE INDUSTRIES - WCR, INC.-GENSET** **AIRS** **S117035357**
HB: 21 S SUNSET ST **N/A**
LONGMONT AREA, CO 80501

Site 20 of 21 in cluster A

Actual: 4976 ft.

CO AIRS:

Name:	AGGREGATE INDUSTRIES - WCR, INC.-GENSET
Address:	HB: 21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501-5843
County/Plant ID:	777-2621
Contact Person:	JOE CARRANO
Contact Phone:	(303)716-5205
Latitude:	400934.93
Longitude:	1050717.43
SIC Primary:	Not reported
NAICS Primary:	Not reported
Unique Emmission Unit ID:	001
Construction Permit Number:	05PO0779
Emission Unit Description:	Not reported
Full Pollutant Name:	Not reported
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Not reported

A21 Target Property **AGGREGATE INDUSTRIES - SUNSET ST. PLANT** **AIRS** **S108118802**
21 S SUNSET ST **N/A**
LONGMONT AREA, CO 80501

Site 21 of 21 in cluster A

Actual: 4976 ft.

CO AIRS:

Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **S108118802**

County/Plant ID:	013-0007
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	400936.93
Longitude:	1050726.51
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	00BO0293.CN
Emission Unit Description:	CONCRETE BATCH PLANT ..CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0007
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	400936.93
Longitude:	1050726.51
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	00BO0293.CN
Emission Unit Description:	CONCRETE BATCH PLANT ..CN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0007
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	400936.93
Longitude:	1050726.51
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	00BO0293.CN
Emission Unit Description:	CONCRETE BATCH PLANT ..CN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0007
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	400936.93
Longitude:	1050726.51
SIC Primary:	3273

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **S108118802**

NAICS Primary:	327320
Unique Emmission Unit ID:	002
Construction Permit Number:	GRAND.000064
Emission Unit Description:	CONCRETE PLANT A.CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0007
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	400936.93
Longitude:	1050726.51
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	002
Construction Permit Number:	GRAND.000064
Emission Unit Description:	CONCRETE PLANT A.CN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SUNSET ST. PLANT
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0007
Contact Person:	JAMIE GABORIAU
Contact Phone:	(303)716-5304
Latitude:	400936.93
Longitude:	1050726.51
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	002
Construction Permit Number:	GRAND.000064
Emission Unit Description:	CONCRETE PLANT A.CN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SEE 123 4450
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501-5843
County/Plant ID:	777-0014
Contact Person:	JAMIE GABORIAU
Contact Phone:	(970)396-8558
Latitude:	400934.93
Longitude:	1050717.43
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	87BO262P.CN
Emission Unit Description:	REX LO GO 10 CONCRETE .CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000

AGGREGATE INDUSTRIES - SUNSET ST. PLANT (Continued) **S108118802**

Site-wide Estimated Emissions Units: Tons Per Year

Name:	AGGREGATE INDUSTRIES - SEE 123 4450
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501-5843
County/Plant ID:	777-0014
Contact Person:	JAMIE GABORIAU
Contact Phone:	(970)396-8558
Latitude:	400934.93
Longitude:	1050717.43
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	87BO262P.CN
Emission Unit Description:	REX LO GO 10 CONCRETE .CN
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SEE 123 4450
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501-5843
County/Plant ID:	777-0014
Contact Person:	JAMIE GABORIAU
Contact Phone:	(970)396-8558
Latitude:	400934.93
Longitude:	1050717.43
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	87BO262P.CN
Emission Unit Description:	REX LO GO 10 CONCRETE .CN
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES - SEE 123 4450
Address:	21 S SUNSET ST
City,State,Zip:	LONGMONT AREA, CO 80501-5843
County/Plant ID:	777-0014
Contact Person:	JAMIE GABORIAU
Contact Phone:	(970)396-8558
Latitude:	400934.93
Longitude:	1050717.43
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	002
Construction Permit Number:	Not reported
Emission Unit Description:	REX LO 10, 79B1898.CN
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Click this hyperlink while viewing on your computer to access
18 additional CO AIRS: record(s) in the EDR Site Report.

22 ESE < 1/8 0.008 mi. 44 ft. | **LAWSON CONSTRUCTION CO**
20 S SUNSET ST
LONGMONT, CO 80501 | **AST** | **A100021044**
N/A

Relative: Lower

Actual: 4972 ft.

AST:

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Gasoline
Tank Tag:	1419-1
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	20000
Tank Status:	Permanently Closed
Date Tank Installed:	12/01/1989
Date Closed:	12/31/1996
Tank Age:	31
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Diesel
Tank Tag:	1419-2
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2000
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1990
Date Closed:	12/31/1996
Tank Age:	30
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Diesel
Tank Tag:	1419-3
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St

LAWSON CONSTRUCTION CO (Continued) **A100021044**

Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2000
Tank Status:	Permanently Closed
Date Tank Installed:	05/01/1994
Date Closed:	12/31/1996
Tank Age:	26
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Gasoline - Unleaded Regular (RUL)
Tank Tag:	1419-4
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	8232
Tank Status:	Currently In Use
Date Tank Installed:	11/20/2000
Date Closed:	Not reported
Tank Age:	20
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Diesel
Tank Tag:	1419-5
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	6005
Tank Status:	Currently In Use
Date Tank Installed:	11/20/2000
Date Closed:	Not reported
Tank Age:	20
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

LAWSON CONSTRUCTION CO (Continued) **A100021044**

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Gasoline
Tank Tag:	1419-1
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	20000
Tank Status:	Permanently Closed
Date Tank Installed:	12/01/1989
Date Closed:	12/31/1996
Tank Age:	7
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Diesel
Tank Tag:	1419-2
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2000
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1990
Date Closed:	12/31/1996
Tank Age:	6
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Diesel
Tank Tag:	1419-3
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial

LAWSON CONSTRUCTION CO (Continued) **A100021044**

Capacity:	2000
Tank Status:	Permanently Closed
Date Tank Installed:	05/01/1994
Date Closed:	12/31/1996
Tank Age:	2
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Gasoline - Unleaded Regular (RUL)
Tank Tag:	1419-4
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	8232
Tank Status:	Currently In Use
Date Tank Installed:	11/20/2000
Date Closed:	Not reported
Tank Age:	Not reported
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

Name:	LAWSON CONSTRUCTION CO
Address:	20 S SUNSET ST
City,State,Zip:	LONGMONT, CO 80501
Substance:	Diesel
Tank Tag:	1419-5
Facility ID:	1419
Owner Name:	Lawson Construction Co
Owner Address:	20 S Sunset St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80502
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	6005
Tank Status:	Currently In Use
Date Tank Installed:	11/20/2000
Date Closed:	Not reported
Tank Age:	Not reported
Tank Type:	AST
Latitude:	40.158978
Longitude:	-105.12134

23 SW < 1/8 0.043 mi. 228 ft. | **CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0**
1840 BOSTON AVE
LONGMONT, CO 80501 | **RCRA-VSQG** | **1006816776**
COR000206227

Relative: Higher

Actual: 4977 ft.

RCRA Listings:

Date Form Received by Agency:	2019-07-26 00:00:00.0
Handler Name:	CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848
Handler Address:	1840 BOSTON AVE
Handler City,State,Zip:	LONGMONT, CO 80501
EPA ID:	COR000206227
Contact Name:	LORI EATON
Contact Address:	LAKE VISTA
Contact City,State,Zip:	LEWISVILLE, TX 75067
Contact Telephone:	469-948-9500
Contact Fax:	Not reported
Contact Email:	LICENSEANDPERMITS@CALIBERCOLLISON.COM
Contact Title:	REGULATORY COMPLIANCE COORDINATOR
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	LAKE VISTA
Mailing City,State,Zip:	LEWISVILLE, TX 75067
Owner Name:	CALIBER BODYWORKS OF COLORADO INC
Owner Type:	Private
Operator Name:	CALIBER BODYWORKS OF COLORADO INC
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2019-07-29 14:01:09.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D005
Waste Description:	BARIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D035
Waste Description:	METHYL ETHYL KETONE
Waste Code:	F001
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Waste Code: F002
Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ABRA INC
Legal Status:	Private
Date Became Current:	2008-11-26 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ABRA COLORADO INC
Legal Status:	Private
Date Became Current:	2008-11-26 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY
Owner/Operator City,State,Zip:	BROOKLYN PARK, MN 55430
Owner/Operator Telephone:	888-872-2272
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROLLIE BENJERMIN / TIM ADELMANN
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	800-536-2334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO BODY AND GLASS LONGMONT
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO & GLASS LP
Legal Status:	Private
Date Became Current:	2017-05-19 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CALIBER BODYWORKS OF COLORADO INC
Legal Status:	Private
Date Became Current:	2019-07-29 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	2941 LAKE VISTA
Owner/Operator City,State,Zip:	LEWISVILLE, TX 75067
Owner/Operator Telephone:	469-948-9500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	LICENSEANDPERMITS@CALIBERCOLLISON.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROLLIE BENJERMIN / TIM ADELMANN
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY #200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	800-536-2334
Owner/Operator Telephone Ext:	Not reported

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO BODY & GLASS LONGMONT
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	303-886-4165
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO BODY AND GLASS LONGMONT
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROLLIE BENJERMIN / TIM ADELMANN
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	800-536-2334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROLLIE BENJERMIN / TIM ADELMANN
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	800-536-2334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROLLIE BENJERMIN / TIM ADELMANN
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	800-536-2334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ABRA COLORADO INC
Legal Status:	Private
Date Became Current:	2008-11-26 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY
Owner/Operator City,State,Zip:	BROOKLYN PARK, MN 55430
Owner/Operator Telephone:	888-872-2272
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ABRA AUTO & GLASS LP
Legal Status:	Private
Date Became Current:	2017-05-19 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	7225 NORTHLAND DR
Owner/Operator City,State,Zip:	BROOKLYN PARK, MN 55428
Owner/Operator Telephone:	888-872-2272
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO BODY AND GLASS LONGMONT
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO BODY AND GLASS LONGMONT
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ABRA INC
Legal Status:	Private

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Date Became Current:	2008-11-26 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ABRA COLORADO INC
Legal Status:	Private
Date Became Current:	2008-11-26 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY
Owner/Operator City,State,Zip:	BROOKLYN PARK, MN 55430
Owner/Operator Telephone:	888-872-2272
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CALIBER BODYWORKS OF COLORADO INC
Legal Status:	Private
Date Became Current:	2019-07-29 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	2941 LAKE VISTA
Owner/Operator City,State,Zip:	LEWISVILLE, TX 75067
Owner/Operator Telephone:	469-948-9500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	LICENSEANDPERMITS@CALIBERCOLLISON.COM

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ABRA AUTO BODY AND GLASS LONGMONT
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1840 BOSTON AVE
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	763-585-6300
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROLLIE BENJERMIN / TIM ADELMANN
Legal Status:	Private
Date Became Current:	2003-07-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	6601 SHINGLE CREEK PKWY STE 200
Owner/Operator City,State,Zip:	BROOKLYN CENTER, MN 55430
Owner/Operator Telephone:	800-536-2334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Historic Generators:

Receive Date:	2003-07-03 00:00:00.0
Handler Name:	ABRA AUTO BODY & GLASS LONGMONT
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2008-11-26 00:00:00.0
Handler Name:	ABRA AUTO BODY AND GLASS LONGMONT
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2009-05-18 00:00:00.0
Handler Name:	ABRA AUTO BODY AND GLASS - LONGMONT
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2010-03-08 00:00:00.0
Handler Name:	ABRA AUTO BODY AND GLASS - LONGMONT
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2017-04-19 00:00:00.0
Handler Name:	ABRA AUTO BODY AND GLASS - LONGMONT
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2017-05-19 00:00:00.0
Handler Name:	ABRA AUTO BODY & GLASS LP
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	2019-07-26 00:00:00.0
Handler Name:	CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	81112
NAICS Description:	AUTOMOTIVE BODY, PAINT, INTERIOR, AND GLASS REPAIR

NAICS Code:	811121
NAICS Description:	AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Facility Has Received Notices of Violation:

Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported

CALIBER COLLISION CENTER - LONGMONT - BOSTON AVE 0848 (Continued) **1006816776**

Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	2005-11-22 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE ASSISTANCE VISIT
Evaluation Responsible Person Identifier:	CONNE
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

24
South
< 1/8
0.044 mi.
231 ft.

GOLDEN COMPANIES LP
1816 BOSTON AVE
LONGMONT, CO 80501

LTANKS **S105684373**
LUST TRUST **N/A**

Relative:
Lower

Actual:
4973 ft.

LTANKS:

Facility ID:	13722
Name:	GOLDEN COMPANIES LOT 3
Address:	1816 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	6474
Release Date:	01/30/1998
Closed Date:	09/24/2001
Contact:	Technical Assistance Line

GOLDEN COMPANIES LP (Continued) **S105684373**

Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=6474

Facility ID:	13722
Name:	GOLDEN COMPANIES LP LOT 2
Address:	1816 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Other/Unknown
Status:	Closed
Event ID:	2125
Release Date:	07/26/1996
Closed Date:	05/03/2002
Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=2125

CO LUST TRUST:

Name:	GOLDEN COMPANIES LP
Address:	1816 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	13722
Payee Name:	Golden s Concrete Supply Company
Event ID:	2125
RAP ID:	2249
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	20.0
Total Reimbursement for Event:	$153,251.00
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	10/14/1997
Total Reimbursement:	$86,669.12
Net Reimbursement:	$8,924.59
FPR Date:	06/18/1999
Pay Voucher Date:	07/09/1999
Protest Number:	77-132
Special Conditions:	Not reported
Fund Analyst:	Carolyn Skaggs
Category:	Other
Technical Reviewer:	Jennifer Steffes
Technical Reviewer Phone:	(303) 318-8539
Fund Analyst Phone:	(303) 318-8514

Name:	GOLDEN COMPANIES LP
Address:	1816 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	13722
Payee Name:	Golden s Concrete Supply Company
Event ID:	2125
RAP ID:	5157
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	20.0

GOLDEN COMPANIES LP (Continued) **S105684373**

Total Reimbursement for Event:	$153,251.00
RAP Type Description:	Supplemental
RAP Status:	Approved
RAP Filed Date:	5/31/2001
Total Reimbursement:	$78,128.89
Net Reimbursement:	$13,444.78
FPR Date:	04/03/2002
Pay Voucher Date:	04/22/2002
Protest Number:	77-199
Special Conditions:	Not reported
Fund Analyst:	Susan DeMeules
Category:	Other
Technical Reviewer:	Jennifer Steffes
Technical Reviewer Phone:	(303) 318-8539
Fund Analyst Phone:	(303) 318-8510

Name:	GOLDEN COMPANIES LP
Address:	1816 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	13722
Payee Name:	Golden s Concrete Supply Company
Event ID:	2125
RAP ID:	5159
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	20.0
Total Reimbursement for Event:	$153,251.00
RAP Type Description:	Supplemental
RAP Status:	Approved
RAP Filed Date:	5/31/2001
Total Reimbursement:	$96,817.58
Net Reimbursement:	$70,140.69
FPR Date:	05/24/2002
Pay Voucher Date:	06/07/2002
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Cindee Garner-floro
Category:	Other
Technical Reviewer:	Jennifer Steffes
Technical Reviewer Phone:	(303) 318-8539
Fund Analyst Phone:	(303) 318-8513

Name:	GOLDEN COMPANIES LP
Address:	1816 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	13722
Payee Name:	Golden s Concrete Supply Company
Event ID:	2125
RAP ID:	7707
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	20.0
Total Reimbursement for Event:	$153,251.00
RAP Type Description:	Supplemental
RAP Status:	Approved

GOLDEN COMPANIES LP (Continued) **S105684373**

RAP Filed Date:	5/27/2003
Total Reimbursement:	$3,989.30
Net Reimbursement:	$3,181.00
FPR Date:	08/26/2003
Pay Voucher Date:	09/04/2003
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Carolyn Skaggs
Category:	Other
Technical Reviewer:	Jennifer Steffes
Technical Reviewer Phone:	(303) 318-8539
Fund Analyst Phone:	(303) 318-8514

Click here for COSTIS:

B25 **SUNSET FAST STOP** **LUST** **U003196316**
SE **1800 BOSTON AVE** **LTANKS** **N/A**
< 1/8 **LONGMONT, CO 80501** **UST**
0.044 mi.
233 ft. **Site 1 of 5 in cluster B**

Relative:
Lower

Actual:
4972 ft.

LUST:

Facility Id:	7127
Status:	**Closed**
Event ID:	8754
Confirmed Release:	10/07/2001
Contact Name:	Mike Kwiecinski
Contact Phone:	303-318-8512
Contact Email:	Not reported
Latitude Degrees:	40.158867
Longitude Degrees:	-105.120062

Facility Id:	7127
Status:	**Closed**
Event ID:	6155
Confirmed Release:	12/30/1997
Contact Name:	Technical Assistance Line
Contact Phone:	303-318-8547
Contact Email:	Not reported
Latitude Degrees:	40.158867
Longitude Degrees:	-105.120062

Click here for COSTIS:

LTANKS:

Facility ID:	7127
Name:	HOWDYS
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier II
Status:	Closed
Event ID:	8754
Release Date:	10/07/2001
Closed Date:	03/28/2007
Contact:	Mike Kwiecinski
Phone:	303-318-8512
Email:	mike.kwiecinski@state.co.us

SUNSET FAST STOP (Continued) **U003196316**

URL: https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=8754

Facility ID: 7127
Name: BOSTON & SUNSET LLC
Address: 1800 BOSTON AVE
City,State,Zip: LONGMONT, CO 80501
Type: Tier I
Status: Closed
Event ID: 6155
Release Date: 12/30/1997
Closed Date: 02/05/1998
Contact: Technical Assistance Line
Phone: 303-318-8547
Email: cdle_ops_public_records_center@state.co.us
URL: https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=6155

UST:
Tank Tag: 7127-1
Substance: Diesel
Name: SUNSET FAST STOP
Address: 1800 BOSTON AVE
City,State,Zip: LONGMONT, CO 80501
Tank Tag: 7127-1
Substance: Diesel
Facility ID: 7127
Owner Name: Parmjit Shahi
Owner Address: 400 Lashley St
Owner City: Longmont
Owner State: CO
Owner Zip: 80504
Facility Type: Retail
Facility Category: Retail Gas Station
Capacity: 15000
Date Closed: Not reported
Tank Status: Currently In Use
Date Tank Installed: 09/01/1996
Tank Age: 24
Tank Type: UST
Latitude: 40.158867
Longitude: -105.120062

Tank Tag: 7127-2
Substance: Gasoline - Unleaded Regular (RUL)
Name: SUNSET FAST STOP
Address: 1800 BOSTON AVE
City,State,Zip: LONGMONT, CO 80501
Tank Tag: 7127-2
Substance: Gasoline - Unleaded Regular (RUL)
Facility ID: 7127
Owner Name: Parmjit Shahi
Owner Address: 400 Lashley St
Owner City: Longmont
Owner State: CO
Owner Zip: 80504
Facility Type: Retail
Facility Category: Retail Gas Station
Capacity: 12000

SUNSET FAST STOP (Continued) **U003196316**

Date Closed:	Not reported
Tank Status:	Currently In Use
Date Tank Installed:	01/01/1997
Tank Age:	23
Tank Type:	UST
Latitude:	40.158867
Longitude:	-105.120062
Tank Tag:	7127-3
Substance:	Gasoline - Premium (PUL)
Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	7127-3
Substance:	Gasoline - Premium (PUL)
Facility ID:	7127
Owner Name:	Parmjit Shahi
Owner Address:	400 Lashley St
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80504
Facility Type:	Retail
Facility Category:	Retail Gas Station
Capacity:	10000
Date Closed:	Not reported
Tank Status:	Currently In Use
Date Tank Installed:	09/01/1996
Tank Age:	24
Tank Type:	UST
Latitude:	40.158867
Longitude:	-105.120062

B26 **HOWDYS PHILLIPS 66** **EDR Hist Auto** **1021268434**
SE **1800 BOSTON AVE** **N/A**
< 1/8 **LONGMONT, CO 80501**
0.044 mi.
233 ft. **Site 2 of 5 in cluster B**

Relative: EDR Hist Auto
Lower

Actual:
4972 ft.

Year:	Name:	Type:
1997	HOWDYS CONVENIENCE STORE LLC	Gasoline Service Stations
1998	HOWDYS CONVENIENCE STORE LLC	Gasoline Service Stations
1999	HOWDYS CONVENIENCE STORE LLC	Gasoline Service Stations
2000	HOWDYS CONVENIENCE STORE LLC	Gasoline Service Stations
2001	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2001	HOWDYS CONVENIENCE STORE LLC	Gasoline Service Stations
2002	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2003	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2004	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2005	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2006	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2006	SUNRISE GAS STATION	Gasoline Service Stations, NEC
2007	SUNRISE GAS STATION	Gasoline Service Stations, NEC
2007	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2008	SUNRISE GAS STATION	Gasoline Service Stations, NEC
2008	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2009	SUNRISE GAS STATION	Gasoline Service Stations, NEC

HOWDYS PHILLIPS 66 (Continued) **1021268434**

2009	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2010	HOWDYS PHILLIPS 66	Gasoline Service Stations, NEC
2010	SUNRISE GAS STATION	Gasoline Service Stations, NEC
2011	SUNRISE GAS STATION	Gasoline Service Stations, NEC

B27 **SUNSET FAST STOP** **LTANKS** **S107555566**
SE **1800 BOSTON AVE** **LUST TRUST** **N/A**
< 1/8 **LONGMONT, CO 80501**
0.044 mi.
233 ft. **Site 3 of 5 in cluster B**

Relative:
Lower

Actual:
4972 ft.

LTANKS:

Facility ID:	7127
Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Not reported
Status:	SCR Complete
Event ID:	13557
Release Date:	10/09/2019
Closed Date:	Not reported
Contact:	Kyle Campbell
Phone:	303-318-8531
Email:	kyle.campbell@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=13557

CO LUST TRUST:

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	13840
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	5/4/2006
Total Reimbursement:	$15,298.04
Net Reimbursement:	$14,839.09
FPR Date:	08/30/2006
Pay Voucher Date:	09/13/2006
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501

SUNSET FAST STOP (Continued) **S107555566**

Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	16233
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	8/1/2007
Total Reimbursement:	$13,568.26
Net Reimbursement:	$13,161.21
FPR Date:	10/22/2007
Pay Voucher Date:	11/06/2007
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	5916
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	3/6/2002
Total Reimbursement:	$19,933.39
Net Reimbursement:	$9,635.39
FPR Date:	10/18/2002
Pay Voucher Date:	11/04/2002
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Cindee Garner-floro
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8513

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754

SUNSET FAST STOP (Continued) **S107555566**

RAP ID:	6915
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	Supplemental
RAP Status:	Approved
RAP Filed Date:	12/2/2002
Total Reimbursement:	$19,514.67
Net Reimbursement:	$18,749.88
FPR Date:	03/06/2003
Pay Voucher Date:	03/24/2003
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Jen Lillie Tomas
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8516

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	7369
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	Supplemental
RAP Status:	Approved
RAP Filed Date:	3/25/2003
Total Reimbursement:	$25,710.56
Net Reimbursement:	$24,939.24
FPR Date:	05/28/2003
Pay Voucher Date:	06/11/2003
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	8028
Commissioned Date:	Not reported
Cap Status:	Not reported

SUNSET FAST STOP (Continued) **S107555566**

Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	Supplemental
RAP Status:	Approved
RAP Filed Date:	8/7/2003
Total Reimbursement:	$13,850.00
Net Reimbursement:	$13,434.50
FPR Date:	10/22/2003
Pay Voucher Date:	11/03/2003
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	8961
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	2/17/2004
Total Reimbursement:	$24,261.70
Net Reimbursement:	$23,533.85
FPR Date:	02/01/2005
Pay Voucher Date:	02/23/2005
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	9549
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56

SUNSET FAST STOP (Continued) **S107555566**

RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	6/2/2004
Total Reimbursement:	$10,213.55
Net Reimbursement:	$9,907.14
FPR Date:	02/01/2005
Pay Voucher Date:	02/23/2005
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	10979
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	2/15/2005
Total Reimbursement:	$11,639.37
Net Reimbursement:	$11,249.87
FPR Date:	06/21/2005
Pay Voucher Date:	07/01/2005
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

Name:	SUNSET FAST STOP
Address:	1800 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7127
Payee Name:	Sunset & Boston LLC
Event ID:	8754
RAP ID:	12624
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	3.0
Total Reimbursement for Event:	$154,246.56
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	10/5/2005

SUNSET FAST STOP (Continued) **S107555566**

Total Reimbursement:	$15,254.01
Net Reimbursement:	$14,796.39
FPR Date:	01/07/2006
Pay Voucher Date:	02/21/2006
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	Retail Gas Station
Technical Reviewer:	Mike Kwiecinski
Technical Reviewer Phone:	303-318-8512
Fund Analyst Phone:	(303) 318-8511

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B28 **GOLDEN LANDFILL** **VCP** **S123307541**
SE **SOUTHEAST CORNER OF BOSTON AVE. AND SUNSET STREET** **N/A**
< 1/8 **LONGMONT, CO**
0.057 mi.
299 ft. **Site 4 of 5 in cluster B**

Relative:
Lower

Actual:
4971 ft.

VCP:

Name:	GOLDEN LANDFILL
Address:	SOUTHEAST CORNER OF BOSTON AVE. AND SUNSET STREET
City,State,Zip:	LONGMONT, CO
Application Type:	VCUP
Actual Review Date:	10/30/2009
Application Status:	APPROVAL
File Number:	091006-1
Reviews By:	Apostolopoulos

B29 **GOLDEN LANDFILL III** **VCP** **S123307546**
SE **BOSTON AVE AND SUNSET STREET** **N/A**
< 1/8 **LONGMONT, CO**
0.057 mi.
299 ft. **Site 5 of 5 in cluster B**

Relative:
Lower

Actual:
4971 ft.

VCP:

Name:	GOLDEN LANDFILL III
Address:	BOSTON AVE AND SUNSET STREET
City,State,Zip:	LONGMONT, CO
Application Type:	NAD
Actual Review Date:	07/20/2010
Application Status:	APPROVAL
File Number:	100618-1
Reviews By:	Apostolopoulos

30
East
1/8-1/4
0.227 mi.
1196 ft.

Relative:
Lower

Actual:
4969 ft.

FLANAGAN READY MIX LONGMONT
15 S FRANCIS ST
LONGMONT, CO 80501

LTANKS
LUST
LUST TRUST
UST
AIRS
ASBESTOS
NPDES

U004007371
N/A

LTANKS:

Facility ID:	820
Name:	FLANAGAN READY MIX
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	7066
Release Date:	11/23/1998
Closed Date:	07/15/1999
Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=7066

LUST:

Facility Id:	820
Status:	**Closed**
Event ID:	7066
Confirmed Release:	11/23/1998
Contact Name:	Technical Assistance Line
Contact Phone:	303-318-8547
Contact Email:	Not reported
Latitude Degrees:	40.158138
Longitude Degrees:	-105.116616

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CO LUST TRUST:

Name:	FLANAGAN READY MIX LONGMONT
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	820
Payee Name:	Camas Colorado Inc
Event ID:	7066
RAP ID:	3385
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	0.0
Total Reimbursement for Event:	$12,125.94
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	5/25/1999
Total Reimbursement:	$23,409.22
Net Reimbursement:	$12,125.94
FPR Date:	10/22/1999
Pay Voucher Date:	11/12/1999
Protest Number:	Not reported
Special Conditions:	Not reported

FLANAGAN READY MIX LONGMONT (Continued) **U004007371**

Fund Analyst:	Bev Snodgrass
Category:	Other
Technical Reviewer:	John Axelson
Technical Reviewer Phone:	No Listing
Fund Analyst Phone:	(303) 318-8506

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UST:

Tank Tag:	820-1
Substance:	Diesel
Name:	FLANAGAN READY MIX LONGMONT
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	820-1
Substance:	Diesel
Facility ID:	820
Owner Name:	Aggregate Industries WCR Inc
Owner Address:	1687 Cole Blvd #300
Owner City:	Golden
Owner State:	CO
Owner Zip:	80401
Facility Type:	Non-Retail
Facility Category:	Other
Capacity:	12000
Date Closed:	05/05/1998
Tank Status:	Permanently Closed
Date Tank Installed:	04/29/1979
Tank Age:	19
Tank Type:	UST
Latitude:	40.158138
Longitude:	-105.116616

CO AIRS:

Name:	AGGREGATE INDUSTRIES-WCR, INC. - FRANCIS
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0058
Contact Person:	JOEL BOLDUC
Contact Phone:	(719)239-0974
Latitude:	400928.09
Longitude:	1050706.09
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	83BO286
Emission Unit Description:	CONCRETE BATCHING PLANT
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.3196800
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR, INC. - FRANCIS
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0058
Contact Person:	JOEL BOLDUC

FLANAGAN READY MIX LONGMONT (Continued) **U004007371**

Contact Phone:	(719)239-0974
Latitude:	400928.09
Longitude:	1050706.09
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	83BO286
Emission Unit Description:	CONCRETE BATCHING PLANT
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0941170
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR, INC. - FRANCIS
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0058
Contact Person:	JOEL BOLDUC
Contact Phone:	(719)239-0974
Latitude:	400928.09
Longitude:	1050706.09
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	001
Construction Permit Number:	83BO286
Emission Unit Description:	CONCRETE BATCHING PLANT
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.6630400
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR, INC. - FRANCIS
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0058
Contact Person:	JOEL BOLDUC
Contact Phone:	(719)239-0974
Latitude:	400928.09
Longitude:	1050706.09
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	003
Construction Permit Number:	83BO286
Emission Unit Description:	MATERIAL HANDLING
Full Pollutant Name:	PARTICULATE MATTER < 10 UM
Site-wide Estimated Emissions:	0.3196800
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR, INC. - FRANCIS
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0058
Contact Person:	JOEL BOLDUC
Contact Phone:	(719)239-0974
Latitude:	400928.09
Longitude:	1050706.09
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	003

FLANAGAN READY MIX LONGMONT (Continued) **U004007371**

Construction Permit Number:	83BO286
Emission Unit Description:	MATERIAL HANDLING
Full Pollutant Name:	PARTICULATE MATTER < 2.5 UM
Site-wide Estimated Emissions:	0.0941170
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	AGGREGATE INDUSTRIES-WCR, INC. - FRANCIS
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT AREA, CO 80501
County/Plant ID:	013-0058
Contact Person:	JOEL BOLDUC
Contact Phone:	(719)239-0974
Latitude:	400928.09
Longitude:	1050706.09
SIC Primary:	3273
NAICS Primary:	327320
Unique Emmission Unit ID:	003
Construction Permit Number:	83BO286
Emission Unit Description:	MATERIAL HANDLING
Full Pollutant Name:	TOTAL PARTICULATE MATTER
Site-wide Estimated Emissions:	0.6630400
Site-wide Estimated Emissions Units:	Tons Per Year

CO ASBESTOS:

Year:	2013
Permit Number:	13WE5778N
Permit Date:	Not reported
Contractor:	Custom Environmental Services, Inc.
Project:	Not reported
Linear Ft:	Not reported
Square Ft:	Not reported
Project Type:	Asbestos Abatement Projects
Demo Number:	Not reported
Notice Date:	2013-11-20 00:00:00
Drums:	Not reported
Begin Date:	Not reported
End Date:	Not reported

Year:	2014
Permit Number:	13WE5778N
Permit Date:	Not reported
Contractor:	Custom Environmental Services, Inc.
Project:	Not reported
Linear Ft:	Not reported
Square Ft:	Not reported
Project Type:	Asbestos Abatement Projects
Demo Number:	Not reported
Notice Date:	2013-11-20 00:00:00
Drums:	Not reported
Begin Date:	Not reported
End Date:	Not reported

NPDES:

Name:	AGGREGATE INDUSTRIES LONGMONT PLANT
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT, CO 80501

FLANAGAN READY MIX LONGMONT (Continued) **U004007371**

Primary Permit SIC Code:	1442
Permit Number:	COR900807
Permit Name:	Aggregate Industries WCR Inc
Termination Date:	10/01/2012
Receiving Water:	South Platte River
Issued:	06/25/2012
Effective:	07/01/2012
Expires:	06/30/2017
Permit Type Desc:	COR900000-Industrial stormwater
Permittee Street Address:	1707 Cole Blvd Ste 100
Addr City/State/Zip:	Golden, CO 80401
Contact Name:	Hess
Contact Office Phone Num:	303-716-5225
Contact Office Phone Ext:	Not reported
Facility Type Desc:	Not reported
Latitude:	40.160472
Longitude:	-105.123988
Immediate Water:	St Vrain Creek
SW Construction Activity:	Not reported
Permit SIC1:	3273
Legal First Name:	Wes
Legal Last Name:	Stearns
Legal Title:	GM
Facility Contact Title:	Env Advisor
Stream Segment:	COSPSV03
SW Construction Total Acres:	Not reported
SW Construction Disturbed Acres:	Not reported
SW Construction Start Date:	Not reported
SW Construction End Date:	Not reported
Reuse TREATER ID:	Not reported
Reuse TREATER:	Not reported
Facility Description:	Not reported
Facility Contact Organization:	Not reported
Billing Organization:	Not reported
Billing Fname:	Not reported
Billing Lname:	Not reported
Billing Title:	Not reported
DMR Organization:	Not reported
DMR Fname:	Not reported
DMR Lname:	Not reported
DMR Title:	Not reported

Name:	AGGREGATE INDUSTRIES LONGMONT PLANT
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT, CO 80501
Primary Permit SIC Code:	1442
Permit Number:	COG500163
Permit Name:	Riverset LLC
Termination Date:	Not reported
Receiving Water:	St Vrain Creek
Issued:	12/20/2016
Effective:	Not reported
Expires:	Not reported
Permit Type Desc:	COG500000-Sand and gravel mining process water and stormwater combined
Permittee Street Address:	21 S Sunset St
Addr City/State/Zip:	Longmont, CO 80501
Contact Name:	Waldner

FLANAGAN READY MIX LONGMONT (Continued) **U004007371**

Contact Office Phone Num:	Not reported
Contact Office Phone Ext:	Not reported
Facility Type Desc:	Not reported
Latitude:	40.160472
Longitude:	-105.123988
Immediate Water:	Not reported
SW Construction Activity:	Not reported
Permit SIC1:	1442
Legal First Name:	David
Legal Last Name:	Waldner
Legal Title:	Mgr
Facility Contact Title:	Mgr
Stream Segment:	COSPSV03
SW Construction Total Acres:	Not reported
SW Construction Disturbed Acres:	Not reported
SW Construction Start Date:	Not reported
SW Construction End Date:	Not reported
Reuse TREATER ID:	Not reported
Reuse TREATER:	Not reported
Facility Description:	Not reported
Facility Contact Organization:	Not reported
Billing Organization:	Not reported
Billing Fname:	Not reported
Billing Lname:	Not reported
Billing Title:	Not reported
DMR Organization:	Not reported
DMR Fname:	David
DMR Lname:	Waldner
DMR Title:	Mgr

Name:	AGGREGATE INDUSTRIES LONGMONT PLANT
Address:	15 S FRANCIS ST
City,State,Zip:	LONGMONT, CO 80501
Primary Permit SIC Code:	1442
Permit Number:	COG500163
Permit Name:	Riverset LLC
Termination Date:	Not reported
Receiving Water:	St Vrain Creek
Issued:	12/20/2016
Effective:	01/01/2017
Expires:	12/31/2021
Permit Type Desc:	COG500000-Sand and gravel mining process water and stormwater combined
Permittee Street Address:	21 S Sunset St
Addr City/State/Zip:	Longmont, CO 80501
Contact Name:	Waldner
Contact Office Phone Num:	720-201-3194
Contact Office Phone Ext:	Not reported
Facility Type Desc:	Not reported
Latitude:	40.160472
Longitude:	-105.123988
Immediate Water:	Not reported
SW Construction Activity:	Not reported
Permit SIC1:	1442
Legal First Name:	David
Legal Last Name:	Waldner
Legal Title:	Mgr
Facility Contact Title:	Mgr

FLANAGAN READY MIX LONGMONT (Continued) **U004007371**

Stream Segment:	COSPSV03
SW Construction Total Acres:	Not reported
SW Construction Disturbed Acres:	Not reported
SW Construction Start Date:	Not reported
SW Construction End Date:	Not reported
Reuse TREATER ID:	Not reported
Reuse TREATER:	Not reported
Facility Description:	Not reported
Facility Contact Organization:	Not reported
Billing Organization:	Not reported
Billing Fname:	Not reported
Billing Lname:	Not reported
Billing Title:	Not reported
DMR Organization:	Not reported
DMR Fname:	Not reported
DMR Lname:	Not reported
DMR Title:	Not reported

31
East
1/4-1/2
0.271 mi.
1433 ft.

ROAD MAINTENANCE-LONGMONT SHOP
1288 ALASKA AVE
LONGMONT, CO 80501

LAST **S107555949**
LTANKS **N/A**
LUST TRUST

Relative:
Lower

Actual:
4966 ft.

LAST:

Facility Id:	897
Event Id:	9504
Confirmed Release:	05/18/2004
Event Status:	Closed
Contact Name:	Jennifer Strauss
Contact Phone:	303-318-8548
Contact Email:	Not reported
Latitude Degrees:	40.15985
Longitude Degrees:	-105.1161

LTANKS:

Facility ID:	897
Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier II
Status:	Closed
Event ID:	9504
Release Date:	05/18/2004
Closed Date:	05/20/2014
Contact:	Jennifer Strauss
Phone:	303-318-8548
Email:	jennifer.strauss@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=9504

Facility ID:	897
Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier II
Status:	Closed
Event ID:	9504

ROAD MAINTENANCE-LONGMONT SHOP (Continued) **S107555949**

Release Date:	05/18/2004
Closed Date:	05/20/2014
Contact:	Jennifer Strauss
Phone:	303-318-8548
Email:	jennifer.strauss@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=9504

CO LUST TRUST:

Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	16447
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	8/27/2007
Total Reimbursement:	$60,216.84
Net Reimbursement:	$43,176.61
FPR Date:	11/20/2008
Pay Voucher Date:	12/02/2008
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Tiffany Becker
Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548
Fund Analyst Phone:	303-318-8541

Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	19765
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	7/21/2009
Total Reimbursement:	$32,280.77
Net Reimbursement:	$30,261.56
FPR Date:	11/23/2009
Pay Voucher Date:	12/08/2009
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman

ROAD MAINTENANCE-LONGMONT SHOP (Continued) **S107555949**

Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548
Fund Analyst Phone:	(303) 318-8511

Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	20381
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	eRAP Supplemental
RAP Status:	Withdrawn
RAP Filed Date:	12/3/2009
Total Reimbursement:	$0.00
Net Reimbursement:	N.A.
FPR Date:	Not reported
Pay Voucher Date:	Not reported
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548
Fund Analyst Phone:	(303) 318-8511

Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	21035
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	4/23/2010
Total Reimbursement:	$12,551.65
Net Reimbursement:	$9,637.17
FPR Date:	07/02/2010
Pay Voucher Date:	07/16/2010
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548

ROAD MAINTENANCE-LONGMONT SHOP (Continued) **S107555949**

Fund Analyst Phone:	(303) 318-8511

Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	21903
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	10/25/2010
Total Reimbursement:	$8,537.28
Net Reimbursement:	$7,997.19
FPR Date:	01/19/2011
Pay Voucher Date:	02/03/2011
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548
Fund Analyst Phone:	(303) 318-8511

Name:	ROAD MAINTENANCE-LONGMONT SHOP
Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	24115
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	3/23/2012
Total Reimbursement:	$177,724.52
Net Reimbursement:	$161,173.22
FPR Date:	01/29/2014
Pay Voucher Date:	02/14/2014
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Joy Shulman
Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548
Fund Analyst Phone:	(303) 318-8511

Name:	ROAD MAINTENANCE-LONGMONT SHOP

ROAD MAINTENANCE-LONGMONT SHOP (Continued) **S107555949**

Address:	1288 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	897
Payee Name:	Boulder County Government
Event ID:	9504
RAP ID:	30651
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	5.0
Total Reimbursement for Event:	$284,320.83
RAP Type Description:	eRAP Supplemental
RAP Status:	Approved
RAP Filed Date:	8/11/2016
Total Reimbursement:	$36,290.79
Net Reimbursement:	$32,075.08
FPR Date:	10/12/2017
Pay Voucher Date:	10/17/2017
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	John J Bonifacic
Category:	State/Local Government w/ LPG
Technical Reviewer:	Jennifer Strauss
Technical Reviewer Phone:	303-318-8548
Fund Analyst Phone:	303-318-8516

Click here for COSTIS:

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32 **CDOT LONGMONT** **LUST** **U003122198**
East **1226 ALASKA AVE** **LTANKS** **N/A**
1/4-1/2 **LONGMONT, CO 80501** **LUST TRUST**
0.333 mi. **UST**
1759 ft.

Relative:
Lower

Actual:
4965 ft.

LUST:

Facility Id:	7689
Status:	**Closed**
Event ID:	2392
Confirmed Release:	09/21/1992
Contact Name:	Technical Assistance Line
Contact Phone:	303-318-8547
Contact Email:	Not reported
Latitude Degrees:	40.159747
Longitude Degrees:	-105.113863

Click here for COSTIS:

LTANKS:

Facility ID:	7689
Name:	CDOT LONGMONT FACILITY
Address:	1226 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	2392
Release Date:	09/21/1992
Closed Date:	08/11/1999

CDOT LONGMONT (Continued) **U003122198**

Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=2392

CO LUST TRUST:

Name:	CDOT LONGMONT
Address:	1226 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	7689
Payee Name:	CDOT
Event ID:	2392
RAP ID:	4019
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	0.0
Total Reimbursement for Event:	$86,865.36
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	3/22/2000
Total Reimbursement:	$96,870.36
Net Reimbursement:	$86,865.36
FPR Date:	10/20/2000
Pay Voucher Date:	11/07/2000
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Carolyn Skaggs
Category:	State/Local Government
Technical Reviewer:	Eric Gillespie
Technical Reviewer Phone:	(303) 318-8534
Fund Analyst Phone:	(303) 318-8514

Click here for COSTIS:

UST:

Tank Tag:	7689-1
Substance:	Gasoline
Name:	CDOT LONGMONT
Address:	1226 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	7689-1
Substance:	Gasoline
Facility ID:	7689
Owner Name:	CDOT
Owner Address:	4201 E Arkansas Ave Rm 284
Owner City:	Denver
Owner State:	CO
Owner Zip:	80222
Facility Type:	Non-Retail
Facility Category:	State/Local Government
Capacity:	2000
Date Closed:	Not reported
Tank Status:	Permanently Closed
Date Tank Installed:	12/31/1952
Tank Age:	68

CDOT LONGMONT (Continued) **U003122198**

Tank Type:	UST
Latitude:	40.159747
Longitude:	-105.113863
Tank Tag:	7689-2
Substance:	Diesel
Name:	CDOT LONGMONT
Address:	1226 ALASKA AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	7689-2
Substance:	Diesel
Facility ID:	7689
Owner Name:	CDOT
Owner Address:	4201 E Arkansas Ave Rm 284
Owner City:	Denver
Owner State:	CO
Owner Zip:	80222
Facility Type:	Non-Retail
Facility Category:	State/Local Government
Capacity:	2000
Date Closed:	Not reported
Tank Status:	Permanently Closed
Date Tank Installed:	12/31/1952
Tank Age:	68
Tank Type:	UST
Latitude:	40.159747
Longitude:	-105.113863

33
ESE
1/4-1/2
0.334 mi.
1764 ft.

CONSOLIDATED FREIGHTWAYS
1270 BOSTON AVE
LONGMONT, CO 80501

LUST **U003120648**
LTANKS **N/A**
LUST TRUST
UST

Relative:
Lower

Actual:
4964 ft.

LUST:

Facility Id:	2187
Status:	**Closed**
Event ID:	93
Confirmed Release:	08/05/1994
Contact Name:	Technical Assistance Line
Contact Phone:	303-318-8547
Contact Email:	Not reported
Latitude Degrees:	40.158844
Longitude Degrees:	-105.113874

Click here for COSTIS:

LTANKS:

Facility ID:	2187
Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	93
Release Date:	08/05/1994
Closed Date:	06/17/1996

CONSOLIDATED FREIGHTWAYS (Continued) **U003120648**

Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=93

CO LUST TRUST:

Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	2187
Payee Name:	Consolidated Freightways
Event ID:	93
RAP ID:	1672
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	12.0
Total Reimbursement for Event:	$29,883.13
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	11/4/1996
Total Reimbursement:	$60,715.19
Net Reimbursement:	$29,883.13
FPR Date:	02/20/1998
Pay Voucher Date:	03/11/1998
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Carolyn Skaggs
Category:	Commercial/Industrial
Technical Reviewer:	Andy Flurkey
Technical Reviewer Phone:	(303) 273-1868
Fund Analyst Phone:	(303) 318-8514

Click here for COSTIS:

UST:

Tank Tag:	2187-1
Substance:	Diesel
Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2187-1
Substance:	Diesel
Facility ID:	2187
Owner Name:	Consolidated Freightways Inc
Owner Address:	PO Box 3010
Owner City:	Menlo Park
Owner State:	CA
Owner Zip:	94026
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	4000
Date Closed:	08/03/1994
Tank Status:	Permanently Closed
Date Tank Installed:	05/21/1980
Tank Age:	14

CONSOLIDATED FREIGHTWAYS (Continued) **U003120648**

Tank Type:	UST
Latitude:	40.158844
Longitude:	-105.113874
Tank Tag:	2187-2
Substance:	Diesel
Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2187-2
Substance:	Diesel
Facility ID:	2187
Owner Name:	Consolidated Freightways Inc
Owner Address:	PO Box 3010
Owner City:	Menlo Park
Owner State:	CA
Owner Zip:	94026
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	4000
Date Closed:	08/03/1994
Tank Status:	Permanently Closed
Date Tank Installed:	Not reported
Tank Age:	Not reported
Tank Type:	UST
Latitude:	40.158844
Longitude:	-105.113874
Tank Tag:	2187-3
Substance:	Diesel
Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2187-3
Substance:	Diesel
Facility ID:	2187
Owner Name:	Consolidated Freightways Inc
Owner Address:	PO Box 3010
Owner City:	Menlo Park
Owner State:	CA
Owner Zip:	94026
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	4000
Date Closed:	08/03/1994
Tank Status:	Permanently Closed
Date Tank Installed:	04/01/1964
Tank Age:	30
Tank Type:	UST
Latitude:	40.158844
Longitude:	-105.113874
Tank Tag:	2187-4
Substance:	Unknown
Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501

CONSOLIDATED FREIGHTWAYS (Continued) **U003120648**

Tank Tag:	2187-4
Substance:	Unknown
Facility ID:	2187
Owner Name:	Consolidated Freightways Inc
Owner Address:	PO Box 3010
Owner City:	Menlo Park
Owner State:	CA
Owner Zip:	94026
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2000
Date Closed:	08/03/1994
Tank Status:	Permanently Closed
Date Tank Installed:	Not reported
Tank Age:	Not reported
Tank Type:	UST
Latitude:	40.158844
Longitude:	-105.113874

Tank Tag:	2187-5
Substance:	Waste Oil
Name:	CONSOLIDATED FREIGHTWAYS
Address:	1270 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	2187-5
Substance:	Waste Oil
Facility ID:	2187
Owner Name:	Consolidated Freightways Inc
Owner Address:	PO Box 3010
Owner City:	Menlo Park
Owner State:	CA
Owner Zip:	94026
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	2000
Date Closed:	08/09/1994
Tank Status:	Permanently Closed
Date Tank Installed:	01/01/1980
Tank Age:	14
Tank Type:	UST
Latitude:	40.158844
Longitude:	-105.113874

---

34 **KRUEGER ENTERPRISES INC** **LUST** **U003700814**
ESE **1230 BOSTON AVE** **LTANKS** **N/A**
1/4-1/2 **LONGMONT, CO 80501** **UST**
0.415 mi.
2193 ft.

Relative:
Lower

Actual:
4962 ft.

LUST:

Facility Id:	10342
Status:	**Closed**
Event ID:	3471
Confirmed Release:	11/29/1990
Contact Name:	Technical Assistance Line
Contact Phone:	303-318-8547
Contact Email:	Not reported
Latitude Degrees:	40.158753

KRUEGER ENTERPRISES INC (Continued) **U003700814**

Longitude Degrees: -105.113544

Click here for COSTIS:

LTANKS:

Facility ID:	10342
Name:	KRUEGER ENTERPRISES INC
Address:	1230 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	3471
Release Date:	11/29/1990
Closed Date:	01/15/1991
Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=3471

UST:

Tank Tag:	10342-1
Substance:	Gasoline
Name:	KRUEGER ENTERPRISES INC
Address:	1230 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	10342-1
Substance:	Gasoline
Facility ID:	10342
Owner Name:	Krueger Enterprises Inc
Owner Address:	1230 Boston Ave Box 234
Owner City:	Longmont
Owner State:	CO
Owner Zip:	80501
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	500
Date Closed:	12/01/1990
Tank Status:	Permanently Closed
Date Tank Installed:	02/18/1981
Tank Age:	9
Tank Type:	UST
Latitude:	40.158753
Longitude:	-105.113544

Tank Tag:	10342-2
Substance:	Gasoline
Name:	KRUEGER ENTERPRISES INC
Address:	1230 BOSTON AVE
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	10342-2
Substance:	Gasoline
Facility ID:	10342
Owner Name:	Krueger Enterprises Inc
Owner Address:	1230 Boston Ave Box 234
Owner City:	Longmont
Owner State:	CO

KRUEGER ENTERPRISES INC (Continued) **U003700814**

Owner Zip:	80501
Facility Type:	Non-Retail
Facility Category:	Commercial/Industrial
Capacity:	500
Date Closed:	12/01/1990
Tank Status:	Permanently Closed
Date Tank Installed:	02/18/1981
Tank Age:	9
Tank Type:	UST
Latitude:	40.158753
Longitude:	-105.113544

C35 SW 1/4-1/2 0.474 mi. 2501 ft. **CIRCLE K STORE # 2741147** **LUST** **U003748683**
575 S HOVER RD **LTANKS** **N/A**
LONGMONT, CO 80501 **UST**

Site 1 of 2 in cluster C

Relative: Higher

Actual: 4993 ft.

LUST:

Facility Id:	6548
Status:	**Closed**
Event ID:	12080
Confirmed Release:	07/17/2014
Contact Name:	Orren Doss
Contact Phone:	303-318-8542
Contact Email:	Not reported
Latitude Degrees:	40.153975
Longitude Degrees:	-105.131348

Click here for COSTIS:

LTANKS:

Facility ID:	6548
Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER RD
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	12080
Release Date:	07/17/2014
Closed Date:	09/04/2014
Contact:	Orren Doss
Phone:	303-318-8542
Email:	orren.doss@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=12080

UST:

Tank Tag:	6548-1
Substance:	Gasoline - Unleaded Regular (RUL)
Name:	CIRCLE K STORE # 2741147
Address:	575 S HOVER RD
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	6548-1
Substance:	Gasoline - Unleaded Regular (RUL)
Facility ID:	6548
Owner Name:	Circle K Stores Inc. - Rocky Mountain Division
Owner Address:	PO Box 52085

CIRCLE K STORE # 2741147 (Continued) **U003748683**

Owner City:	Phoenix
Owner State:	AZ
Owner Zip:	85072
Facility Type:	Retail
Facility Category:	Retail Gas Station
Capacity:	12000
Date Closed:	Not reported
Tank Status:	Currently In Use
Date Tank Installed:	12/01/1994
Tank Age:	26
Tank Type:	UST
Latitude:	40.153975
Longitude:	-105.131348
Tank Tag:	6548-2
Substance:	Diesel
Name:	CIRCLE K STORE # 2741147
Address:	575 S HOVER RD
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	6548-2
Substance:	Diesel
Facility ID:	6548
Owner Name:	Circle K Stores Inc. - Rocky Mountain Division
Owner Address:	PO Box 52085
Owner City:	Phoenix
Owner State:	AZ
Owner Zip:	85072
Facility Type:	Retail
Facility Category:	Retail Gas Station
Capacity:	12000
Date Closed:	Not reported
Tank Status:	Currently In Use
Date Tank Installed:	12/01/1994
Tank Age:	26
Tank Type:	UST
Latitude:	40.153975
Longitude:	-105.131348
Tank Tag:	6548-3
Substance:	Gasoline - Premium (PUL)
Name:	CIRCLE K STORE # 2741147
Address:	575 S HOVER RD
City,State,Zip:	LONGMONT, CO 80501
Tank Tag:	6548-3
Substance:	Gasoline - Premium (PUL)
Facility ID:	6548
Owner Name:	Circle K Stores Inc. - Rocky Mountain Division
Owner Address:	PO Box 52085
Owner City:	Phoenix
Owner State:	AZ
Owner Zip:	85072
Facility Type:	Retail
Facility Category:	Retail Gas Station
Capacity:	12000
Date Closed:	Not reported
Tank Status:	Currently In Use
Date Tank Installed:	12/01/1994

CIRCLE K STORE # 2741147 (Continued) **U003748683**

Tank Age:	26
Tank Type:	UST
Latitude:	40.153975
Longitude:	-105.131348

C36 SW 1/4-1/2 0.487 mi. 2569 ft. **CST METRO LLC DBA CORNER STORE #1147** **LUST TRUST** **S108120455**
575 S HOVER ST **AIRS** **N/A**
LONGMONT, CO 80501

Site 2 of 2 in cluster C

Relative: Higher

Actual: 4993 ft.

CO LUST TRUST:

Name:	CIRCLE K STORE # 2741147
Address:	575 S HOVER RD
City,State,Zip:	LONGMONT, CO 80501
Facility ID:	6548
Payee Name:	Ultramar Diamond Shamrock C/O Envirocap LLC
Event ID:	12080
RAP ID:	29089
Commissioned Date:	Not reported
Cap Status:	Not reported
Eligibility Type Description:	Tank Owner/Operator
Total Percent Reduction:	4.0
Total Reimbursement for Event:	$9,641.99
RAP Type Description:	Original
RAP Status:	Approved
RAP Filed Date:	7/14/2015
Total Reimbursement:	$20,564.57
Net Reimbursement:	$9,641.99
FPR Date:	10/16/2015
Pay Voucher Date:	11/19/2015
Protest Number:	Not reported
Special Conditions:	Not reported
Fund Analyst:	Kristine Wilson
Category:	Retail Gas Station
Technical Reviewer:	Orren Doss
Technical Reviewer Phone:	303-918-6307
Fund Analyst Phone:	303-318-8515

Click here for COSTIS:

CO AIRS:

Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER ST
City,State,Zip:	LONGMONT, CO 80501-7920
County/Plant ID:	013-0586
Contact Person:	NANCY COEN
Contact Phone:	(303)373-6044
Latitude:	400914.33
Longitude:	1050753.05
SIC Primary:	5541
NAICS Primary:	447190
Unique Emmission Unit ID:	001
Construction Permit Number:	95BO674S
Emission Unit Description:	USTs
Full Pollutant Name:	BENZENE
Site-wide Estimated Emissions:	0.0000000

CST METRO LLC DBA CORNER STORE #1147 (Continued) **S108120455**

Site-wide Estimated Emissions Units: Tons Per Year

Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER ST
City,State,Zip:	LONGMONT, CO 80501-7920
County/Plant ID:	013-0586
Contact Person:	NANCY COEN
Contact Phone:	(303)373-6044
Latitude:	400914.33
Longitude:	1050753.05
SIC Primary:	5541
NAICS Primary:	447190
Unique Emmission Unit ID:	001
Construction Permit Number:	95BO674S
Emission Unit Description:	USTs
Full Pollutant Name:	ETHYL BENZENE
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER ST
City,State,Zip:	LONGMONT, CO 80501-7920
County/Plant ID:	013-0586
Contact Person:	NANCY COEN
Contact Phone:	(303)373-6044
Latitude:	400914.33
Longitude:	1050753.05
SIC Primary:	5541
NAICS Primary:	447190
Unique Emmission Unit ID:	001
Construction Permit Number:	95BO674S
Emission Unit Description:	USTs
Full Pollutant Name:	HEXANE,N-
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER ST
City,State,Zip:	LONGMONT, CO 80501-7920
County/Plant ID:	013-0586
Contact Person:	NANCY COEN
Contact Phone:	(303)373-6044
Latitude:	400914.33
Longitude:	1050753.05
SIC Primary:	5541
NAICS Primary:	447190
Unique Emmission Unit ID:	001
Construction Permit Number:	95BO674S
Emission Unit Description:	USTs
Full Pollutant Name:	TOLUENE
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER ST
City,State,Zip:	LONGMONT, CO 80501-7920
County/Plant ID:	013-0586

CST METRO LLC DBA CORNER STORE #1147 (Continued) **S108120455**

Contact Person:	NANCY COEN
Contact Phone:	(303)373-6044
Latitude:	400914.33
Longitude:	1050753.05
SIC Primary:	5541
NAICS Primary:	447190
Unique Emmission Unit ID:	001
Construction Permit Number:	95BO674S
Emission Unit Description:	USTs
Full Pollutant Name:	VOLATILE ORGANIC COMPOUNDS
Site-wide Estimated Emissions:	2.8501760
Site-wide Estimated Emissions Units:	Tons Per Year

Name:	CST METRO LLC DBA CORNER STORE #1147
Address:	575 S HOVER ST
City,State,Zip:	LONGMONT, CO 80501-7920
County/Plant ID:	013-0586
Contact Person:	NANCY COEN
Contact Phone:	(303)373-6044
Latitude:	400914.33
Longitude:	1050753.05
SIC Primary:	5541
NAICS Primary:	447190
Unique Emmission Unit ID:	001
Construction Permit Number:	95BO674S
Emission Unit Description:	USTs
Full Pollutant Name:	XYLENES
Site-wide Estimated Emissions:	0.0000000
Site-wide Estimated Emissions Units:	Tons Per Year

37
ESE
1/4-1/2
0.498 mi.
2627 ft.

FORBES WAREHOUSE
229 S PRICE RD #36
LONGMONT, CO 80501

LTANKS **S125420759**
N/A

Relative:
Lower

Actual:
4959 ft.

LTANKS:

Facility ID:	14576
Name:	FORBES WAREHOUSE
Address:	229 S PRICE RD #36
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	7058
Release Date:	Not reported
Closed Date:	10/30/1998
Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=7058

38 East 1/4-1/2 0.498 mi. 2630 ft. | **CRATING TECHNOLOGIES**
1 BOWEN ST
LONGMONT, CO 80501 | **LTANKS** | **S125420854**
N/A

Relative: Lower
Actual: 4963 ft.

LTANKS:

Facility ID:	15004
Name:	CRATING TECHNOLOGIES
Address:	1 BOWEN ST
City,State,Zip:	LONGMONT, CO 80501
Type:	Tier I
Status:	Closed
Event ID:	7890
Release Date:	Not reported
Closed Date:	11/15/1999
Contact:	Technical Assistance Line
Phone:	303-318-8547
Email:	cdle_ops_public_records_center@state.co.us
URL:	https://opus.cdle.state.co.us/OIS2000/event.asp?h_id=7890

---

39 ESE 1/2-1 0.640 mi. 3380 ft. | **SILVER RECOVERY ASSOCIATES**
1110 DELAWARE AVE STE E
LONGMONT, CO 80501 | **CORRACTS**
RCRA NonGen / NLR
FINDS
ECHO | **1000430648**
COD108493891

Relative: Lower
Actual: 4959 ft.

CORRACTS:

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA100
Actual Date:	1990-08-31 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA110
Actual Date:	1990-03-14 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA150
Actual Date:	1990-07-05 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

SILVER RECOVERY ASSOCIATES (Continued) **1000430648**

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA370
Actual Date:	1991-01-24 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA375
Actual Date:	1991-01-24 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA999
Actual Date:	1991-01-24 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE STE E
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA110
Actual Date:	1990-03-26 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

RCRA Listings:

Date Form Received by Agency:	2001-08-01 00:00:00.0
Handler Name:	SILVER RECOVERY ASSOCIATES
Handler Address:	1110 DELAWARE AVE STE E
Handler City,State,Zip:	LONGMONT, CO 80501
EPA ID:	COD108493891
Contact Name:	Not reported
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported

SILVER RECOVERY ASSOCIATES (Continued) **1000430648**

EPA Region:	08
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	DELAWARE AVE STE E
Mailing City,State,Zip:	LONGMONT, CO 80501
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	Yes
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported

SILVER RECOVERY ASSOCIATES (Continued) **1000430648**

Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2014-10-17 15:39:54.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D002
Waste Description:	CORROSIVE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RONALD C. NUSBAUM
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, CO 99999
Owner/Operator Telephone:	999-999-9999
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2001-08-01 00:00:00.0
Handler Name:	SILVER RECOVERY ASSOCIATES
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1986-05-13 00:00:00.0
Handler Name:	SILVER RECOVERY ASSOCIATES
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	CO
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No

SILVER RECOVERY ASSOCIATES (Continued) **1000430648**

Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:
Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 1989-10-03 00:00:00.0
Actual Return to Compliance Date: 2001-08-01 00:00:00.0
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: 1991-08-31 00:00:00.0
Enforcement Identifier: 001
Date of Enforcement Action: 1990-08-31 00:00:00.0
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number:Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: FINAL 3008(H) I.S. CA ORDER
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported

SILVER RECOVERY ASSOCIATES (Continued) **1000430648**

Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	1989-10-03 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	CONJA
Evaluation Responsible Sub-Organization:	S
Actual Return to Compliance Date:	2001-08-01 00:00:00.0
Scheduled Compliance Date:	1991-08-31 00:00:00.0
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	2001-08-01 00:00:00.0
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	COKST
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

FINDS:

SILVER RECOVERY ASSOCIATES (Continued) **1000430648**

Registry ID: 110000738051

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000430648
Registry ID:	110000738051
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110000738051
Name:	SILVER RECOVERY ASSOCIATES
Address:	1110 DELAWARE AVE SUITE E
City,State,Zip:	LONGMONT, CO 80501

---

40 ESE 1/2-1 0.955 mi. 5045 ft.

HITCHING POST CLEANERS
700 KEN PRATT BOULEVARD
LONGMONT, CO 80501

CORRACTS **1004451270**
RCRA NonGen / NLR **COD040722514**
FINDS
ECHO

Relative: Lower

Actual: 4955 ft.

CORRACTS:

Name:	HITCHING POST CLEANERS
Address:	700 KEN PRATT BLVD
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA831AS
Actual Date:	2015-03-19 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	HITCHING POST CLEANERS
Address:	700 KEN PRATT BLVD
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA831IM
Actual Date:	2013-10-23 00:00:00.0
Air Release Indicator:	Not reported
Groundwater Release Indicator:	Y
Soil Release Indicator:	Y
Surface Water Release Indicator:	Not reported

Name:	HITCHING POST CLEANERS
Address:	700 KEN PRATT BLVD
Address 2:	Not reported
Area Name:	ENTIRE FACILITY
Corrective Action:	CA831OM
Actual Date:	2014-03-05 00:00:00.0
Air Release Indicator:	Not reported

HITCHING POST CLEANERS (Continued) **1004451270**

Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA832AS
Actual Date: 2014-09-03 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA834AS
Actual Date: 2015-06-05 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA834IM
Actual Date: 2013-12-03 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA834OM
Actual Date: 2014-08-25 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA070YE
Actual Date: 2012-11-02 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y

HITCHING POST CLEANERS (Continued) **1004451270**

Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA075LO
Actual Date: 2012-11-02 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA100
Actual Date: 2013-05-13 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Name: HITCHING POST CLEANERS
Address: 700 KEN PRATT BLVD
Address 2: Not reported
Area Name: ENTIRE FACILITY
Corrective Action: CA110
Actual Date: 2013-04-08 00:00:00.0
Air Release Indicator: Not reported
Groundwater Release Indicator: Y
Soil Release Indicator: Y
Surface Water Release Indicator: Not reported

Click this hyperlink while viewing on your computer to access
17 additional CORRACTS: record(s) in the EDR Site Report.

RCRA Listings:

Date Form Received by Agency:	2007-01-09 00:00:00.0
Handler Name:	HITCHING POST CLEANERS
Handler Address:	700 KEN PRATT BLVD
Handler City,State,Zip:	LONGMONT, CO 80501
EPA ID:	COD040722514
Contact Name:	MARK A VON FELDT
Contact Address:	700 KEN PRATT BLVD
Contact City,State,Zip:	LONGMONT, CO 80501
Contact Telephone:	303-776-9240
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	08
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported

HITCHING POST CLEANERS (Continued) **1004451270**

Active Site Indicator:	Corrective Action Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	KEN PRATT BLVD
Mailing City,State,Zip:	LONGMONT, CO 80501
Owner Name:	SHIRLEY ZIAWINSKI
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	Yes
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	Yes
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	Low
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2007-01-09 17:55:46.0

HITCHING POST CLEANERS (Continued) **1004451270**

Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SHIRLEY ZIAWINSKI
Legal Status:	Private
Date Became Current:	1800-03-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, CO 99999
Owner/Operator Telephone:	999-999-9999
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	SHIRLEY ZIAWINSKI
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	DATA NOT REQUESTED
Owner/Operator City,State,Zip:	DATA NOT REQUESTED, CO 99999
Owner/Operator Telephone:	999-999-9999
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARK A VON FELDT
Legal Status:	Private
Date Became Current:	1800-03-03 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	700 KEN PRATT BLVD
Owner/Operator City,State,Zip:	LONGMONT, CO 80501

HITCHING POST CLEANERS (Continued) **1004451270**

Owner/Operator Telephone:	303-776-9240
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARK A VON FELDT
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	700 KEN PRATT BLVD
Owner/Operator City,State,Zip:	LONGMONT, CO 80501
Owner/Operator Telephone:	303-776-9240
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2007-01-09 00:00:00.0
Handler Name:	HITCHING POST CLEANERS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	1997-12-19 00:00:00.0
Handler Name:	HITCHING POST CLEANERS
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

No NAICS Codes Found:

Facility Has Received Notices of Violation:

No Violations Found:

Evaluation Action Summary:

No Evaluations Found:

HITCHING POST CLEANERS (Continued) **1004451270**

FINDS:
Registry ID: 110001432334

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004451270
Registry ID:	110001432334
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110001432334
Name:	HITCHING POST CLEANERS
Address:	700 KEN PRATT BOULEVARD
City,State,Zip:	LONGMONT, CO 80501

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LONGMONT	S101840473	GREAT WESTERN SUGAR CORP DUMP	EAST 3RD AVE.		SWF/LF
LONGMONT	S123307543	GOLDEN LANDFILL II	SOUTHEAST CORNER OF BOSTON AVE		VCP
LONGMONT	1007690448	PRESCOTT MILL II	SE OF KEN PRATT & HOVER		VCP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/15/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 30

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

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

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: N/A

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Sites & Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/24/2020
Date Data Arrived at EDR: 05/05/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 73

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

LTANKS: Petroleum Release Events Listing

Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 76

Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing
A listing of leaking aboveground storage tank sites. This list is no longer maintained. For current Leaking AST information, please see LTANKS.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27
Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

TRUST: Lust Trust Sites
Reimbursement application package. The 1989 Colorado General Assembly established Colorado's Petroleum Storage Tank Fund. The Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses. Remediation of contamination caused by railroad or aircraft fuel is not eligible for reimbursement. The Fund satisfies federal Environmental Protection Agency financial assurance requirements. Monies in the Fund come from various sources, predominantly the state environmental surcharge imposed on all petroleum products except railroad or aircraft fuel.

Date of Government Version: 07/19/2020
Date Data Arrived at EDR: 07/20/2020
Date Made Active in Reports: 10/05/2020
Number of Days to Update: 77

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 02/01/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 07/30/2020
Number of Days to Update: 58

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

AST: Aboveground Tank List
Aboveground storage tank locations.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 07/30/2020
Number of Days to Update: 58

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Semi-Annually

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/23/2020
Next Scheduled EDR Contact: 11/01/2020
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Environmental Real Covenants List
Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/05/2020
Number of Days to Update: 75

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report
The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 12/04/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/16/2020
Number of Days to Update: 69

Source: Department of Public Health and Environmental
Telephone: 303-692-3331
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites Listing
Brownfields Sites Listing

Date of Government Version: 04/09/2020
Date Data Arrived at EDR: 04/10/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 82

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 10/05/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HISTORICAL LANDFILL: Historical Landfill List
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/1993
Date Data Arrived at EDR: 04/24/1994
Date Made Active in Reports: 05/30/1994
Number of Days to Update: 36

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 09/05/1996
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Registered Recyclers Listing
A listing of registered recycler locations in the state of Colorado.

Date of Government Version: 06/03/2020
Date Data Arrived at EDR: 06/04/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 71

Source: Department of Public Health & Environment
Telephone: 303-692-3337
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Semi-Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

DENVER CO HISTORIC FILL: Denver City & County Historic Fill Areas
This dataset denotes the approximate locations of historical fill areas within the City and County of Denver (CCoD) and with within approximately three-quarters of a mile of the CCoD boundaries. The data is of a general nature and obtained from historic and current documents that may not be accurate or precise.

Date of Government Version: 12/17/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/13/2020
Number of Days to Update: 66

Source: City & County of Denver
Telephone: 720-913-5237
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

CDL: Meth Lab Locations
Meth lab locations that were reported to the Department of Public Health & Environment.

Date of Government Version: 06/20/2020
Date Data Arrived at EDR: 07/09/2020
Date Made Active in Reports: 07/20/2020
Number of Days to Update: 11

Source: Department of Public Health and Environment
Telephone: 303-692-3023
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

SPILLS 2: Spills

A listing of spills reported to the Oil & Gas Conservation Commission

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/08/2020
Number of Days to Update: 78

Source: Oil & Gas Conservation Commission
Telephone: 303-894-2100
Last EDR Contact: 09/21/2020
Next Scheduled EDR Contact: 01/03/2021
Data Release Frequency: Quarterly

CO ERNS: Spills Database

State reported spills.

Date of Government Version: 06/20/2020
Date Data Arrived at EDR: 07/09/2020
Date Made Active in Reports: 07/20/2020
Number of Days to Update: 11

Source: Department of Public Health and Environmental
Telephone: 303-692-2000
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/15/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/06/2013
Number of Days to Update: 34

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/18/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 86

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/05/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/31/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/15/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/20/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/04/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/21/2020
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/21/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 77

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

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

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

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

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

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

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

Date of Government Version: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 02/03/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 86

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/27/2020
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/28/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

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

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 76

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing
A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 05/29/2020
Date Data Arrived at EDR: 05/29/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 81

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

ASBESTOS: Asbestos Abatement & Demolition Projects
Asbestos abatement and demolition projects by the contractor.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 01/09/2020
Date Made Active in Reports: 03/16/2020
Number of Days to Update: 67

Source: Department of Public Health & Environment
Telephone: 303-692-3100
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Semi-Annually

METHANE SITE: Methane Site Investigations - Jefferson County 1980
The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste landfills.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Jefferson County Health Department
Telephone: 303-239-7175
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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

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

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

DRYCLEANERS: Drycleaner Facilities
A listing of drycleaning facilities.

Date of Government Version: 05/29/2020
Date Data Arrived at EDR: 05/29/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 75

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/08/2020
Date Made Active in Reports: 09/24/2020
Number of Days to Update: 78

Source: Department of Public Health & Environment
Telephone: 303-692-3350
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/08/2020
Date Made Active in Reports: 09/24/2020
Number of Days to Update: 78

Source: Department of Public Health & Environment
Telephone: 303-392-3350
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

LEAD: Lead Abatement Permit Listing
Lead inspection

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

Source: Department of Publich Health & Environment
Telephone: 303-692-2000
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

MINES: Permitted Mines Listing
This dataset represents permitted mines in the State of Colorado

Date of Government Version: 07/11/2020
Date Data Arrived at EDR: 07/13/2020
Date Made Active in Reports: 09/24/2020
Number of Days to Update: 73

Source: Division of Reclamation Mining and safety
Telephone: 303-866-3567
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

NPDES: Permitted Facility Listing
A listing of permitted facilities from the Water Quality Control Division.

Date of Government Version: 02/13/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/14/2020
Number of Days to Update: 77

Source: Department of Public Health & Environment
Telephone: 303-692-3611
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

UIC: Underground Injection Control
A list of underground injection wells and their locations.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/27/2020
Date Made Active in Reports: 05/01/2020
Number of Days to Update: 4

Source: Oil & Gas Conservation Commission
Telephone: 303-894-2100
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

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

Date of Government Version: 11/23/2004
Date Data Arrived at EDR: 03/21/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 42

Source: Department of Public Health & Environment
Telephone: 970-248-7164
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

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

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

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

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

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

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

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

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

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

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

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

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

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

COUNTY RECORDS

ADAMS COUNTY:

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

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

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

ARAPAHOE COUNTY:

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

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

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

BOULDER COUNTY:

LF BOULDER: Old Landfill Sites
Landfill sites in Boulder county.

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

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

DENVER COUNTY:

LF DENVER: Landfills in Denver County
Landfill sites in the city and county of Denver.

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

Source: City and County of Denver
Telephone: 720-913-4839
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: No Update Planned

LF DENVER CO METHANE: Investigation of Methane Gas Hazards
The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

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

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

DOUGLAS COUNTY:

LF DOUGLAS: Douglas County Landfill Key
Landfill sites in Douglas county.

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

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

PUEBLO COUNTY:

LF PUEBLO: Designated Disposal & Landfill Sites
Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990
Date Data Arrived at EDR: 11/16/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 21

Source: Pueblo City-County Health Department
Telephone: 719-583-4300
Last EDR Contact: 11/13/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRI COUNTY:

LF TRI: Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)
Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

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

WELD COUNTY:

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

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 02/23/2018
Number of Days to Update: 14

Source: Weld County Department of Public Health
Telephone: 970-304-6415
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

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

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/12/2020
Date Made Active in Reports: 07/27/2020
Number of Days to Update: 76

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

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

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

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

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

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

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

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

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

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

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

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

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

RESUMES

Resume

DANA HARRIS

Environmental Department Manager

EDUCATION

B.A. Environmental Science
University of Virginia, 1992

TRAINING & CERTIFICATIONS

Certified Asbestos Inspector
Certified Asbestos Air Monitoring Specialist
Certified Asbestos Project Designer
NIOSH 582E Accreditation
CDOT Certified Erosion Control Supervisor

PROFESSIONAL SUMMARY

Mr. Harris joined CTL|Thompson in 2012 with 20 years of experience in environmental consulting. As the Environmental Department Manager in our Fort Collins office, his responsibilities include project management and consultation on all environmental-related issues. He comes with an extensive experience background, including experience in Phase I and Phase II Environmental Site Assessments, Brownfield redevelopments and voluntary cleanup programs, asbestos, mold, and environmental regulatory compliance and permitting.

He manages environmental projects including inspections, planning, design, and remediation oversight. He is also experienced in environmental assessments, indoor air quality, risk assessments, underground storage tank investigations, spill assessments, and soil and groundwater remediation. He provides technical training to clients for compliance with USEPA, OSHA, DOT, and State regulations.

PROJECT EXPERIENCE

309-Acre Redevelopment Project, Hudson, Colorado
Project manager and senior technical staff member for Phase I Environmental Assessment (ESA) of former agricultural dump site. Developed and implemented scope of work for Phase II ESA of dump locations. Managed cleanup of dump areas and provided oversite for remediation of asbestos in soils in conformance with Colorado regulations.

Boulder County Justice Center, Boulder, Colorado
Severed as asbestos project manager for asbestos abatement project at Boulder County Justice Center. Also, provided air monitoring specialist (AMS) services, including daily perimeter air monitoring and clearances, and managed team of five certified AMSs. Prepared Operations & Maintenance (O&M) Plan for building. Provided 2-hour asbestos awareness training and 16-hour asbestos O&M training to Boulder County maintenance and custodial staff.

Loveland High School, Loveland, Colorado
Provided AMS services during asbestos abatement of high school undergoing renovation. Performed daily perimeter air monitoring, analyzed PCM air samples on-site by NIOSH Method 7400. Performed clearances.

Phase I ESAs, Worldwide

Performed and managed more than 1,000 Phase I ESAs using ASTM Standard E1527 in Colorado, in various locations throughout the United States, and in Europe. Experienced with various industrial processes, including auto repair and body shops, dry cleaners, industrial degreasing, metal plating, and numerous other processes.

Phase II ESAs, Throughout U.S.

Designed, managed, and/or performed more than 100 Phase II ESAs, typically as a follow-up from a Phase I ESA. Familiar with auger, rotary, and direct-push drilling technologies; soil sampling from cores, split spoons, and cuttings; volatile soil sampling using Encore samplers; groundwater sampling using bladder pumps (for minimal volatile loss), submersible pumps, and disposable bailing devices in open-boreholes, temporary monitoring wells, and permanent monitoring wells; well development and elevation surveying; rising/falling head testing; surface water sampling; sludge and sediment sampling; surface wipe sampling; hazardous waste characterization sampling; geophysical survey methods, including ground penetrating radar (GPR), magnetometry, and MASW seismic; test excavations; and various laboratory methodology, including, but not limited to, EPA Methods 8260, 8270, 8080, 8081, 8151, 9071, 1664, and 6010/7000. Familiar with Colorado Department of Public Health & Environment (CDPHE) and Colorado Division of Oil and Public Safety (OPS) regulations and standards for petroleum hydrocarbon and other types of environmental contamination, as well as EPA Regional Screening Levels (RSLs) for various contaminants.

Asbestos Services

Managed and performed more than 100 asbestos surveys of K-12 schools, higher education facilities, residential properties, and commercial and industrial buildings. Prepared asbestos abatement bid documents, assisted with pre-bid meetings, answering technical questions for bidding purposes, and assisted clients in evaluating bids and selecting abatement contractors. Provided asbestos abatement project management for large abatement projects. Performed contractor observations during abatement, collected and analyzed ambient air samples, and provided final clearance services. Performed 3-year asbestos re-inspections of K-12 schools. Prepared O&M Plans. Provided 2-hour asbestos awareness training and 16-hour asbestos O&M training to school and non-school personnel. Additional major projects completed include Laramie High School (comprehensive pre-demo abatement project); several schools for Boulder Valley School District; abatement projects at Platte Valley Elementary and Revere School, Sedgwick County, Colorado; surveys, design, and abatement services for various school facilities for Aurora Public Schools, Eagle Schools, Grand County Schools, Walden Schools, Weldon Valley Schools, Wray Schools, and the Northeast Colorado Boards of Cooperative Educational Services (BOCES) in Colorado; abatement projects at various higher education facilities at Colorado State University, University of Colorado, Colorado State University at Pueblo, and AIMS Community College; 3-year re-inspections of all Thompson School District facilities; pre-demolition abatement at JC Penney at the Fort Collins Foothills Mall; and abatement during major renovations at Washington Dulles International Airport.

Stormwater

Managed and performed industrial and construction stormwater compliance projects, including permitting, preparation of stormwater pollution prevention plans, and field inspections of erosion control and sedimentation control best management practices (BMPs). Experience with large and small construction sites, industrial sites, and oil and gas facilities.

Spill Prevention Control and Countermeasures (SPCC)

Managed and performed SPCCs for storage yards, data companies, oil and gas facilities, dairy facilities, and general non-production facilities with regulated oil storage. Prepared contingency plans and substantial harm/facility response plan evaluations for special facilities (operations over water and/or greater than 1,000,000 gallons of storage).

CTL | THOMPSON INCORPORATED

January 20, 2021

Rivertown Longmont LLC
430 Indiana Street, Suite 200
Golden, CO 80401

Attention: Tony DeSimone

Subject: Limited Phase II Environmental Site Assessment
21 S. Sunset Street
Longmont, Colorado
CTL Project No. FC09625.000-205

INTRODUCTION

This report presents the results of the Limited Phase II Environmental Site Assessment (ESA) of 21 S. Sunset Street in Longmont, Colorado (hereafter referred to as "the Site").

BACKGROUND

CTL | Thompson, Inc. (CTL) performed a Phase I ESA of the Site (CTL Project No. FC09625.000-200, report dated November 13, 2020). One Recognized Environmental Condition and one Historic Recognized Environmental Condition were identified:

- Poor housekeeping, in general, was observed in and around the multi-tenant/former maintenance building. Numerous areas of staining were observed on concrete, which was cracked in places and contained floor drains with staining both inside and outside of the buildings. Several areas of hazardous material storage were observed with apparent leakage or spillage and/or areas of nearby staining. Based on our observations, several releases of hazardous substances and/or petroleum products appear to have occurred inside and outside of the building. This is considered a REC.

- Two areas adjoining the Site's southeast portion had releases prior to 2013 (when CTL performed a prior Phase I ESA of the Site). The adjoining gas station to the south has had multiple petroleum releases, but the cases are now closed because periodic monitoring indicated that contaminant levels had decreased below State risk-based closure levels. Also, soil contamination was identified in the area of the adjoining gas station in 1996, where an aboveground storage tank farm had been located. Bioremediation was performed, and the case is now closed. Both areas appear to be topographically upgradient of the Site. Based on case closure, these releases are considered a Historic REC, not a current REC.

The objective of this Limited Phase II ESA is to assess soils and groundwater near the above-referenced RECs for evidence of soil or groundwater impacts. This assessment is not intended to fully delineate the horizontal and vertical extent of contamination, if identified. Borings were drilled in locations that would likely indicate the presence of

contamination, although no drilling was attempted inside the building due to ceiling heights; it is anticipated that, were there significant subsurface contamination, the borings advanced would likely identify such contamination. If contamination was identified, the limited number of borings and samples would not identify the extent or the source of contamination, nor should the concentrations imply that these are the highest concentrations on the Site. For example, any one of these borings could be moved ten or more feet and higher concentrations of contamination could be identified. The presence of contamination identified during this Limited Phase II ESA is a general indicator of potential contamination, and additional investigation would be required to determine the source, extent, and highest concentration of contamination.

SOIL AND GROUNDWATER SAMPLING METHODOLOGY

Boring locations were selected around the perimeter of the multi-tenant/former maintenance building, including one boring (B-2) near a storm drain that exhibited staining and a sheen.

Prior to mobilization, CTL and its drilling subcontractor, Site Services, notified the public utility locating service to have underground public utility locations marked in the field.

On December 4, 2020, CTL mobilized to the Site with Site Services. Mr. Dana Harris of CTL conducted field assessment and sampling activities. Our borings were drilled with a truck-mounted auger rig using 6.5-inch hollow stem augers. A total of 6 borings were advanced in the approximate locations shown on Figure 1, attached. Boring B-5 had to be moved from its originally proposed location because tenant equipment and material storage were blocking access to the proposed boring location; CTL requested that the tenant move the equipment and materials, but they were not moved. The actual, drilled location of boring B-5 is shown on Figure 1.

Soil samples were obtained continuously using a 5-foot continuous sampler (similar to a split spoon sampler). It was noted during drilling that, due to the coarse nature of the soils encountered, less than 20% soil recovery was obtained from many 5-foot sampling intervals. As a result, for several borings, one 5-foot continuous sampler was advanced per 10-foot interval in order to obtain better recovery. Soils were assessed in the field for soil type, color, moisture, and odor. In addition, an aliquot of each sample was placed in a plastic zipper lock bag, allowed to warm for approximately five minutes, and then volatile content was measured using a photoionization detector (PID) equipped with a 10.6 electron-volt (EV) lamp. Soil cuttings were stockpiled next to each boring. Groundwater (i.e, saturated soils) was encountered during drilling at depth ranging from approximately 9 to 16 feet below grade.

Non-dedicated equipment was decontaminated with Alconox® detergent and water in between borings. Decontamination rinse water was allowed to run-off or percolate into the ground surface.

Soil samples selected for laboratory analysis were placed in laboratory-provided containers, were preserved in a cooler on ice, and were submitted under chain of custody to ALS Laboratory to be analyzed for Volatile Organic Compounds (VOCs) by EPA Method 8260, Total Petroleum Hydrocarbons – Gasoline Range Organics (TPH-GRO) by EPA

Method 8015, and Total Petroleum Hydrocarbons – Diesel Range Organics (TPH-DRO) by EPA Method 8015.

Following completion of each boring, a 2-inch temporary groundwater monitoring well (no sandpack or bentonite seal) was placed in each borehole. Groundwater samples were collected on December 4 and 7, 2020, placed on a cooler on ice, submitted under chain of custody protocol to ALS laboratory to be analyzed for VOCs. Following sampling, each borehole was abandoned by removing the well casing and filling the borehole with bentonite and stockpiled soil cuttings.

FIELD OBSERVATIONS DURING DRILLING/SAMPLING

Boring logs are included in Attachment 1. Soils encountered were predominantly clayey sands and sandy clays underlain by sands, gravels, pebbles, and cobbles. As presented on the boring logs, no significantly elevated PID readings were measured and no unusual soil staining or odors were observed. Soil samples collected for laboratory analysis were generally collected from the top of the saturated zone.

SOIL/GROUNDWATER LABORATORY ANALYTICAL RESULTS

Soil and groundwater laboratory analytical results are presented in Attachment 2 and are summarized in Tables 1 and 2, attached. The soil samples did not contain target analytes at concentrations exceeding laboratory method detection limits, with the exception of xylenes in the soil sample from boring B-4. The xylenes concentration in the soil sample from B-4 was 5.8 micrograms per kilogram (µg/kg), which is several orders of magnitude less than the Tier 1 Risk Based Screening Level (RBSL) set by the Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS) of 260,000 µg/kg. The groundwater samples did not contain VOCs above the laboratory method detection limit, with the exception of low levels of xylenes in the groundwater sample from boring/well B-4 (0.64 micrograms per liter [µg/l], which is several orders of magnitude less than the OPS Tier 1 RBSL of 1,400 µg/l) and methyl tertiary butyl ether (MTBE [a common retail gasoline additive) from boring/well B-1 (1.6 µg/l, which is less than the OPS Tier 1 RBSL of 20 µg/l).

CONCLUSIONS AND RECOMMENDATIONS

Based on field observations and laboratory analytical results, there is currently no indication that the Site has been significantly impacted by releases at the multi-tenant/former maintenance building. Also, the results from boring/well B-1, which is on the presumed upgradient side of the Site and is likely to be directly downgradient of the adjoining gas station, do not indicate the presence of significant groundwater contamination migrating onto the Site from the adjoining gas station.

No further investigation appears to be warranted at this time with respect to the Recognized Environmental Conditions identified.

LIMITATIONS

The subsurface investigation and chemical analyses were performed for specific parameters, as detailed in this letter. The accuracy and reliability of environmental studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited and dependent upon the resources expended. An independent laboratory performed laboratory analyses. We are not responsible for the accuracy of data presented by others. The services performed should not be interpreted as providing any guarantee that the Site is free and clear of all hazardous or toxic materials.

We believe that our services were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the locality of the project. No warranty, express or implied, is made.

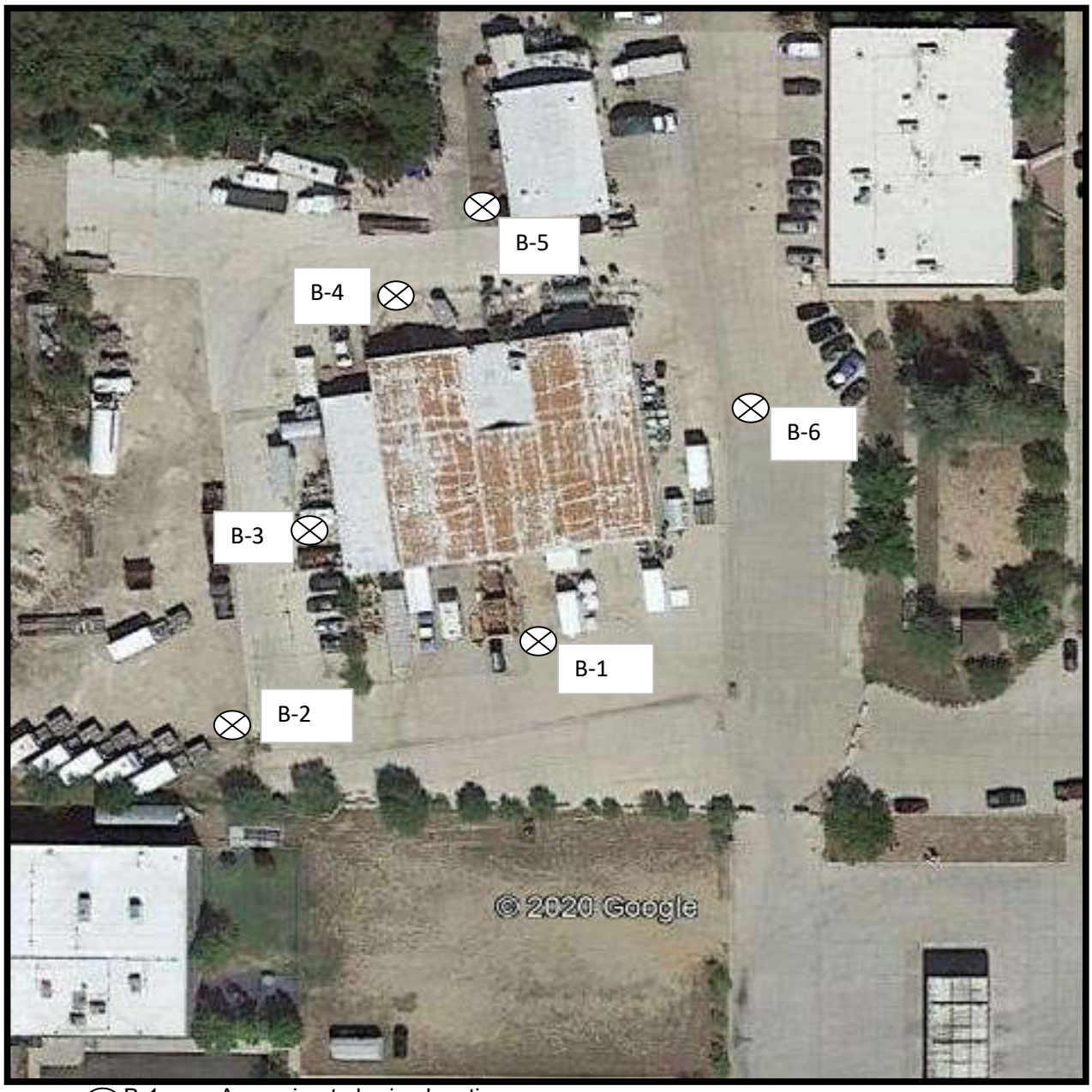
Thank you for choosing CTL to assist you with this project. If you have any questions or would like further clarification regarding this letter, please call.

Very truly yours,

CTL | THOMPSON, INC.

Dana L. Harris
Environmental Department Manager
Fort Collins Branch

Matthew Wardlow, P.E.
Environmental Department Manager
Denver Branch



N

⊗ B-1 Approximate boring location

Source:
Google Earth
2020

Not to Scale

BORINGS LOCATIONS

Rivertown Longmont LLC
21 S. Sunset Street, Longmont, Colorado
Project No. FC09625.000-205

Fig. 1

Table 1
Soil Analytical Results
Limited Phase II ESA
21 S. Sunset Street, Longmont, Colorado
FC09625.000-205

Sample No.	Depth (feet)	Date	VOCs[1] Detected (µg/kg[2])	GRO[3] (mg/kg[4])	DRO[5] (mg/kg)
			Xylenes		
B-1	5-7	12/4/2020	< 6.1	< 0.56	< 9.8
B-2	14-16	12/4/2020	< 6.1	< 0.6	< 9.8
B-3	15-17	12/4/2020	< 5.2	< 0.52	< 8.5
B-4	7-9	12/4/2020	5.8	< 0.48	< 8.6
B-5	16-18	12/4/2020	< 5.4	< 0.53	< 8.5
B-6	16-18	12/4/2020	< 4.6	< 0.55	< 8.7
OPS Tier 1 RBSL[6]			260000	500	500

1. VOCs = Volatile Organic Compounds analyzed by EPA Method 8260
2. µg/kg = micrograms per kilogram
3. GRO = Total Petroleum Hydrocarbons - Gasoline Range Organics analyzed by EPA Method 8015
4. mg/kg = milligrams per kilogram
5. DRO = Total Petroleum Hydrocarbons - Diesel Range Organics analyzed by EPA Method 8015
6. OPS Tier 1 RBSLs = Colorado Department of Labor and Employment, Division of Oil and Public Safety, Tier 1 Risk Based Screening Levels, online, accessed December 28, 2020. https://www.colorado.gov/pacific/sites/default/files/atoms/files/TierIRBSLs_0.pdf

Table 2
Groundwater Analytical Results
Limited Phase II ESA
21 S. Sunset Street, Longmont, Colorado
FC09625.000-205

Sample No.	Date	VOCs[1] Detected (µg/l[2])	
		Xylenes	Methyl tertiary-butyl ether
B-1	12/4/2020	< 1	1.6
B-2	12/4/2020	< 1	< 1.5
B-3	12/7/2020	< 1	< 1.5
B-4	12/4/2020	0.64	< 1.5
B-5	12/7/2020	< 1	< 1.5
B-6	12/4/2020	< 1	< 1.5
OPS Tier 1 RBSL[3]		1400	20

1. VOCs = Volatile Organic Compounds analyzed by EPA Method 8260
2. µg/l = micrograms per liter
3. OPS Tier 1 RBSLs = Colorado Department of Labor and Employment, Division of Oil and Public Safety, Tier 1 Risk Based Screening Levels, online, accessed December 28, 2020. https://www.colorado.gov/pacific/sites/default/files/atoms/files/TierIRBSLs_0.pdf

Attachment 1

Boring Logs

CTLITHOMPSON

Field Boring Log

Lat: _____ Long: _____

Date: 12/4/20 Project #: FC09625.000 Project Name: 21 S. Sunset Street Phase II ESA Hole#: B-1

CTL Representative DM Hole Location: see figure Elevation: _____ Start: 0750 Finish: 0920

Drill Company Site Services Rig/Hammer/Auger Type: CME 45 55 Other:Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID (ppm)	% Fines	USC Symbol	DESCRIPTIONS / NOTES (Primary, Modifier, Moisture, Consistency, Color, Notes)	Depth
							Concrete	
				0.0			Tan ~~sandy~~ clayey sand, dry, no odors	
		B-1 S-7' @0855						
5				0.0			Tan sandy clay, moist, no odor Tan clay, moist, no odor	5
							Grades to gray to tan clayey sand + gravel, dry, no odor	
10				0.0		▼	SAA, becoming wet, no odor	10
15				0.0			Grades to gray to tan clayey sand, gravel + cobbles, saturated, no odor	15
20							End boring @ 19', set well w/ 10' screen	20
25								25
30								30
35								35

Macrocore | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling _____ | Groundwater After Drilling _____ Date _____

CTLITHOMPSON

Field Boring Log

Lat: _____ Long: _____

Date: 12/4/20 Project #: FC09625.000 Project Name: 21 S. Sunset Street Phase II ESA Hole#: B-2

CTL Representative DH Hole Location: see figure Elevation: _____ Start: 0970 Finish: 1015

Drill Company Site Services Rig/Hammer/Auger Type: CME 45 55 Other:Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID (ppm)	% Fines	USC Symbol	DESCRIPTIONS / NOTES (Primary, Modifier, Moisture, Consistency, Color, Notes)	Depth
							Tan sand + gravel, dry, no odor	
				0.1				
5								5
				0.1				
							Grades to tan sand + gravel, moist, no odor	
10								10
				0.1				
		B-2 14-16' @ 1000						
15						▼	Gray clayey sand + gravel, saturated, no odor	15
				0.1				
20							End boring @ 19', set well w/ 10' screen	20
25								25
30								30
35								35

Macrocore | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling _____ | Groundwater After Drilling _____ Date _____

CTLITHOMPSON

Field Boring Log

Lat: _____ Long: _____

Date: 12/4/20 Project #: FC09625.000 Project Name: 21 S. Sunset Street Phase II ESA Hole#: B-3

CTL Representative DM Hole Location: See figure Elevation: _____ Start: 1025 Finish: 1125

Drill Company Site Services Rig/Hammer/Auger Type: CME 45 55 Other:Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID (ppm)	% Fines	USC Symbol	DESCRIPTIONS / NOTES Primary	Modifier	Moisture	Consistency	Color	Notes	Depth
							Conc. -6"						
							Tan sand + gravel, dry, no odor (10yr micro.)						
5				0.0									5
							Dark gray clayey sand + gravel, moist no odor						
10							Tan clayey sand + gravel, moist, no odor						10
15		B-3 @	15-17' 1100	0.0		▼	Tan to gray clayey sand + gravel, moist, no odor Gray sandy clay + gravel, pebbles, saturated, no odor						15
20							Set well / 10' screen						20
25													25
30													30
35													35

Macrocore | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling _____ | Groundwater After Drilling _____ Date _____

CTLITHOMPSON

Field Boring Log

Lat: _____ Long: _____

Date: 12/4/20 Project #: FC09625.000 Project Name: 21 S. Sunset Street Phase II ESA Hole#: B-4

CTL Representative DH Hole Location: See figure Elevation: _____ Start: 1135 Finish: 1250

Drill Company Site Services Rig/Hammer/Auger Type: CME 45 55 Other: Geoprobe / Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID (ppm)	% Fines	USC Symbol	DESCRIPTIONS / NOTES: Primary, Modifier, Moisture, Consistency, Color, Notes	Depth
							Concrete	
							Dark brown clayey sand, moist, no odor	
5		B-4 @ 1150	7-9'	0.0			Grades to light brown sand, gravel, pebbles, cobbles, dry, no odor	5
						▼	SAA, becoming saturated	
10							∅ recovery	10
15							Drive to 20', set well w/ 10' screen	15
20								20
25								25
30								30
35								35

Macrocore | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling _____ | Groundwater After Drilling _____ Date _____

CTLITHOMPSON

Field Boring Log

Lat: _____ Long: _____

Date: 12/4/20 Project #: FC09625.000 Project Name: _21 S. Sunset Street Phase II ESA_ Hole#: B-5

CTL Representative DH Hole Location: see figure Elevation: _____ Start: 1445 Finish: 1620

Drill Company Site Services Rig/Hammer/Auger Type: CME 45 55 Other:Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID (ppm)	% Fines	USC Symbol	DESCRIPTIONS / NOTES (Primary, Modifier, Moisture, Consistency, Color, Notes)	Depth
							Asphalt	
							Dark brown sand + gravel, moist, no odor	
				0.0				
5							Grades to light brown sand + gravel, dry, no odor	5
10								10
							Grades to light brown sand + gravel, moist, no odor	
15		B-5 @ 1540	16-18'					15
							Grades to light brown clayey sand + gravel, saturated, no odor	
				0.0				
20							End boring @ 20', set well w/ 10' screen	20
25								25
30								30
35								35

Macrocore | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling _____ | Groundwater After Drilling _____ Date _____

CTLITHOMPSON

Field Boring Log

Lat: _____ Long: _____

Date: 12/4/20 Project #: FC09625.000 Project Name: _21 S. Sunset Street Phase II ESA_ Hole#: B-6

CTL Representative DH Hole Location: see figure Elevation: _____ Start: 1300 Finish: 1440

Drill Company Site Services Rig/Hammer/Auger Type: CME 45 55 Other:Geoprobe /Manual Auto / 4"SS 6"HS Other

Depth	Hatch Pattern	Sample 1	Sample 2	PID (ppm)	% Fines	USC Symbol	DESCRIPTIONS / NOTES (Primary, Modifier, Moisture, Consistency, Color, Notes)	Depth
							Concrete	
							Dark brown clayey sand + gravel, dry, no odor	
				0.0			Tan sand + gravel, dry, no odor	
5							Dark gray clayey sand + gravel, dry, no odor	5
							Tan sand, gravel, pebbles, cobbles, dry, no odor	
10							SAA, becoming moist	10
15		B-6 @ 1400	16-18'	0.0		▼	SAA, becoming saturated	15
20							End boring @ 20', set well w/ 10' screen	20
25								25
30								30
35								35

Macrocore | Clay | Sand | Gravel | Claystone | Sandstone

C California | Piezometer set: Y N | Depth to Bedrock _____

Bulk | Groundwater During Drilling _____ | Groundwater After Drilling _____ Date _____

Attachment 2

Laboratory Analytical Results

Wednesday, December 23, 2020

Dana Harris
CTL Thompson
400 N. Link Lane
Fort Collins, CO 80524

Re: ALS Workorder: 2012132
Project Name: 21 S. Sunset
Project Number: FC09625.000V-205

Dear Mr. Harris:

Six soil samples and four water samples were received from CTL Thompson, on 12/7/2020. The samples were scheduled for the following analyses:

GC/MS Volatiles
Total Extractable Petroleum Hydrocarbons (Diesel)
Total Volatile Petroleum Hydrocarbons (Gasoline)

The results for these analyses are contained in the enclosed reports.

The data contained in the following report have been reviewed and approved by the personnel listed below. In addition, ALS certifies that the analyses reported herein are true, complete and correct within the limits of the methods employed. Should this laboratory report need to be reproduced, it should be reproduced in full unless written approval has been obtained from ALS Environmental.

Thank you for your confidence in ALS Environmental. Should you have any questions, please call.

Sincerely,

ALS Environmental
Katie M. OBrien
Project Manager

ALS Environmental – Fort Collins is accredited by the following accreditation bodies for various testing scopes in accordance with requirements of each accreditation body. All testing is performed under the laboratory management system, which is maintained to meet these requirement and regulations. Please contact the laboratory or accreditation body for the current scope testing parameters.

ALS Environmental – Fort Collins	
Accreditation Body	License or Certification Number
Alaska (AK)	17-003
Arizona (AZ)	AZ0742
California (CA)	2926
Colorado (CO)	CO01099
Florida (FL)	E87914
Idaho (ID)	CO01099
Kansas (KS)	E-10381
Kentucky (KY)	90137
PJ-LA (DoD ELAP/ISO 170250)	95377
Maryland (MD)	285
Missouri (MO)	175
Nebraska(NE)	NE-OS-24-13
Nevada (NV)	CO010992018-1
New York (NY)	12036
North Dakota (ND)	R-057
Oklahoma (OK)	1301
Pennsylvania (PA)	68-03116
Tennessee (TN)	TN02976
Texas (TX)	T104704241
Utah (UT)	CO01099
Washington (WA)	C1280

2012132

GC/MS Volatiles:
The samples were analyzed using GC/MS following the current revision of SOP 525 based on SW-846 Method 8260C.

All acceptance criteria were met.

GRO:
The samples were analyzed following the current revision of SOP 425 generally based on SW-846 Methods 8000C and 8015D. TVPH is a multicomponent mixture and is quantitated by summing the entire carbon range, rather than individual peaks. The carbon range integrated in this test extends from C6 to C10.

All acceptance criteria were met.

DRO:
The samples were analyzed following the current revision of SOP 406 generally based on SW-846 Methods 8000C and 8015D. TEPH is a multicomponent mixture and is quantitated by summing the entire carbon range, rather than individual peaks. The carbon range integrated in this test extends from C10 to C28.

All acceptance criteria were met.

ALS -- Fort Collins

Sample Number(s) Cross-Reference Table

OrderNum: 2012132
Client Name: CTL Thompson
Client Project Name: 21 S. Sunset
Client Project Number: FC09625.000V-205
Client PO Number:

Client Sample Number	Lab Sample Number	COC Number	Matrix	Date Collected	Time Collected
B-1	2012132-1		SOIL	04-Dec-20	8:35
B-2	2012132-2		SOIL	04-Dec-20	10:00
B-3	2012132-3		SOIL	04-Dec-20	11:00
B-4	2012132-4		SOIL	04-Dec-20	11:50
B-4	2012132-5		WATER	04-Dec-20	12:10
B-1	2012132-6		WATER	04-Dec-20	13:15
B-2	2012132-7		WATER	04-Dec-20	13:30
B-6	2012132-8		SOIL	04-Dec-20	14:00
B-6	2012132-9		WATER	04-Dec-20	14:15
B-5	2012132-10		SOIL	04-Dec-20	15:40

ALS Environmental

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Turnaround time for samples received after 2 p.m. will be calculated beginning from the next business day.

Turnaround time for samples received Saturday will be calculated beginning from the next business day.

ALS WORKORDER # 2012132

TURNAROUND TIME	Std.	SAMPLER	Dana Harris	PAGE	1 of 1
				DISPOSAL	BY LAB or RETURN

PROJECT NAME	21 S. Sunset	SITE ID	
PROJECT No.	F509625.000 V-205	EDD FORMAT	
		PURCHASE ORDER	
COMPANY NAME	CTL Thompson	BILL TO COMPANY	
SEND REPORT TO	Dana Harris	INVOICE ATTN TO	
ADDRESS	400 N. Link Lane	ADDRESS	
CITY / STATE / ZIP	Fort Collins, CO 80521	CITY / STATE / ZIP	
PHONE	970-206-9455	PHONE	
FAX		FAX	
E-MAIL	dharris@ctlthompson.com	E-MAIL	

PARAMETER/METHOD REQUEST FOR ANALYSIS

A	VOCs
B	DRO
C	GRO
D	
E	
F	
G	
H	
I	
J	

LAB ID	FIELD ID	MATRIX	SAMPLE DATE	SAMPLE TIME	# OF BOTTLES	PRESERVATIVE	QC	A	B	C	D	E	F	G	H	I	J	SEE NOTES SECTION
1	B-1	S	12/4/20	0835	2	–	–	X	X	X								
2	B-2	S	12/4/20	1000	2	–	–	X	X	X								
3	B-3	S	12/4/20	1100	2	–	–	X	X	X								
4	B-4	S	12/4/20	1150	2	–	–	X	X	X								
5	B-4	W	12/4/20	1210	3	HCl	–	X										
6	B-1	W	12/4/20	1315	3	HCl	–	X										
7	B-2	W	12/4/20	1370	3	HCl	–	X										
8	B-6	S	12/4/20	1400	2	–	–	X	X	X								
9	B-6	W	12/4/20	1415	3	HCl	–	X										
10	B-5	S	12/4/20	1540	2	–	–	X	X	X								
	~~B-5~~ (DUP)	~~W~~	~~12/4/20~~	~~1550~~	~~3~~	~~HCl~~	~~–~~	~~X~~										

*Time Zone (Circle): EST CST (MST) PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

NOTES

1.9°C

REPORT LEVEL / QC REQUIRED

- [x] Summary (Standard QC)
- [ ] LEVEL II (Standard QC)
- [ ] LEVEL III (Std QC + forms)
- [ ] LEVEL IV (Std QC + forms + raw

PRESERVATION KEY: 1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaOH/ZnAcetate 6-NaHSO4 7-4°C 8-Other

Form 202r9

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	12/7/20	1330
RECEIVED BY	[signature]	Tyler Mosser	12/7/20	1338
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

ALS Environmental - Fort Collins
CONDITION OF SAMPLE UPON RECEIPT FORM

Client Name/ID: CTL Thompson Workorder No: 2012132

Project Manager: KMO Initials: TM Date: 12/7/20

1. Are airbills / shipping documents present and/or removable?	☑ Drop Off	☐ YES	☐ NO	
2. Are custody seals on **shipping** containers intact?	☑ NONE	☐ YES	☐ NO*	
3. Are custody seals on **sample** containers intact?	☑ NONE	☐ YES	☐ NO*	
4. Is there a COC (chain-of-custody) present?		☑ YES	☐ NO*	
5. Is the COC in agreement with samples received? (IDs, dates, times, # of samples, # of containers, matrix, requested analyses, etc.)		☑ YES	☐ NO*	
6. Are short-hold samples present?		☐ YES	☑ NO	
7. Are all samples within holding times for the requested analyses?		☑ YES	☐ NO*	
8. Were all sample containers received intact? (not broken or leaking)		☑ YES	☐ NO*	
9. Is there sufficient sample for the requested analyses?		☑ YES	☐ NO*	
10. Are samples in proper containers for requested analyses? (form 250, *Sample Handling Guidelines*)		☑ YES	☐ NO*	
11. Are all aqueous samples preserved correctly, if required?	☑ N/A	☐ YES	☐ NO*	
12. Were unpreserved samples pH checked, if required?	☑ N/A	☐ YES	☐ NO	
13. Are all samples requiring no headspace (VOC, GRO, RSK/MEE, radon) free of bubbles > 6 mm in diameter?	☐ N/A	☑ YES	☐ NO	
14. Were the samples shipped on ice?		☑ YES	☐ NO	
15. Were cooler temperatures measured at 0.1 - 6.0°C? IR gun used+: ☐ #3 ☑ #5	☐ Rad Only	☑ YES	☐ NO	

Cooler #: 1

Temperature (°C): 1.9

# of custody seals on cooler: 0

External mR/hr reading: -

Background mR/hr reading: 8

Were external mR/hr readings ≤ two times background and within DOT acceptance criteria? (If no, see Form 008) ☑ N/A ☐ YES ☐ NO

* Please provide details below for 'NO' responses in gray boxes above - for 2 thru 5 & 7 thru 12, notify PM & continue w/ login.

All client bottle ID's vs ALS lab ID's double-checked by: TM

If applicable, was the client contacted? ☐ YES ☐ N/A Contact Name Date:

Project Manager Signature / Date: 12/8/20

Form 201r30.xls
(06/04/2020)

+IR Gun #3, VWR SN 170647571
+IR Gun #5, VWR SN 192272629

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-1
Lab ID: 2012132-1
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 08:35
Percent Moisture: 19.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
Diesel Range Organics		**SW8015M**		Prep Date:	**12/9/2020**	PrepBy: **ASZ**
Diesel Range Organics	ND		9.8	MG/KG	1	12/22/2020 11:37
Surr: O-TERPHENYL	*96*		*56-120*	*%REC*	1	12/22/2020 11:37
Gasoline Range Organics		**SW8015**		Prep Date:	**12/15/2020**	PrepBy: **ASZ**
GASOLINE RANGE ORGANICS	ND		0.56	MG/KG	1	12/15/2020 09:33
Surr: 2,3,4-TRIFLUOROTOLUENE	*98*		*80-120*	*%REC*	1	12/15/2020 09:33
GC/MS Volatiles		**SW8260**		Prep Date:	**12/15/2020**	PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		7.3	UG/KG	1	12/15/2020 15:40
CHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
VINYL CHLORIDE	ND		6.1	UG/KG	1	12/15/2020 15:40
BROMOMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
CHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
TRICHLOROFLUOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1-DICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
ACETONE	ND		61	UG/KG	1	12/15/2020 15:40
IODOMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
CARBON DISULFIDE	ND		6.1	UG/KG	1	12/15/2020 15:40
METHYLENE CHLORIDE	ND		12	UG/KG	1	12/15/2020 15:40
TRANS-1,2-DICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 15:40
METHYL TERTIARY BUTYL ETHER	ND		9.7	UG/KG	1	12/15/2020 15:40
1,1-DICHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
VINYL ACETATE	ND		24	UG/KG	1	12/15/2020 15:40
CIS-1,2-DICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 15:40
2-BUTANONE	ND		24	UG/KG	1	12/15/2020 15:40
BROMOCHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
CHLOROFORM	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1,1-TRICHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
2,2-DICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 15:40
CARBON TETRACHLORIDE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1-DICHLOROPROPENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2-DICHLOROETHANE	ND		7.3	UG/KG	1	12/15/2020 15:40
BENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
TRICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2-DICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 15:40
DIBROMOMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
BROMODICHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
CIS-1,3-DICHLOROPROPENE	ND		6.1	UG/KG	1	12/15/2020 15:40
4-METHYL-2-PENTANONE	ND		24	UG/KG	1	12/15/2020 15:40
TOLUENE	ND		6.1	UG/KG	1	12/15/2020 15:40
TRANS-1,3-DICHLOROPROPENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1,2-TRICHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
2-HEXANONE	ND		24	UG/KG	1	12/15/2020 15:40
TETRACHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,3-DICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 15:40
DIBROMOCHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-1
Lab ID: 2012132-1
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 08:35
Percent Moisture: 19.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
1,2-DIBROMOETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
1-CHLOROHEXANE	ND		6.1	UG/KG	1	12/15/2020 15:40
CHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1,1,2-TETRACHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
ETHYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
M+P-XYLENE	ND		8.5	UG/KG	1	12/15/2020 15:40
O-XYLENE	ND		6.1	UG/KG	1	12/15/2020 15:40
STYRENE	ND		6.1	UG/KG	1	12/15/2020 15:40
BROMOFORM	ND		6.1	UG/KG	1	12/15/2020 15:40
ISOPROPYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2,3-TRICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,1,2,2-TETRACHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 15:40
BROMOBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
N-PROPYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
2-CHLOROTOLUENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,3,5-TRIMETHYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
4-CHLOROTOLUENE	ND		6.1	UG/KG	1	12/15/2020 15:40
TERT-BUTYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2,4-TRIMETHYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
SEC-BUTYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,3-DICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
P-ISOPROPYLTOLUENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,4-DICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
N-BUTYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2-DICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2-DIBROMO-3-CHLOROPROPANE	ND		12	UG/KG	1	12/15/2020 15:40
1,2,4-TRICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
HEXACHLOROBUTADIENE	ND		6.1	UG/KG	1	12/15/2020 15:40
NAPHTHALENE	ND		6.1	UG/KG	1	12/15/2020 15:40
1,2,3-TRICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 15:40
Surr: DIBROMOFLUOROMETHANE	*99*		*77-125*	*%REC*	1	12/15/2020 15:40
Surr: TOLUENE-D8	*101*		*80-120*	*%REC*	1	12/15/2020 15:40
Surr: 4-BROMOFLUOROBENZENE	*100*		*71-121*	*%REC*	1	12/15/2020 15:40

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-2
Lab ID: 2012132-2
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 10:00
Percent Moisture: 20.4

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
Diesel Range Organics		**SW8015M**		Prep Date:	**12/9/2020**	PrepBy: **ASZ**
Diesel Range Organics	ND		9.8	MG/KG	1	12/22/2020 12:20
Surr: O-TERPHENYL	*92*		*56-120*	*%REC*	1	12/22/2020 12:20
Gasoline Range Organics		**SW8015**		Prep Date:	**12/15/2020**	PrepBy: **ASZ**
GASOLINE RANGE ORGANICS	ND		0.6	MG/KG	1	12/15/2020 09:57
Surr: 2,3,4-TRIFLUOROTOLUENE	*97*		*80-120*	*%REC*	1	12/15/2020 09:57
GC/MS Volatiles		**SW8260**		Prep Date:	**12/15/2020**	PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		7.3	UG/KG	1	12/15/2020 16:04
CHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
VINYL CHLORIDE	ND		6.1	UG/KG	1	12/15/2020 16:04
BROMOMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
CHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
TRICHLOROFLUOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1-DICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
ACETONE	ND		61	UG/KG	1	12/15/2020 16:04
IODOMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
CARBON DISULFIDE	ND		6.1	UG/KG	1	12/15/2020 16:04
METHYLENE CHLORIDE	ND		12	UG/KG	1	12/15/2020 16:04
TRANS-1,2-DICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 16:04
METHYL TERTIARY BUTYL ETHER	ND		9.8	UG/KG	1	12/15/2020 16:04
1,1-DICHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
VINYL ACETATE	ND		24	UG/KG	1	12/15/2020 16:04
CIS-1,2-DICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 16:04
2-BUTANONE	ND		24	UG/KG	1	12/15/2020 16:04
BROMOCHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
CHLOROFORM	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1,1-TRICHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
2,2-DICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 16:04
CARBON TETRACHLORIDE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1-DICHLOROPROPENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2-DICHLOROETHANE	ND		7.3	UG/KG	1	12/15/2020 16:04
BENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
TRICHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2-DICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 16:04
DIBROMOMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
BROMODICHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
CIS-1,3-DICHLOROPROPENE	ND		6.1	UG/KG	1	12/15/2020 16:04
4-METHYL-2-PENTANONE	ND		24	UG/KG	1	12/15/2020 16:04
TOLUENE	ND		6.1	UG/KG	1	12/15/2020 16:04
TRANS-1,3-DICHLOROPROPENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1,2-TRICHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
2-HEXANONE	ND		24	UG/KG	1	12/15/2020 16:04
TETRACHLOROETHENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,3-DICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 16:04
DIBROMOCHLOROMETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-2
Lab ID: 2012132-2
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 10:00
Percent Moisture: 20.4

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
1,2-DIBROMOETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
1-CHLOROHEXANE	ND		6.1	UG/KG	1	12/15/2020 16:04
CHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1,1,2-TETRACHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
ETHYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
M+P-XYLENE	ND		8.6	UG/KG	1	12/15/2020 16:04
O-XYLENE	ND		6.1	UG/KG	1	12/15/2020 16:04
STYRENE	ND		6.1	UG/KG	1	12/15/2020 16:04
BROMOFORM	ND		6.1	UG/KG	1	12/15/2020 16:04
ISOPROPYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2,3-TRICHLOROPROPANE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,1,2,2-TETRACHLOROETHANE	ND		6.1	UG/KG	1	12/15/2020 16:04
BROMOBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
N-PROPYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
2-CHLOROTOLUENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,3,5-TRIMETHYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
4-CHLOROTOLUENE	ND		6.1	UG/KG	1	12/15/2020 16:04
TERT-BUTYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2,4-TRIMETHYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
SEC-BUTYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,3-DICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
P-ISOPROPYLTOLUENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,4-DICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
N-BUTYLBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2-DICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2-DIBROMO-3-CHLOROPROPANE	ND		12	UG/KG	1	12/15/2020 16:04
1,2,4-TRICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
HEXACHLOROBUTADIENE	ND		6.1	UG/KG	1	12/15/2020 16:04
NAPHTHALENE	ND		6.1	UG/KG	1	12/15/2020 16:04
1,2,3-TRICHLOROBENZENE	ND		6.1	UG/KG	1	12/15/2020 16:04
Surr: DIBROMOFLUOROMETHANE	*103*		*77-125*	*%REC*	1	12/15/2020 16:04
Surr: TOLUENE-D8	*95*		*80-120*	*%REC*	1	12/15/2020 16:04
Surr: 4-BROMOFLUOROBENZENE	*97*		*71-121*	*%REC*	1	12/15/2020 16:04

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-3
Lab ID: 2012132-3
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 11:00
Percent Moisture: 9.6

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
Diesel Range Organics		**SW8015M**		Prep Date:	**12/9/2020**	PrepBy: **ASZ**
Diesel Range Organics	ND		8.5	MG/KG	1	12/22/2020 13:02
Surr: O-TERPHENYL	*95*		*56-120*	*%REC*	1	12/22/2020 13:02
Gasoline Range Organics		**SW8015**		Prep Date:	**12/15/2020**	PrepBy: **ASZ**
GASOLINE RANGE ORGANICS	ND		0.52	MG/KG	1	12/15/2020 10:21
Surr: 2,3,4-TRIFLUOROTOLUENE	*96*		*80-120*	*%REC*	1	12/15/2020 10:21
GC/MS Volatiles		**SW8260**		Prep Date:	**12/15/2020**	PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		6.3	UG/KG	1	12/15/2020 16:28
CHLOROMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
VINYL CHLORIDE	ND		5.2	UG/KG	1	12/15/2020 16:28
BROMOMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
CHLOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
TRICHLOROFLUOROMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1-DICHLOROETHENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
ACETONE	ND		52	UG/KG	1	12/15/2020 16:28
IODOMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
CARBON DISULFIDE	ND		5.2	UG/KG	1	12/15/2020 16:28
METHYLENE CHLORIDE	ND		10	UG/KG	1	12/15/2020 16:28
TRANS-1,2-DICHLOROETHENE	ND		5.2	UG/KG	1	12/15/2020 16:28
METHYL TERTIARY BUTYL ETHER	ND		8.3	UG/KG	1	12/15/2020 16:28
1,1-DICHLOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
VINYL ACETATE	ND		21	UG/KG	1	12/15/2020 16:28
CIS-1,2-DICHLOROETHENE	ND		5.2	UG/KG	1	12/15/2020 16:28
2-BUTANONE	ND		21	UG/KG	1	12/15/2020 16:28
BROMOCHLOROMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
CHLOROFORM	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1,1-TRICHLOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
2,2-DICHLOROPROPANE	ND		5.2	UG/KG	1	12/15/2020 16:28
CARBON TETRACHLORIDE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1-DICHLOROPROPENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2-DICHLOROETHANE	ND		6.3	UG/KG	1	12/15/2020 16:28
BENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
TRICHLOROETHENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2-DICHLOROPROPANE	ND		5.2	UG/KG	1	12/15/2020 16:28
DIBROMOMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
BROMODICHLOROMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
CIS-1,3-DICHLOROPROPENE	ND		5.2	UG/KG	1	12/15/2020 16:28
4-METHYL-2-PENTANONE	ND		21	UG/KG	1	12/15/2020 16:28
TOLUENE	ND		5.2	UG/KG	1	12/15/2020 16:28
TRANS-1,3-DICHLOROPROPENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1,2-TRICHLOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
2-HEXANONE	ND		21	UG/KG	1	12/15/2020 16:28
TETRACHLOROETHENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,3-DICHLOROPROPANE	ND		5.2	UG/KG	1	12/15/2020 16:28
DIBROMOCHLOROMETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28

Client: CTL Thompson
Project: FC09625.000V-205 21 S. Sunset
Sample ID: B-3
Legal Location:
Collection Date: 12/4/2020 11:00

Date: *23-Dec-20*
Work Order: 2012132
Lab ID: 2012132-3
Matrix: SOIL
Percent Moisture: 9.6

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
1,2-DIBROMOETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
1-CHLOROHEXANE	ND		5.2	UG/KG	1	12/15/2020 16:28
CHLOROBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1,1,2-TETRACHLOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
ETHYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
M+P-XYLENE	ND		7.3	UG/KG	1	12/15/2020 16:28
O-XYLENE	ND		5.2	UG/KG	1	12/15/2020 16:28
STYRENE	ND		5.2	UG/KG	1	12/15/2020 16:28
BROMOFORM	ND		5.2	UG/KG	1	12/15/2020 16:28
ISOPROPYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2,3-TRICHLOROPROPANE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,1,2,2-TETRACHLOROETHANE	ND		5.2	UG/KG	1	12/15/2020 16:28
BROMOBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
N-PROPYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
2-CHLOROTOLUENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,3,5-TRIMETHYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
4-CHLOROTOLUENE	ND		5.2	UG/KG	1	12/15/2020 16:28
TERT-BUTYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2,4-TRIMETHYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
SEC-BUTYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,3-DICHLOROBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
P-ISOPROPYLTOLUENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,4-DICHLOROBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
N-BUTYLBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2-DICHLOROBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2-DIBROMO-3-CHLOROPROPANE	ND		10	UG/KG	1	12/15/2020 16:28
1,2,4-TRICHLOROBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
HEXACHLOROBUTADIENE	ND		5.2	UG/KG	1	12/15/2020 16:28
NAPHTHALENE	ND		5.2	UG/KG	1	12/15/2020 16:28
1,2,3-TRICHLOROBENZENE	ND		5.2	UG/KG	1	12/15/2020 16:28
Surr: DIBROMOFLUOROMETHANE	*103*		*77-125*	*%REC*	1	12/15/2020 16:28
Surr: TOLUENE-D8	*94*		*80-120*	*%REC*	1	12/15/2020 16:28
Surr: 4-BROMOFLUOROBENZENE	*97*		*71-121*	*%REC*	1	12/15/2020 16:28

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-4
Lab ID: 2012132-4
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 11:50
Percent Moisture: 7.4

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
Diesel Range Organics		**SW8015M**		Prep Date:	**12/9/2020**	PrepBy: **ASZ**
Diesel Range Organics	ND		8.6	MG/KG	1	12/22/2020 13:24
Surr: O-TERPHENYL	*98*		*56-120*	*%REC*	1	12/22/2020 13:24
Gasoline Range Organics		**SW8015**		Prep Date:	**12/15/2020**	PrepBy: **ASZ**
GASOLINE RANGE ORGANICS	ND		0.48	MG/KG	1	12/15/2020 10:45
Surr: 2,3,4-TRIFLUOROTOLUENE	*97*		*80-120*	*%REC*	1	12/15/2020 10:45
GC/MS Volatiles		**SW8260**		Prep Date:	**12/15/2020**	PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		5.9	UG/KG	1	12/15/2020 16:52
CHLOROMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
VINYL CHLORIDE	ND		4.9	UG/KG	1	12/15/2020 16:52
BROMOMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
CHLOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
TRICHLOROFLUOROMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1-DICHLOROETHENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
ACETONE	ND		49	UG/KG	1	12/15/2020 16:52
IODOMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
CARBON DISULFIDE	ND		4.9	UG/KG	1	12/15/2020 16:52
METHYLENE CHLORIDE	ND		9.8	UG/KG	1	12/15/2020 16:52
TRANS-1,2-DICHLOROETHENE	ND		4.9	UG/KG	1	12/15/2020 16:52
METHYL TERTIARY BUTYL ETHER	ND		7.8	UG/KG	1	12/15/2020 16:52
1,1-DICHLOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
VINYL ACETATE	ND		20	UG/KG	1	12/15/2020 16:52
CIS-1,2-DICHLOROETHENE	ND		4.9	UG/KG	1	12/15/2020 16:52
2-BUTANONE	ND		20	UG/KG	1	12/15/2020 16:52
BROMOCHLOROMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
CHLOROFORM	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1,1-TRICHLOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
2,2-DICHLOROPROPANE	ND		4.9	UG/KG	1	12/15/2020 16:52
CARBON TETRACHLORIDE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1-DICHLOROPROPENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2-DICHLOROETHANE	ND		5.9	UG/KG	1	12/15/2020 16:52
BENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
TRICHLOROETHENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2-DICHLOROPROPANE	ND		4.9	UG/KG	1	12/15/2020 16:52
DIBROMOMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
BROMODICHLOROMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
CIS-1,3-DICHLOROPROPENE	ND		4.9	UG/KG	1	12/15/2020 16:52
4-METHYL-2-PENTANONE	ND		20	UG/KG	1	12/15/2020 16:52
TOLUENE	ND		4.9	UG/KG	1	12/15/2020 16:52
TRANS-1,3-DICHLOROPROPENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1,2-TRICHLOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
2-HEXANONE	ND		20	UG/KG	1	12/15/2020 16:52
TETRACHLOROETHENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,3-DICHLOROPROPANE	ND		4.9	UG/KG	1	12/15/2020 16:52
DIBROMOCHLOROMETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-4
Lab ID: 2012132-4
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 11:50
Percent Moisture: 7.4

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
1,2-DIBROMOETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
1-CHLOROHEXANE	ND		4.9	UG/KG	1	12/15/2020 16:52
CHLOROBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1,1,2-TETRACHLOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
ETHYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
M+P-XYLENE	**3.8**	J	**6.9**	**UG/KG**	1	12/15/2020 16:52
O-XYLENE	**2**	J	**4.9**	**UG/KG**	1	12/15/2020 16:52
STYRENE	ND		4.9	UG/KG	1	12/15/2020 16:52
BROMOFORM	ND		4.9	UG/KG	1	12/15/2020 16:52
ISOPROPYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2,3-TRICHLOROPROPANE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,1,2,2-TETRACHLOROETHANE	ND		4.9	UG/KG	1	12/15/2020 16:52
BROMOBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
N-PROPYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
2-CHLOROTOLUENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,3,5-TRIMETHYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
4-CHLOROTOLUENE	ND		4.9	UG/KG	1	12/15/2020 16:52
TERT-BUTYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2,4-TRIMETHYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
SEC-BUTYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,3-DICHLOROBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
P-ISOPROPYLTOLUENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,4-DICHLOROBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
N-BUTYLBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2-DICHLOROBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2-DIBROMO-3-CHLOROPROPANE	ND		9.8	UG/KG	1	12/15/2020 16:52
1,2,4-TRICHLOROBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
HEXACHLOROBUTADIENE	ND		4.9	UG/KG	1	12/15/2020 16:52
NAPHTHALENE	ND		4.9	UG/KG	1	12/15/2020 16:52
1,2,3-TRICHLOROBENZENE	ND		4.9	UG/KG	1	12/15/2020 16:52
Surr: DIBROMOFLUOROMETHANE	*104*		*77-125*	*%REC*	1	12/15/2020 16:52
Surr: TOLUENE-D8	*98*		*80-120*	*%REC*	1	12/15/2020 16:52
Surr: 4-BROMOFLUOROBENZENE	*97*		*71-121*	*%REC*	1	12/15/2020 16:52

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-4
Lab ID: 2012132-5
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 12:10
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS Volatiles		**SW8260_25**		Prep Date: **12/9/2020**		PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 19:32
CHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:32
VINYL CHLORIDE	ND		1	UG/L	1	12/9/2020 19:32
BROMOMETHANE	ND		1.5	UG/L	1	12/9/2020 19:32
CHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
TRICHLOROFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 19:32
1,1-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:32
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
ACETONE	ND		10	UG/L	1	12/9/2020 19:32
IODOMETHANE	ND		3	UG/L	1	12/9/2020 19:32
CARBON DISULFIDE	ND		1	UG/L	1	12/9/2020 19:32
METHYLENE CHLORIDE	ND		2	UG/L	1	12/9/2020 19:32
TRANS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:32
METHYL TERTIARY BUTYL ETHER	ND		1.5	UG/L	1	12/9/2020 19:32
1,1-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
VINYL ACETATE	ND		2	UG/L	1	12/9/2020 19:32
CIS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:32
2-BUTANONE	ND		10	UG/L	1	12/9/2020 19:32
BROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:32
CHLOROFORM	ND		1	UG/L	1	12/9/2020 19:32
1,1,1-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
2,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:32
CARBON TETRACHLORIDE	ND		1	UG/L	1	12/9/2020 19:32
1,1-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 19:32
1,2-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
BENZENE	ND		1	UG/L	1	12/9/2020 19:32
TRICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:32
1,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:32
DIBROMOMETHANE	ND		1	UG/L	1	12/9/2020 19:32
BROMODICHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:32
CIS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 19:32
4-METHYL-2-PENTANONE	ND		10	UG/L	1	12/9/2020 19:32
TOLUENE	ND		1	UG/L	1	12/9/2020 19:32
TRANS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 19:32
1,1,2-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
2-HEXANONE	ND		10	UG/L	1	12/9/2020 19:32
TETRACHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:32
1,3-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:32
DIBROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:32
1,2-DIBROMOETHANE	ND		1	UG/L	1	12/9/2020 19:32
1-CHLOROHEXANE	ND		1	UG/L	1	12/9/2020 19:32
CHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:32
1,1,1,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
ETHYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
M+P-XYLENE	**0.64**	J	**1**	**UG/L**	1	12/9/2020 19:32
O-XYLENE	ND		1	UG/L	1	12/9/2020 19:32

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-4
Lab ID: 2012132-5
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 12:10
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
STYRENE	ND		1	UG/L	1	12/9/2020 19:32
BROMOFORM	ND		1	UG/L	1	12/9/2020 19:32
ISOPROPYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
1,2,3-TRICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:32
1,1,2,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:32
BROMOBENZENE	ND		1	UG/L	1	12/9/2020 19:32
N-PROPYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
2-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 19:32
1,3,5-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
4-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 19:32
TERT-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
1,2,4-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
SEC-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
1,3-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:32
P-ISOPROPYLTOLUENE	ND		1	UG/L	1	12/9/2020 19:32
1,4-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:32
N-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 19:32
1,2-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:32
1,2-DIBROMO-3-CHLOROPROPANE	ND		2	UG/L	1	12/9/2020 19:32
1,2,4-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:32
HEXACHLOROBUTADIENE	ND		1	UG/L	1	12/9/2020 19:32
NAPHTHALENE	ND		1	UG/L	1	12/9/2020 19:32
1,2,3-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:32
Surr: DIBROMOFLUOROMETHANE	*98*		*80-120*	*%REC*	1	12/9/2020 19:32
Surr: TOLUENE-D8	*100*		*80-120*	*%REC*	1	12/9/2020 19:32
Surr: 4-BROMOFLUOROBENZENE	*105*		*80-120*	*%REC*	1	12/9/2020 19:32

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-1
Lab ID: 2012132-6
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 13:15
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS Volatiles		**SW8260_25**		Prep Date: **12/9/2020**		PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 19:52
CHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:52
VINYL CHLORIDE	ND		1	UG/L	1	12/9/2020 19:52
BROMOMETHANE	ND		1.5	UG/L	1	12/9/2020 19:52
CHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
TRICHLOROFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 19:52
1,1-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:52
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
ACETONE	ND		10	UG/L	1	12/9/2020 19:52
IODOMETHANE	ND		3	UG/L	1	12/9/2020 19:52
CARBON DISULFIDE	ND		1	UG/L	1	12/9/2020 19:52
METHYLENE CHLORIDE	ND		2	UG/L	1	12/9/2020 19:52
TRANS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:52
METHYL TERTIARY BUTYL ETHER	**1.6**		**1.5**	**UG/L**	1	12/9/2020 19:52
1,1-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
VINYL ACETATE	ND		2	UG/L	1	12/9/2020 19:52
CIS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:52
2-BUTANONE	ND		10	UG/L	1	12/9/2020 19:52
BROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:52
CHLOROFORM	ND		1	UG/L	1	12/9/2020 19:52
1,1,1-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
2,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:52
CARBON TETRACHLORIDE	ND		1	UG/L	1	12/9/2020 19:52
1,1-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 19:52
1,2-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
BENZENE	ND		1	UG/L	1	12/9/2020 19:52
TRICHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:52
1,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:52
DIBROMOMETHANE	ND		1	UG/L	1	12/9/2020 19:52
BROMODICHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:52
CIS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 19:52
4-METHYL-2-PENTANONE	ND		10	UG/L	1	12/9/2020 19:52
TOLUENE	ND		1	UG/L	1	12/9/2020 19:52
TRANS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 19:52
1,1,2-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
2-HEXANONE	ND		10	UG/L	1	12/9/2020 19:52
TETRACHLOROETHENE	ND		1	UG/L	1	12/9/2020 19:52
1,3-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:52
DIBROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 19:52
1,2-DIBROMOETHANE	ND		1	UG/L	1	12/9/2020 19:52
1-CHLOROHEXANE	ND		1	UG/L	1	12/9/2020 19:52
CHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:52
1,1,1,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
ETHYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
M+P-XYLENE	ND		1	UG/L	1	12/9/2020 19:52
O-XYLENE	ND		1	UG/L	1	12/9/2020 19:52

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-1
Lab ID: 2012132-6
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 13:15
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
STYRENE	ND		1	UG/L	1	12/9/2020 19:52
BROMOFORM	ND		1	UG/L	1	12/9/2020 19:52
ISOPROPYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
1,2,3-TRICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 19:52
1,1,2,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 19:52
BROMOBENZENE	ND		1	UG/L	1	12/9/2020 19:52
N-PROPYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
2-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 19:52
1,3,5-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
4-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 19:52
TERT-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
1,2,4-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
SEC-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
1,3-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:52
P-ISOPROPYLTOLUENE	ND		1	UG/L	1	12/9/2020 19:52
1,4-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:52
N-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 19:52
1,2-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:52
1,2-DIBROMO-3-CHLOROPROPANE	ND		2	UG/L	1	12/9/2020 19:52
1,2,4-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:52
HEXACHLOROBUTADIENE	ND		1	UG/L	1	12/9/2020 19:52
NAPHTHALENE	ND		1	UG/L	1	12/9/2020 19:52
1,2,3-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 19:52
Surr: DIBROMOFLUOROMETHANE	*98*		*80-120*	*%REC*	1	12/9/2020 19:52
Surr: TOLUENE-D8	*100*		*80-120*	*%REC*	1	12/9/2020 19:52
Surr: 4-BROMOFLUOROBENZENE	*103*		*80-120*	*%REC*	1	12/9/2020 19:52

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-2
Lab ID: 2012132-7
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 13:30
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS Volatiles		**SW8260_25**		Prep Date: **12/9/2020**		PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 20:13
CHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:13
VINYL CHLORIDE	ND		1	UG/L	1	12/9/2020 20:13
BROMOMETHANE	ND		1.5	UG/L	1	12/9/2020 20:13
CHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
TRICHLOROFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 20:13
1,1-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:13
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
ACETONE	ND		10	UG/L	1	12/9/2020 20:13
IODOMETHANE	ND		3	UG/L	1	12/9/2020 20:13
CARBON DISULFIDE	ND		1	UG/L	1	12/9/2020 20:13
METHYLENE CHLORIDE	ND		2	UG/L	1	12/9/2020 20:13
TRANS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:13
METHYL TERTIARY BUTYL ETHER	ND		1.5	UG/L	1	12/9/2020 20:13
1,1-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
VINYL ACETATE	ND		2	UG/L	1	12/9/2020 20:13
CIS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:13
2-BUTANONE	ND		10	UG/L	1	12/9/2020 20:13
BROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:13
CHLOROFORM	ND		1	UG/L	1	12/9/2020 20:13
1,1,1-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
2,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:13
CARBON TETRACHLORIDE	ND		1	UG/L	1	12/9/2020 20:13
1,1-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 20:13
1,2-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
BENZENE	ND		1	UG/L	1	12/9/2020 20:13
TRICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:13
1,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:13
DIBROMOMETHANE	ND		1	UG/L	1	12/9/2020 20:13
BROMODICHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:13
CIS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 20:13
4-METHYL-2-PENTANONE	ND		10	UG/L	1	12/9/2020 20:13
TOLUENE	ND		1	UG/L	1	12/9/2020 20:13
TRANS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 20:13
1,1,2-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
2-HEXANONE	ND		10	UG/L	1	12/9/2020 20:13
TETRACHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:13
1,3-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:13
DIBROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:13
1,2-DIBROMOETHANE	ND		1	UG/L	1	12/9/2020 20:13
1-CHLOROHEXANE	ND		1	UG/L	1	12/9/2020 20:13
CHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:13
1,1,1,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
ETHYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
M+P-XYLENE	ND		1	UG/L	1	12/9/2020 20:13
O-XYLENE	ND		1	UG/L	1	12/9/2020 20:13

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-2
Lab ID: 2012132-7
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 13:30
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
STYRENE	ND		1	UG/L	1	12/9/2020 20:13
BROMOFORM	ND		1	UG/L	1	12/9/2020 20:13
ISOPROPYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
1,2,3-TRICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:13
1,1,2,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:13
BROMOBENZENE	ND		1	UG/L	1	12/9/2020 20:13
N-PROPYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
2-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 20:13
1,3,5-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
4-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 20:13
TERT-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
1,2,4-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
SEC-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
1,3-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:13
P-ISOPROPYLTOLUENE	ND		1	UG/L	1	12/9/2020 20:13
1,4-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:13
N-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 20:13
1,2-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:13
1,2-DIBROMO-3-CHLOROPROPANE	ND		2	UG/L	1	12/9/2020 20:13
1,2,4-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:13
HEXACHLOROBUTADIENE	ND		1	UG/L	1	12/9/2020 20:13
NAPHTHALENE	ND		1	UG/L	1	12/9/2020 20:13
1,2,3-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:13
Surr: DIBROMOFLUOROMETHANE	*99*		*80-120*	*%REC*	1	12/9/2020 20:13
Surr: TOLUENE-D8	*102*		*80-120*	*%REC*	1	12/9/2020 20:13
Surr: 4-BROMOFLUOROBENZENE	*102*		*80-120*	*%REC*	1	12/9/2020 20:13

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-6
Lab ID: 2012132-8
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 14:00
Percent Moisture: 9.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
Diesel Range Organics		**SW8015M**		Prep Date:	**12/9/2020**	PrepBy: **ASZ**
Diesel Range Organics	ND		8.7	MG/KG	1	12/22/2020 13:45
Surr: O-TERPHENYL	*93*		*56-120*	*%REC*	1	12/22/2020 13:45
Gasoline Range Organics		**SW8015**		Prep Date:	**12/15/2020**	PrepBy: **ASZ**
GASOLINE RANGE ORGANICS	ND		0.55	MG/KG	1	12/15/2020 11:09
Surr: 2,3,4-TRIFLUOROTOLUENE	*98*		*80-120*	*%REC*	1	12/15/2020 11:09
GC/MS Volatiles		**SW8260**		Prep Date:	**12/15/2020**	PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		5.5	UG/KG	1	12/15/2020 17:16
CHLOROMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
VINYL CHLORIDE	ND		4.6	UG/KG	1	12/15/2020 17:16
BROMOMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
CHLOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
TRICHLOROFLUOROMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1-DICHLOROETHENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
ACETONE	ND		46	UG/KG	1	12/15/2020 17:16
IODOMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
CARBON DISULFIDE	ND		4.6	UG/KG	1	12/15/2020 17:16
METHYLENE CHLORIDE	ND		9.2	UG/KG	1	12/15/2020 17:16
TRANS-1,2-DICHLOROETHENE	ND		4.6	UG/KG	1	12/15/2020 17:16
METHYL TERTIARY BUTYL ETHER	ND		7.4	UG/KG	1	12/15/2020 17:16
1,1-DICHLOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
VINYL ACETATE	ND		18	UG/KG	1	12/15/2020 17:16
CIS-1,2-DICHLOROETHENE	ND		4.6	UG/KG	1	12/15/2020 17:16
2-BUTANONE	ND		18	UG/KG	1	12/15/2020 17:16
BROMOCHLOROMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
CHLOROFORM	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1,1-TRICHLOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
2,2-DICHLOROPROPANE	ND		4.6	UG/KG	1	12/15/2020 17:16
CARBON TETRACHLORIDE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1-DICHLOROPROPENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2-DICHLOROETHANE	ND		5.5	UG/KG	1	12/15/2020 17:16
BENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
TRICHLOROETHENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2-DICHLOROPROPANE	ND		4.6	UG/KG	1	12/15/2020 17:16
DIBROMOMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
BROMODICHLOROMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
CIS-1,3-DICHLOROPROPENE	ND		4.6	UG/KG	1	12/15/2020 17:16
4-METHYL-2-PENTANONE	ND		18	UG/KG	1	12/15/2020 17:16
TOLUENE	ND		4.6	UG/KG	1	12/15/2020 17:16
TRANS-1,3-DICHLOROPROPENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1,2-TRICHLOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
2-HEXANONE	ND		18	UG/KG	1	12/15/2020 17:16
TETRACHLOROETHENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,3-DICHLOROPROPANE	ND		4.6	UG/KG	1	12/15/2020 17:16
DIBROMOCHLOROMETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16

Client: CTL Thompson
Project: FC09625.000V-205 21 S. Sunset
Sample ID: B-6
Legal Location:
Collection Date: 12/4/2020 14:00

Date: *23-Dec-20*
Work Order: 2012132
Lab ID: 2012132-8
Matrix: SOIL
Percent Moisture: 9.2

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
1,2-DIBROMOETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
1-CHLOROHEXANE	ND		4.6	UG/KG	1	12/15/2020 17:16
CHLOROBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1,1,2-TETRACHLOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
ETHYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
M+P-XYLENE	ND		6.5	UG/KG	1	12/15/2020 17:16
O-XYLENE	ND		4.6	UG/KG	1	12/15/2020 17:16
STYRENE	ND		4.6	UG/KG	1	12/15/2020 17:16
BROMOFORM	ND		4.6	UG/KG	1	12/15/2020 17:16
ISOPROPYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2,3-TRICHLOROPROPANE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,1,2,2-TETRACHLOROETHANE	ND		4.6	UG/KG	1	12/15/2020 17:16
BROMOBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
N-PROPYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
2-CHLOROTOLUENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,3,5-TRIMETHYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
4-CHLOROTOLUENE	ND		4.6	UG/KG	1	12/15/2020 17:16
TERT-BUTYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2,4-TRIMETHYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
SEC-BUTYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,3-DICHLOROBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
P-ISOPROPYLTOLUENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,4-DICHLOROBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
N-BUTYLBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2-DICHLOROBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2-DIBROMO-3-CHLOROPROPANE	ND		9.2	UG/KG	1	12/15/2020 17:16
1,2,4-TRICHLOROBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
HEXACHLOROBUTADIENE	ND		4.6	UG/KG	1	12/15/2020 17:16
NAPHTHALENE	ND		4.6	UG/KG	1	12/15/2020 17:16
1,2,3-TRICHLOROBENZENE	ND		4.6	UG/KG	1	12/15/2020 17:16
Surr: DIBROMOFLUOROMETHANE	*102*		*77-125*	*%REC*	1	12/15/2020 17:16
Surr: TOLUENE-D8	*95*		*80-120*	*%REC*	1	12/15/2020 17:16
Surr: 4-BROMOFLUOROBENZENE	*97*		*71-121*	*%REC*	1	12/15/2020 17:16

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-6
Lab ID: 2012132-9
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 14:15
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS Volatiles		**SW8260_25**		Prep Date: **12/9/2020**		PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 20:33
CHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:33
VINYL CHLORIDE	ND		1	UG/L	1	12/9/2020 20:33
BROMOMETHANE	ND		1.5	UG/L	1	12/9/2020 20:33
CHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
TRICHLOROFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 20:33
1,1-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:33
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
ACETONE	ND		10	UG/L	1	12/9/2020 20:33
IODOMETHANE	ND		3	UG/L	1	12/9/2020 20:33
CARBON DISULFIDE	ND		1	UG/L	1	12/9/2020 20:33
METHYLENE CHLORIDE	ND		2	UG/L	1	12/9/2020 20:33
TRANS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:33
METHYL TERTIARY BUTYL ETHER	ND		1.5	UG/L	1	12/9/2020 20:33
1,1-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
VINYL ACETATE	ND		2	UG/L	1	12/9/2020 20:33
CIS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:33
2-BUTANONE	ND		10	UG/L	1	12/9/2020 20:33
BROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:33
CHLOROFORM	ND		1	UG/L	1	12/9/2020 20:33
1,1,1-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
2,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:33
CARBON TETRACHLORIDE	ND		1	UG/L	1	12/9/2020 20:33
1,1-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 20:33
1,2-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
BENZENE	ND		1	UG/L	1	12/9/2020 20:33
TRICHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:33
1,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:33
DIBROMOMETHANE	ND		1	UG/L	1	12/9/2020 20:33
BROMODICHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:33
CIS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 20:33
4-METHYL-2-PENTANONE	ND		10	UG/L	1	12/9/2020 20:33
TOLUENE	ND		1	UG/L	1	12/9/2020 20:33
TRANS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 20:33
1,1,2-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
2-HEXANONE	ND		10	UG/L	1	12/9/2020 20:33
TETRACHLOROETHENE	ND		1	UG/L	1	12/9/2020 20:33
1,3-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:33
DIBROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 20:33
1,2-DIBROMOETHANE	ND		1	UG/L	1	12/9/2020 20:33
1-CHLOROHEXANE	ND		1	UG/L	1	12/9/2020 20:33
CHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:33
1,1,1,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
ETHYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
M+P-XYLENE	ND		1	UG/L	1	12/9/2020 20:33
O-XYLENE	ND		1	UG/L	1	12/9/2020 20:33

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-6
Lab ID: 2012132-9
Legal Location:
Matrix: WATER
Collection Date: 12/4/2020 14:15
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
STYRENE	ND		1	UG/L	1	12/9/2020 20:33
BROMOFORM	ND		1	UG/L	1	12/9/2020 20:33
ISOPROPYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
1,2,3-TRICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 20:33
1,1,2,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 20:33
BROMOBENZENE	ND		1	UG/L	1	12/9/2020 20:33
N-PROPYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
2-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 20:33
1,3,5-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
4-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 20:33
TERT-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
1,2,4-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
SEC-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
1,3-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:33
P-ISOPROPYLTOLUENE	ND		1	UG/L	1	12/9/2020 20:33
1,4-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:33
N-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 20:33
1,2-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:33
1,2-DIBROMO-3-CHLOROPROPANE	ND		2	UG/L	1	12/9/2020 20:33
1,2,4-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:33
HEXACHLOROBUTADIENE	ND		1	UG/L	1	12/9/2020 20:33
NAPHTHALENE	ND		1	UG/L	1	12/9/2020 20:33
1,2,3-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 20:33
Surr: DIBROMOFLUOROMETHANE	*100*		*80-120*	*%REC*	1	12/9/2020 20:33
Surr: TOLUENE-D8	*101*		*80-120*	*%REC*	1	12/9/2020 20:33
Surr: 4-BROMOFLUOROBENZENE	*101*		*80-120*	*%REC*	1	12/9/2020 20:33

Client: CTL Thompson
Date: *23-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012132
Sample ID: B-5
Lab ID: 2012132-10
Legal Location:
Matrix: SOIL
Collection Date: 12/4/2020 15:40
Percent Moisture: 8.8

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
Diesel Range Organics		**SW8015M**		Prep Date:	**12/9/2020**	PrepBy: **ASZ**
Diesel Range Organics	ND		8.5	MG/KG	1	12/22/2020 14:07
Surr: O-TERPHENYL	*90*		*56-120*	*%REC*	1	12/22/2020 14:07
Gasoline Range Organics		**SW8015**		Prep Date:	**12/15/2020**	PrepBy: **ASZ**
GASOLINE RANGE ORGANICS	ND		0.53	MG/KG	1	12/15/2020 11:33
Surr: 2,3,4-TRIFLUOROTOLUENE	*97*		*80-120*	*%REC*	1	12/15/2020 11:33
GC/MS Volatiles		**SW8260**		Prep Date:	**12/15/2020**	PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		6.5	UG/KG	1	12/15/2020 17:40
CHLOROMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
VINYL CHLORIDE	ND		5.4	UG/KG	1	12/15/2020 17:40
BROMOMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
CHLOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
TRICHLOROFLUOROMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1-DICHLOROETHENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
ACETONE	ND		54	UG/KG	1	12/15/2020 17:40
IODOMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
CARBON DISULFIDE	ND		5.4	UG/KG	1	12/15/2020 17:40
METHYLENE CHLORIDE	ND		11	UG/KG	1	12/15/2020 17:40
TRANS-1,2-DICHLOROETHENE	ND		5.4	UG/KG	1	12/15/2020 17:40
METHYL TERTIARY BUTYL ETHER	ND		8.6	UG/KG	1	12/15/2020 17:40
1,1-DICHLOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
VINYL ACETATE	ND		22	UG/KG	1	12/15/2020 17:40
CIS-1,2-DICHLOROETHENE	ND		5.4	UG/KG	1	12/15/2020 17:40
2-BUTANONE	ND		22	UG/KG	1	12/15/2020 17:40
BROMOCHLOROMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
CHLOROFORM	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1,1-TRICHLOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
2,2-DICHLOROPROPANE	ND		5.4	UG/KG	1	12/15/2020 17:40
CARBON TETRACHLORIDE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1-DICHLOROPROPENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2-DICHLOROETHANE	ND		6.5	UG/KG	1	12/15/2020 17:40
BENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
TRICHLOROETHENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2-DICHLOROPROPANE	ND		5.4	UG/KG	1	12/15/2020 17:40
DIBROMOMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
BROMODICHLOROMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
CIS-1,3-DICHLOROPROPENE	ND		5.4	UG/KG	1	12/15/2020 17:40
4-METHYL-2-PENTANONE	ND		22	UG/KG	1	12/15/2020 17:40
TOLUENE	ND		5.4	UG/KG	1	12/15/2020 17:40
TRANS-1,3-DICHLOROPROPENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1,2-TRICHLOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
2-HEXANONE	ND		22	UG/KG	1	12/15/2020 17:40
TETRACHLOROETHENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,3-DICHLOROPROPANE	ND		5.4	UG/KG	1	12/15/2020 17:40
DIBROMOCHLOROMETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40

Client: CTL Thompson
Project: FC09625.000V-205 21 S. Sunset
Sample ID: B-5
Legal Location:
Collection Date: 12/4/2020 15:40

Date: *23-Dec-20*
Work Order: 2012132
Lab ID: 2012132-10
Matrix: SOIL
Percent Moisture: 8.8

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
1,2-DIBROMOETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
1-CHLOROHEXANE	ND		5.4	UG/KG	1	12/15/2020 17:40
CHLOROBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1,1,2-TETRACHLOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
ETHYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
M+P-XYLENE	ND		7.5	UG/KG	1	12/15/2020 17:40
O-XYLENE	ND		5.4	UG/KG	1	12/15/2020 17:40
STYRENE	ND		5.4	UG/KG	1	12/15/2020 17:40
BROMOFORM	ND		5.4	UG/KG	1	12/15/2020 17:40
ISOPROPYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2,3-TRICHLOROPROPANE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,1,2,2-TETRACHLOROETHANE	ND		5.4	UG/KG	1	12/15/2020 17:40
BROMOBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
N-PROPYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
2-CHLOROTOLUENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,3,5-TRIMETHYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
4-CHLOROTOLUENE	ND		5.4	UG/KG	1	12/15/2020 17:40
TERT-BUTYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2,4-TRIMETHYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
SEC-BUTYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,3-DICHLOROBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
P-ISOPROPYLTOLUENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,4-DICHLOROBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
N-BUTYLBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2-DICHLOROBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2-DIBROMO-3-CHLOROPROPANE	ND		11	UG/KG	1	12/15/2020 17:40
1,2,4-TRICHLOROBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
HEXACHLOROBUTADIENE	ND		5.4	UG/KG	1	12/15/2020 17:40
NAPHTHALENE	ND		5.4	UG/KG	1	12/15/2020 17:40
1,2,3-TRICHLOROBENZENE	ND		5.4	UG/KG	1	12/15/2020 17:40
Surr: DIBROMOFLUOROMETHANE	*102*		*77-125*	*%REC*	1	12/15/2020 17:40
Surr: TOLUENE-D8	*99*		*80-120*	*%REC*	1	12/15/2020 17:40
Surr: 4-BROMOFLUOROBENZENE	*96*		*71-121*	*%REC*	1	12/15/2020 17:40

Client:	CTL Thompson	**Date:**	*23-Dec-20*
Project:	FC09625.000V-205 21 S. Sunset	**Work Order:**	2012132
Sample ID:	B-5	**Lab ID:**	2012132-10
Legal Location:		**Matrix:**	SOIL
Collection Date:	12/4/2020 15:40	**Percent Moisture:**	8.8

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed

Explanation of Qualifiers

Radiochemistry:

- "Report Limit" is the MDC
U or ND - Result is less than the sample specific MDC.
Y1 - Chemical Yield is in control at 100-110%. Quantitative yield is assumed.
Y2 - Chemical Yield outside default limits.
W - DER is greater than Warning Limit of 1.42
* - Aliquot Basis is 'As Received' while the Report Basis is 'Dry Weight'.
# - Aliquot Basis is 'Dry Weight' while the Report Basis is 'As Received'.
G - Sample density differs by more than 15% of LCS density.
D - DER is greater than Control Limit
M - Requested MDC not met.
M3 - The requested MDC was not met, but the reported activity is greater than the reported MDC.
L - LCS Recovery below lower control limit.
H - LCS Recovery above upper control limit.
P - LCS, Matrix Spike Recovery within control limits.
N - Matrix Spike Recovery outside control limits
NC - Not Calculated for duplicate results less than 5 times MDC
B - Analyte concentration greater than MDC.
B3 - Analyte concentration greater than MDC but less than Requested MDC.

Inorganics:

B - Result is less than the requested reporting limit but greater than the instrument method detection limit (MDL).
U or ND - Indicates that the compound was analyzed for but not detected.
E - The reported value is estimated because of the presence of interference. An explanatory note may be included in the narrative.
M - Duplicate injection precision was not met.
N - Spiked sample recovery not within control limits. A post spike is analyzed for all ICP analyses when the matrix spike and or spike duplicate fail and the native sample concentration is less than four times the spike added concentration.
Z - Spiked recovery not within control limits. An explanatory note may be included in the narrative.
* - Duplicate analysis (relative percent difference) not within control limits.
S - SAR value is estimated as one or more analytes used in the calculation were not detected above the detection limit.

Organics:

U or ND - Indicates that the compound was analyzed for but not detected.
B - Analyte is detected in the associated method blank as well as in the sample. It indicates probable blank contamination and warns the data user.
E - Analyte concentration exceeds the upper level of the calibration range.
J - Estimated value. The result is less than the reporting limit but greater than the instrument method detection limit (MDL).
A - A tentatively identified compound is a suspected aldol-condensation product.
X - The analyte was diluted below an accurate quantitation level.
* - The spike recovery is equal to or outside the control criteria used.
+ - The relative percent difference (RPD) equals or exceeds the control criteria.
G - A pattern resembling gasoline was detected in this sample.
D - A pattern resembling diesel was detected in this sample.
M - A pattern resembling motor oil was detected in this sample.
C - A pattern resembling crude oil was detected in this sample.
4 - A pattern resembling JP-4 was detected in this sample.
5 - A pattern resembling JP-5 was detected in this sample.
H - Indicates that the fuel pattern was in the heavier end of the retention time window for the analyte of interest.
L - Indicates that the fuel pattern was in the lighter end of the retention time window for the analyte of interest.
Z - This flag indicates that a significant fraction of the reported result did not resemble the patterns of any of the following petroleum hydrocarbon products:
- gasoline
- JP-8
- diesel
- mineral spirits
- motor oil
- Stoddard solvent
- bunker C

QC BATCH REPORT

Batch ID: **hc2012009-82-1** Instrument ID **FUELS-1** Method: **SW8015M**

LCS Sample ID: **hc2012009-82** Units: **MG/KG** Analysis Date: **12/22/2020 14:28**
Client ID: Run ID: **HC2012009-81A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
Diesel Range Organics	57.5	8	62.5		92	75-124				20	
Surr: O-TERPHENYL	10.5		12.5		84	56-120					

LCSD Sample ID: **hc2012009-82** Units: **MG/KG** Analysis Date: **12/22/2020 14:50**
Client ID: Run ID: **HC2012009-81A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
Diesel Range Organics	57.1	8	62.5		91	75-124		57.5	1	20	
Surr: O-TERPHENYL	10.6		12.5		85	56-120			1		

MB Sample ID: **hc2012009-82** Units: **MG/KG** Analysis Date: **12/22/2020 11:15**
Client ID: Run ID: **HC2012009-81A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit									Qual
Diesel Range Organics	ND	8									
Surr: O-TERPHENYL	10.6				85	56-120					

MS Sample ID: **2012132-1** Units: **MG/KG** Analysis Date: **12/22/2020 11:58**
Client ID: **B-1** Run ID: **HC2012009-81A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
Diesel Range Organics	61.3	9.58	74.9	9.8	82	75-124				20	
Surr: O-TERPHENYL	14.3		15		95	56-120					

MSD Sample ID: **2012132-1** Units: **MG/KG** Analysis Date: **12/22/2020 12:41**
Client ID: **B-1** Run ID: **HC2012009-81A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
Diesel Range Organics	63.2	9.85	76.9	9.8	82	75-124		61.3	3	20	
Surr: O-TERPHENYL	14.1		15.4		92	56-120			1		

The following samples were analyzed in this batch:

2012132-1	2012132-2	2012132-3
2012132-4	2012132-8	2012132-10

Client: CTL Thompson
Work Order: 2012132
Project: FC09625.000V-205 21 S. Sunset

QC BATCH REPORT

Batch ID: **HC201215-61-1** Instrument ID **FUELS-1** Method: **SW8015**

LCS Sample ID: **HC201215-61** Units: **MG/KG** Analysis Date: **12/15/2020 08:46**
Client ID: Run ID: **HC201215-61A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
GASOLINE RANGE ORGANICS	2.68	0.5	2.5		107	78-120				20	
Surr: 2,3,4-TRIFLUOROTOLUENE	0.533		0.5		107	80-120					

LCSD Sample ID: **HC201215-61** Units: **MG/KG** Analysis Date: **12/15/2020 13:08**
Client ID: Run ID: **HC201215-61A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
GASOLINE RANGE ORGANICS	2.64	0.5	2.5		106	78-120		2.68	2	20	
Surr: 2,3,4-TRIFLUOROTOLUENE	0.54		0.5		108	80-120			1		

MB Sample ID: **HC201215-61** Units: **MG/KG** Analysis Date: **12/15/2020 09:10**
Client ID: Run ID: **HC201215-61A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit			Qual
GASOLINE RANGE ORGANICS	ND	0.5			
Surr: 2,3,4-TRIFLUOROTOLUENE	0.489		98	80-120	

The following samples were analyzed in this batch:

2012132-1	2012132-2	2012132-3
2012132-4	2012132-8	2012132-10

Client: CTL Thompson
Work Order: 2012132
Project: FC09625.000V-205 21 S. Sunset

QC BATCH REPORT

Batch ID: **VL201209-3-4** Instrument ID **HPV3** Method: **SW8260_25**

LCS Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 13:05**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
1,1-DICHLOROETHENE	11.6	1	10		116	75-120				20	
BENZENE	10.7	1	10		107	80-120				20	
TRICHLOROETHENE	11.1	1	10		111	79-122				20	
TOLUENE	10.4	1	10		104	80-120				20	
CHLOROBENZENE	10.3	1	10		103	80-120				20	
Surr: DIBROMOFLUOROMETHANE	25.7		25		103	80-120					
Surr: TOLUENE-D8	25.1		25		101	80-120					
Surr: 4-BROMOFLUOROBENZENE	26.1		25		104	80-120					

LCSD Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 13:25**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
1,1-DICHLOROETHENE	10.6	1	10		106	75-120		11.6	9	20	
BENZENE	10.6	1	10		106	80-120		10.7	1	20	
TRICHLOROETHENE	11	1	10		110	79-122		11.1	1	20	
TOLUENE	10.4	1	10		104	80-120		10.4	0	20	
CHLOROBENZENE	10.3	1	10		103	80-120		10.3	0	20	
Surr: DIBROMOFLUOROMETHANE	25.3		25		101	80-120			2		
Surr: TOLUENE-D8	25		25		100	80-120			1		
Surr: 4-BROMOFLUOROBENZENE	25.8		25		103	80-120			1		

QC BATCH REPORT

Batch ID: **VL201209-3-4** Instrument ID **HPV3** Method: **SW8260_25**

MB Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 14:41**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	Qual
DICHLORODIFLUOROMETHANE	ND	1	
CHLOROMETHANE	ND	1	
VINYL CHLORIDE	ND	1	
BROMOMETHANE	ND	1.5	
CHLOROETHANE	ND	1	
TRICHLOROFLUOROMETHANE	ND	1	
1,1-DICHLOROETHENE	ND	1	
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND	1	
ACETONE	ND	10	
IODOMETHANE	ND	3	
CARBON DISULFIDE	ND	1	
METHYLENE CHLORIDE	ND	2	
TRANS-1,2-DICHLOROETHENE	ND	1	
METHYL TERTIARY BUTYL ETHER	ND	1.5	
1,1-DICHLOROETHANE	ND	1	
VINYL ACETATE	ND	2	
CIS-1,2-DICHLOROETHENE	ND	1	
2-BUTANONE	ND	10	
BROMOCHLOROMETHANE	ND	1	
CHLOROFORM	ND	1	
1,1,1-TRICHLOROETHANE	ND	1	
2,2-DICHLOROPROPANE	ND	1	
CARBON TETRACHLORIDE	ND	1	
1,1-DICHLOROPROPENE	ND	1	
1,2-DICHLOROETHANE	ND	1	
BENZENE	ND	1	
TRICHLOROETHENE	ND	1	
1,2-DICHLOROPROPANE	ND	1	
DIBROMOMETHANE	ND	1	
BROMODICHLOROMETHANE	ND	1	
CIS-1,3-DICHLOROPROPENE	ND	1	
4-METHYL-2-PENTANONE	ND	10	
TOLUENE	ND	1	
TRANS-1,3-DICHLOROPROPENE	ND	1	
1,1,2-TRICHLOROETHANE	ND	1	
2-HEXANONE	ND	10	
TETRACHLOROETHENE	ND	1	

QC BATCH REPORT

Batch ID: **VL201209-3-4** Instrument ID **HPV3** Method: **SW8260_25**

MB Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 14:41**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit			Qual
1,3-DICHLOROPROPANE	ND	1			
DIBROMOCHLOROMETHANE	ND	1			
1,2-DIBROMOETHANE	ND	1			
1-CHLOROHEXANE	ND	1			
CHLOROBENZENE	ND	1			
1,1,1,2-TETRACHLOROETHANE	ND	1			
ETHYLBENZENE	ND	1			
M+P-XYLENE	ND	1			
O-XYLENE	ND	1			
STYRENE	ND	1			
BROMOFORM	ND	1			
ISOPROPYLBENZENE	ND	1			
1,2,3-TRICHLOROPROPANE	ND	1			
1,1,2,2-TETRACHLOROETHANE	ND	1			
BROMOBENZENE	ND	1			
N-PROPYLBENZENE	ND	1			
2-CHLOROTOLUENE	ND	1			
1,3,5-TRIMETHYLBENZENE	ND	1			
4-CHLOROTOLUENE	ND	1			
TERT-BUTYLBENZENE	ND	1			
1,2,4-TRIMETHYLBENZENE	ND	1			
SEC-BUTYLBENZENE	ND	1			
1,3-DICHLOROBENZENE	ND	1			
P-ISOPROPYLTOLUENE	ND	1			
1,4-DICHLOROBENZENE	ND	1			
N-BUTYLBENZENE	ND	1			
1,2-DICHLOROBENZENE	ND	1			
1,2-DIBROMO-3-CHLOROPROPANE	ND	2			
1,2,4-TRICHLOROBENZENE	ND	1			
HEXACHLOROBUTADIENE	ND	1			
NAPHTHALENE	ND	1			
1,2,3-TRICHLOROBENZENE	ND	1			
Surr: DIBROMOFLUOROMETHANE	24.8		99	80-120	
Surr: TOLUENE-D8	25.1		100	80-120	
Surr: 4-BROMOFLUOROBENZENE	25.9		103	80-120	

Client: CTL Thompson
Work Order: 2012132
Project: FC09625.000V-205 21 S. Sunset

QC BATCH REPORT

Batch ID: **VL201209-3-4** Instrument ID **HPV3** Method: **SW8260_25**

The following samples were analyzed in this batch:

2012132-5	2012132-6	2012132-7
2012132-9		

QC BATCH REPORT

Batch ID: **VL201215-2-1** Instrument ID **HPV2** Method: **SW8260**

LCS Sample ID: **VL201215-2** Units: **UG/KG** Analysis Date: **12/15/2020 11:45**

Client ID: Run ID: **VL201215-2A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
1,1-DICHLOROETHENE	42	5	40		105	73-129				30	
BENZENE	38.4	5	40		96	70-129				30	
TRICHLOROETHENE	36.8	5	40		92	77-125				30	
TOLUENE	35.3	5	40		88	68-125				30	
CHLOROBENZENE	35.9	5	40		90	75-122				30	
Surr: DIBROMOFLUOROMETHANE	55.1		50		110	77-125					
Surr: TOLUENE-D8	46.6		50		93	80-120					
Surr: 4-BROMOFLUOROBENZENE	49.4		50		99	71-121					

LCSD Sample ID: **VL201215-2** Units: **UG/KG** Analysis Date: **12/15/2020 12:32**

Client ID: Run ID: **VL201215-2A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref	RPD	RPD Limit	Qual
1,1-DICHLOROETHENE	44.6	5	40		112	73-129		42	6	30	
BENZENE	41.6	5	40		104	70-129		38.4	8	30	
TRICHLOROETHENE	39	5	40		97	77-125		36.8	6	30	
TOLUENE	37.8	5	40		94	68-125		35.3	7	30	
CHLOROBENZENE	38.2	5	40		96	75-122		35.9	6	30	
Surr: DIBROMOFLUOROMETHANE	51.5		50		103	77-125			7		
Surr: TOLUENE-D8	48.1		50		96	80-120			3		
Surr: 4-BROMOFLUOROBENZENE	50.4		50		101	71-121			2		

QC BATCH REPORT

Batch ID: **VL201215-2-1** Instrument ID **HPV2** Method: **SW8260**

MB Sample ID: **VL201215-2** Units: **UG/KG** Analysis Date: **12/15/2020 14:30**
Client ID: Run ID: **VL201215-2A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit	Qual
DICHLORODIFLUOROMETHANE	ND	6	
CHLOROMETHANE	ND	5	
VINYL CHLORIDE	ND	5	
BROMOMETHANE	ND	5	
CHLOROETHANE	ND	5	
TRICHLOROFLUOROMETHANE	ND	5	
1,1-DICHLOROETHENE	ND	5	
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND	5	
ACETONE	ND	50	
IODOMETHANE	ND	5	
CARBON DISULFIDE	ND	5	
METHYLENE CHLORIDE	ND	10	
TRANS-1,2-DICHLOROETHENE	ND	5	
METHYL TERTIARY BUTYL ETHER	ND	8	
1,1-DICHLOROETHANE	ND	5	
VINYL ACETATE	ND	20	
CIS-1,2-DICHLOROETHENE	ND	5	
2-BUTANONE	ND	20	
BROMOCHLOROMETHANE	ND	5	
CHLOROFORM	ND	5	
1,1,1-TRICHLOROETHANE	ND	5	
2,2-DICHLOROPROPANE	ND	5	
CARBON TETRACHLORIDE	ND	5	
1,1-DICHLOROPROPENE	ND	5	
1,2-DICHLOROETHANE	ND	6	
BENZENE	ND	5	
TRICHLOROETHENE	ND	5	
1,2-DICHLOROPROPANE	ND	5	
DIBROMOMETHANE	ND	5	
BROMODICHLOROMETHANE	ND	5	
CIS-1,3-DICHLOROPROPENE	ND	5	
4-METHYL-2-PENTANONE	ND	20	
TOLUENE	ND	5	
TRANS-1,3-DICHLOROPROPENE	ND	5	
1,1,2-TRICHLOROETHANE	ND	5	
2-HEXANONE	ND	20	
TETRACHLOROETHENE	ND	5	

QC BATCH REPORT

Batch ID: **VL201215-2-1** Instrument ID **HPV2** Method: **SW8260**

MB Sample ID: **VL201215-2** Units: **UG/KG** Analysis Date: **12/15/2020 14:30**

Client ID: Run ID: **VL201215-2A** Prep Date: **12/15/2020** DF: **1**

Analyte	Result	ReportLimit			Qual
1,3-DICHLOROPROPANE	ND	5			
DIBROMOCHLOROMETHANE	ND	5			
1,2-DIBROMOETHANE	ND	5			
1-CHLOROHEXANE	ND	5			
CHLOROBENZENE	ND	5			
1,1,1,2-TETRACHLOROETHANE	ND	5			
ETHYLBENZENE	ND	5			
M+P-XYLENE	ND	7			
O-XYLENE	ND	5			
STYRENE	ND	5			
BROMOFORM	ND	5			
ISOPROPYLBENZENE	ND	5			
1,2,3-TRICHLOROPROPANE	ND	5			
1,1,2,2-TETRACHLOROETHANE	ND	5			
BROMOBENZENE	ND	5			
N-PROPYLBENZENE	ND	5			
2-CHLOROTOLUENE	ND	5			
1,3,5-TRIMETHYLBENZENE	ND	5			
4-CHLOROTOLUENE	ND	5			
TERT-BUTYLBENZENE	ND	5			
1,2,4-TRIMETHYLBENZENE	ND	5			
SEC-BUTYLBENZENE	ND	5			
1,3-DICHLOROBENZENE	ND	5			
P-ISOPROPYLTOLUENE	ND	5			
1,4-DICHLOROBENZENE	ND	5			
N-BUTYLBENZENE	ND	5			
1,2-DICHLOROBENZENE	ND	5			
1,2-DIBROMO-3-CHLOROPROPANE	ND	10			
1,2,4-TRICHLOROBENZENE	ND	5			
HEXACHLOROBUTADIENE	ND	5			
NAPHTHALENE	ND	5			
1,2,3-TRICHLOROBENZENE	ND	5			
Surr: DIBROMOFLUOROMETHANE	50.9		102	77-125	
Surr: TOLUENE-D8	48.7		97	80-120	
Surr: 4-BROMOFLUOROBENZENE	49.5		99	71-121	

Client: CTL Thompson
Work Order: 2012132
Project: FC09625.000V-205 21 S. Sunset

QC BATCH REPORT

Batch ID: **VL201215-2-1** Instrument ID **HPV2** Method: **SW8260**

The following samples were analyzed in this batch:

2012132-1	2012132-2	2012132-3
2012132-4	2012132-8	2012132-10

Monday, December 21, 2020

Dana Harris
CTL Thompson
400 N. Link Lane
Fort Collins, CO 80524

Re: ALS Workorder: 2012134
Project Name: 21 S. Sunset
Project Number: FC09625.000V-205

Dear Mr. Harris:

Two water samples were received from CTL Thompson, on 12/7/2020. The samples were scheduled for the following analysis:

GC/MS Volatiles

The results for these analyses are contained in the enclosed reports.

The data contained in the following report have been reviewed and approved by the personnel listed below. In addition, ALS certifies that the analyses reported herein are true, complete and correct within the limits of the methods employed. Should this laboratory report need to be reproduced, it should be reproduced in full unless written approval has been obtained from ALS Environmental.

Thank you for your confidence in ALS Environmental. Should you have any questions, please call.

Sincerely,

ALS Environmental
Katie M. OBrien
Project Manager

ALS Environmental – Fort Collins is accredited by the following accreditation bodies for various testing scopes in accordance with requirements of each accreditation body. All testing is performed under the laboratory management system, which is maintained to meet these requirement and regulations. Please contact the laboratory or accreditation body for the current scope testing parameters.

ALS Environmental – Fort Collins	
Accreditation Body	License or Certification Number
Alaska (AK)	17-003
Arizona (AZ)	AZ0742
California (CA)	2926
Colorado (CO)	CO01099
Florida (FL)	E87914
Idaho (ID)	CO01099
Kansas (KS)	E-10381
Kentucky (KY)	90137
PJ-LA (DoD ELAP/ISO 170250)	95377
Maryland (MD)	285
Missouri (MO)	175
Nebraska(NE)	NE-OS-24-13
Nevada (NV)	CO010992018-1
New York (NY)	12036
North Dakota (ND)	R-057
Oklahoma (OK)	1301
Pennsylvania (PA)	68-03116
Tennessee (TN)	TN02976
Texas (TX)	T104704241
Utah (UT)	CO01099
Washington (WA)	C1280

2012134

GC/MS Volatiles:
The samples were analyzed using GC/MS following the current revision of SOP 525 based on SW-846 Method 8260C.

All acceptance criteria were met.

ALS -- Fort Collins

Sample Number(s) Cross-Reference Table

OrderNum: 2012134
Client Name: CTL Thompson
Client Project Name: 21 S. Sunset
Client Project Number: FC09625.000V-205
Client PO Number:

Client Sample Number	Lab Sample Number	COC Number	Matrix	Date Collected	Time Collected
B-3	2012134-1		WATER	07-Dec-20	10:30
B-5	2012134-2		WATER	07-Dec-20	11:20

ALS Environmental

225 Commerce Drive, Fort Collins, Colorado 80524
TF: (800) 443-1511 PH: (970) 490-1511 FX: (970) 490-1522

Chain-of-Custody

Turnaround time for samples received after 2 p.m. will be calculated beginning from the next business day.

Turnaround time for samples received Saturday will be calculated beginning from the next business day.

ALS WORKORDER #	2012134
PAGE	1 of 1
DISPOSAL	BY LAB or RETURN

TURNAROUND TIME	Std.	SAMPLER	Dana Harris		
PROJECT NAME	21 S. Sunset	SITE ID			
PROJECT No.	FC09625.000V-205	EDD FORMAT		PARAMETER/METHOD REQUEST FOR ANALYSIS	
		PURCHASE ORDER		A	VOCs
COMPANY NAME	CTL Thompson	BILL TO COMPANY		B	
SEND REPORT TO	Dana Harris	INVOICE ATTN TO		C	
ADDRESS	400 N. Link Lane	ADDRESS		D	
CITY / STATE / ZIP	Fort Collins, CO 80524	CITY / STATE / ZIP		E	
PHONE	970-206-9455	PHONE		F	
FAX		FAX		G	
E-MAIL	dharris@ctlthompson.com	E-MAIL		H	
				I	
				J	

LAB ID	FIELD ID	MATRIX	SAMPLE DATE	SAMPLE TIME	# OF BOTTLES	PRESERVATIVE	QC	A	B	C	D	E	F	G	H	I	J	SEE NOTES SECTION
1	B-3	W	12/7/20	1030	3	HCl	–	X										
2	B-5	W	12/7/20	1120	3	HCl	–	X										

*Time Zone (Circle): EST CST MST PST Matrix: O = oil S = soil NS = non-soil solid W = water L = liquid E = extract F = filter

NOTES	REPORT LEVEL / QC REQUIRED	
3.3°C	X	Summary (Standard QC)
		LEVEL II (Standard QC)
		LEVEL III (Std QC + forms)
		LEVEL IV (Std QC + forms + raw

PRESERVATION KEY	1-HCl 2-HNO3 3-H2SO4 4-NaOH 5-NaOH/ZnAcetate 6-NaHSO4 7-4°C 8-Other

Form 202r9

	SIGNATURE	PRINTED NAME	DATE	TIME
RELINQUISHED BY	[signature]	Dana Harris	12/7/20	1378
RECEIVED BY	[signature]	Tyler Mosso	12/7/20	1538
RELINQUISHED BY				
RECEIVED BY				
RELINQUISHED BY				
RECEIVED BY				

ALS Environmental - Fort Collins
CONDITION OF SAMPLE UPON RECEIPT FORM

Client Name/ID: CTL Thompson Workorder No: 2012134

Project Manager: KMO Initials: TM Date: 12/7/20

1. Are airbills / shipping documents present and/or removable?	☑ Drop Off	☐ YES	☐ NO	
2. Are custody seals on **shipping** containers intact?	☑ NONE	☐ YES	☐ NO*	
3. Are custody seals on **sample** containers intact?	☑ NONE	☐ YES	☐ NO*	
4. Is there a COC (chain-of-custody) present?		☑ YES	☐ NO*	
5. Is the COC in agreement with samples received? (IDs, dates, times, # of samples, # of containers, matrix, requested analyses, etc.)		☑ YES	☐ NO*	
6. Are short-hold samples present?		☐ YES	☑ NO	
7. Are all samples within holding times for the requested analyses?		☑ YES	☐ NO*	
8. Were all sample containers received intact? (not broken or leaking)		☑ YES	☐ NO*	
9. Is there sufficient sample for the requested analyses?		☑ YES	☐ NO*	
10. Are samples in proper containers for requested analyses? (form 250, *Sample Handling Guidelines*)		☑ YES	☐ NO*	
11. Are all aqueous samples preserved correctly, if required?	☑ N/A	☐ YES	☐ NO*	
12. Were unpreserved samples pH checked, if required?	☑ N/A	☐ YES	☐ NO	
13. Are all samples requiring no headspace (VOC, GRO, RSK/MEE, radon) free of bubbles > 6 mm in diameter?	☐ N/A	☑ YES	☐ NO	
14. Were the samples shipped on ice?		☑ YES	☐ NO	
15. Were cooler temperatures measured at 0.1 - 6.0°C? IR gun used+: ☐ #3 ☑ #5	☐ Rad Only	☑ YES	☐ NO	

Cooler #: 1

Temperature (°C): 1.9

# of custody seals on cooler: 0

External mR/hr reading: -

Background mR/hr reading: 8

Were external mR/hr readings ≤ two times background and within DOT acceptance criteria? (If no, see Form 008) ☑ N/A ☐ YES ☐ NO

* Please provide details below for 'NO' responses in gray boxes above - for 2 thru 5 & 7 thru 12, notify PM & continue w/ login.

All client bottle ID's vs ALS lab ID's double-checked by: TM

If applicable, was the client contacted? ☐ YES ☐ N/A Contact Name Date:

Project Manager Signature / Date: 12/8/20

Form 201r30.xls
(06/04/2020)

+IR Gun #3, VWR SN 170647571
+IR Gun #5, VWR SN 192272629

Client: CTL Thompson
Date: *21-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012134
Sample ID: B-3
Lab ID: 2012134-1
Legal Location:
Matrix: WATER
Collection Date: 12/7/2020 10:30
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS Volatiles		**SW8260_25**		Prep Date: **12/9/2020**		PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 17:50
CHLOROMETHANE	ND		1	UG/L	1	12/9/2020 17:50
VINYL CHLORIDE	ND		1	UG/L	1	12/9/2020 17:50
BROMOMETHANE	ND		1.5	UG/L	1	12/9/2020 17:50
CHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
TRICHLOROFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 17:50
1,1-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 17:50
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
ACETONE	ND		10	UG/L	1	12/9/2020 17:50
IODOMETHANE	ND		3	UG/L	1	12/9/2020 17:50
CARBON DISULFIDE	ND		1	UG/L	1	12/9/2020 17:50
METHYLENE CHLORIDE	ND		2	UG/L	1	12/9/2020 17:50
TRANS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 17:50
METHYL TERTIARY BUTYL ETHER	ND		1.5	UG/L	1	12/9/2020 17:50
1,1-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
VINYL ACETATE	ND		2	UG/L	1	12/9/2020 17:50
CIS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 17:50
2-BUTANONE	ND		10	UG/L	1	12/9/2020 17:50
BROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 17:50
CHLOROFORM	ND		1	UG/L	1	12/9/2020 17:50
1,1,1-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
2,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 17:50
CARBON TETRACHLORIDE	ND		1	UG/L	1	12/9/2020 17:50
1,1-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 17:50
1,2-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
BENZENE	ND		1	UG/L	1	12/9/2020 17:50
TRICHLOROETHENE	ND		1	UG/L	1	12/9/2020 17:50
1,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 17:50
DIBROMOMETHANE	ND		1	UG/L	1	12/9/2020 17:50
BROMODICHLOROMETHANE	ND		1	UG/L	1	12/9/2020 17:50
CIS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 17:50
4-METHYL-2-PENTANONE	ND		10	UG/L	1	12/9/2020 17:50
TOLUENE	ND		1	UG/L	1	12/9/2020 17:50
TRANS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 17:50
1,1,2-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
2-HEXANONE	ND		10	UG/L	1	12/9/2020 17:50
TETRACHLOROETHENE	ND		1	UG/L	1	12/9/2020 17:50
1,3-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 17:50
DIBROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 17:50
1,2-DIBROMOETHANE	ND		1	UG/L	1	12/9/2020 17:50
1-CHLOROHEXANE	ND		1	UG/L	1	12/9/2020 17:50
CHLOROBENZENE	ND		1	UG/L	1	12/9/2020 17:50
1,1,1,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
ETHYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
M+P-XYLENE	ND		1	UG/L	1	12/9/2020 17:50
O-XYLENE	ND		1	UG/L	1	12/9/2020 17:50

Client: CTL Thompson
Date: *21-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012134
Sample ID: B-3
Lab ID: 2012134-1
Legal Location:
Matrix: WATER
Collection Date: 12/7/2020 10:30
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
STYRENE	ND		1	UG/L	1	12/9/2020 17:50
BROMOFORM	ND		1	UG/L	1	12/9/2020 17:50
ISOPROPYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
1,2,3-TRICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 17:50
1,1,2,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 17:50
BROMOBENZENE	ND		1	UG/L	1	12/9/2020 17:50
N-PROPYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
2-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 17:50
1,3,5-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
4-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 17:50
TERT-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
1,2,4-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
SEC-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
1,3-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 17:50
P-ISOPROPYLTOLUENE	ND		1	UG/L	1	12/9/2020 17:50
1,4-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 17:50
N-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 17:50
1,2-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 17:50
1,2-DIBROMO-3-CHLOROPROPANE	ND		2	UG/L	1	12/9/2020 17:50
1,2,4-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 17:50
HEXACHLOROBUTADIENE	ND		1	UG/L	1	12/9/2020 17:50
NAPHTHALENE	ND		1	UG/L	1	12/9/2020 17:50
1,2,3-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 17:50
Surr: DIBROMOFLUOROMETHANE	*100*		*80-120*	*%REC*	1	12/9/2020 17:50
Surr: TOLUENE-D8	*100*		*80-120*	*%REC*	1	12/9/2020 17:50
Surr: 4-BROMOFLUOROBENZENE	*101*		*80-120*	*%REC*	1	12/9/2020 17:50

Client: CTL Thompson
Date: *21-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012134
Sample ID: B-5
Lab ID: 2012134-2
Legal Location:
Matrix: WATER
Collection Date: 12/7/2020 11:20
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
GC/MS Volatiles		**SW8260_25**		Prep Date: **12/9/2020**		PrepBy: **AEW**
DICHLORODIFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 18:11
CHLOROMETHANE	ND		1	UG/L	1	12/9/2020 18:11
VINYL CHLORIDE	ND		1	UG/L	1	12/9/2020 18:11
BROMOMETHANE	ND		1.5	UG/L	1	12/9/2020 18:11
CHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
TRICHLOROFLUOROMETHANE	ND		1	UG/L	1	12/9/2020 18:11
1,1-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 18:11
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
ACETONE	ND		10	UG/L	1	12/9/2020 18:11
IODOMETHANE	ND		3	UG/L	1	12/9/2020 18:11
CARBON DISULFIDE	ND		1	UG/L	1	12/9/2020 18:11
METHYLENE CHLORIDE	ND		2	UG/L	1	12/9/2020 18:11
TRANS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 18:11
METHYL TERTIARY BUTYL ETHER	ND		1.5	UG/L	1	12/9/2020 18:11
1,1-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
VINYL ACETATE	ND		2	UG/L	1	12/9/2020 18:11
CIS-1,2-DICHLOROETHENE	ND		1	UG/L	1	12/9/2020 18:11
2-BUTANONE	ND		10	UG/L	1	12/9/2020 18:11
BROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 18:11
CHLOROFORM	ND		1	UG/L	1	12/9/2020 18:11
1,1,1-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
2,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 18:11
CARBON TETRACHLORIDE	ND		1	UG/L	1	12/9/2020 18:11
1,1-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 18:11
1,2-DICHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
BENZENE	ND		1	UG/L	1	12/9/2020 18:11
TRICHLOROETHENE	ND		1	UG/L	1	12/9/2020 18:11
1,2-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 18:11
DIBROMOMETHANE	ND		1	UG/L	1	12/9/2020 18:11
BROMODICHLOROMETHANE	ND		1	UG/L	1	12/9/2020 18:11
CIS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 18:11
4-METHYL-2-PENTANONE	ND		10	UG/L	1	12/9/2020 18:11
TOLUENE	ND		1	UG/L	1	12/9/2020 18:11
TRANS-1,3-DICHLOROPROPENE	ND		1	UG/L	1	12/9/2020 18:11
1,1,2-TRICHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
2-HEXANONE	ND		10	UG/L	1	12/9/2020 18:11
TETRACHLOROETHENE	ND		1	UG/L	1	12/9/2020 18:11
1,3-DICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 18:11
DIBROMOCHLOROMETHANE	ND		1	UG/L	1	12/9/2020 18:11
1,2-DIBROMOETHANE	ND		1	UG/L	1	12/9/2020 18:11
1-CHLOROHEXANE	ND		1	UG/L	1	12/9/2020 18:11
CHLOROBENZENE	ND		1	UG/L	1	12/9/2020 18:11
1,1,1,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
ETHYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
M+P-XYLENE	ND		1	UG/L	1	12/9/2020 18:11
O-XYLENE	ND		1	UG/L	1	12/9/2020 18:11

Client: CTL Thompson
Date: *21-Dec-20*
Project: FC09625.000V-205 21 S. Sunset
Work Order: 2012134
Sample ID: B-5
Lab ID: 2012134-2
Legal Location:
Matrix: WATER
Collection Date: 12/7/2020 11:20
Percent Moisture:

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed
STYRENE	ND		1	UG/L	1	12/9/2020 18:11
BROMOFORM	ND		1	UG/L	1	12/9/2020 18:11
ISOPROPYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
1,2,3-TRICHLOROPROPANE	ND		1	UG/L	1	12/9/2020 18:11
1,1,2,2-TETRACHLOROETHANE	ND		1	UG/L	1	12/9/2020 18:11
BROMOBENZENE	ND		1	UG/L	1	12/9/2020 18:11
N-PROPYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
2-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 18:11
1,3,5-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
4-CHLOROTOLUENE	ND		1	UG/L	1	12/9/2020 18:11
TERT-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
1,2,4-TRIMETHYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
SEC-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
1,3-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 18:11
P-ISOPROPYLTOLUENE	ND		1	UG/L	1	12/9/2020 18:11
1,4-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 18:11
N-BUTYLBENZENE	ND		1	UG/L	1	12/9/2020 18:11
1,2-DICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 18:11
1,2-DIBROMO-3-CHLOROPROPANE	ND		2	UG/L	1	12/9/2020 18:11
1,2,4-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 18:11
HEXACHLOROBUTADIENE	ND		1	UG/L	1	12/9/2020 18:11
NAPHTHALENE	ND		1	UG/L	1	12/9/2020 18:11
1,2,3-TRICHLOROBENZENE	ND		1	UG/L	1	12/9/2020 18:11
Surr: DIBROMOFLUOROMETHANE	*98*		*80-120*	*%REC*	1	12/9/2020 18:11
Surr: TOLUENE-D8	*100*		*80-120*	*%REC*	1	12/9/2020 18:11
Surr: 4-BROMOFLUOROBENZENE	*104*		*80-120*	*%REC*	1	12/9/2020 18:11

Client:	CTL Thompson	**Date:**	*21-Dec-20*
Project:	FC09625.000V-205 21 S. Sunset	**Work Order:**	2012134
Sample ID:	B-5	**Lab ID:**	2012134-2
Legal Location:		**Matrix:**	WATER
Collection Date:	12/7/2020 11:20	**Percent Moisture:**	

Analyses	Result	Qual	Report Limit	Units	Dilution Factor	Date Analyzed

Explanation of Qualifiers

Radiochemistry:

- "Report Limit" is the MDC
U or ND - Result is less than the sample specific MDC.
Y1 - Chemical Yield is in control at 100-110%. Quantitative yield is assumed.
Y2 - Chemical Yield outside default limits.
W - DER is greater than Warning Limit of 1.42
* - Aliquot Basis is 'As Received' while the Report Basis is 'Dry Weight'.
# - Aliquot Basis is 'Dry Weight' while the Report Basis is 'As Received'.
G - Sample density differs by more than 15% of LCS density.
D - DER is greater than Control Limit
M - Requested MDC not met.
M3 - The requested MDC was not met, but the reported activity is greater than the reported MDC.
L - LCS Recovery below lower control limit.
H - LCS Recovery above upper control limit.
P - LCS, Matrix Spike Recovery within control limits.
N - Matrix Spike Recovery outside control limits
NC - Not Calculated for duplicate results less than 5 times MDC
B - Analyte concentration greater than MDC.
B3 - Analyte concentration greater than MDC but less than Requested MDC.

Inorganics:

B - Result is less than the requested reporting limit but greater than the instrument method detection limit (MDL).
U or ND - Indicates that the compound was analyzed for but not detected.
E - The reported value is estimated because of the presence of interference. An explanatory note may be included in the narrative.
M - Duplicate injection precision was not met.
N - Spiked sample recovery not within control limits. A post spike is analyzed for all ICP analyses when the matrix spike and or spike duplicate fail and the native sample concentration is less than four times the spike added concentration.
Z - Spiked recovery not within control limits. An explanatory note may be included in the narrative.
* - Duplicate analysis (relative percent difference) not within control limits.
S - SAR value is estimated as one or more analytes used in the calculation were not detected above the detection limit.

Organics:

U or ND - Indicates that the compound was analyzed for but not detected.
B - Analyte is detected in the associated method blank as well as in the sample. It indicates probable blank contamination and warns the data user.
E - Analyte concentration exceeds the upper level of the calibration range.
J - Estimated value. The result is less than the reporting limit but greater than the instrument method detection limit (MDL).
A - A tentatively identified compound is a suspected aldol-condensation product.
X - The analyte was diluted below an accurate quantitation level.
* - The spike recovery is equal to or outside the control criteria used.
+ - The relative percent difference (RPD) equals or exceeds the control criteria.
G - A pattern resembling gasoline was detected in this sample.
D - A pattern resembling diesel was detected in this sample.
M - A pattern resembling motor oil was detected in this sample.
C - A pattern resembling crude oil was detected in this sample.
4 - A pattern resembling JP-4 was detected in this sample.
5 - A pattern resembling JP-5 was detected in this sample.
H - Indicates that the fuel pattern was in the heavier end of the retention time window for the analyte of interest.
L - Indicates that the fuel pattern was in the lighter end of the retention time window for the analyte of interest.
Z - This flag indicates that a significant fraction of the reported result did not resemble the patterns of any of the following petroleum hydrocarbon products:
- gasoline
- JP-8
- diesel
- mineral spirits
- motor oil
- Stoddard solvent
- bunker C

Batch ID: **VL201209-3-4** Instrument ID: **HPV3** Method: **SW8260_25**

LCS Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 13:05**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref Value	RPD	RPD Limit	Qual
1,1-DICHLOROETHENE	11.6	1	10		116	75-120				20	
BENZENE	10.7	1	10		107	80-120				20	
TRICHLOROETHENE	11.1	1	10		111	79-122				20	
TOLUENE	10.4	1	10		104	80-120				20	
CHLOROBENZENE	10.3	1	10		103	80-120				20	
Surr: DIBROMOFLUOROMETHANE	25.7		25		103	80-120					
Surr: TOLUENE-D8	25.1		25		101	80-120					
Surr: 4-BROMOFLUOROBENZENE	26.1		25		104	80-120					

LCSD Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 13:25**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	SPK Val	SPK Ref Value	%REC	Control Limit	Decision Level	RPD Ref Value	RPD	RPD Limit	Qual
1,1-DICHLOROETHENE	10.6	1	10		106	75-120		11.6	9	20	
BENZENE	10.6	1	10		106	80-120		10.7	1	20	
TRICHLOROETHENE	11	1	10		110	79-122		11.1	1	20	
TOLUENE	10.4	1	10		104	80-120		10.4	0	20	
CHLOROBENZENE	10.3	1	10		103	80-120		10.3	0	20	
Surr: DIBROMOFLUOROMETHANE	25.3		25		101	80-120			2		
Surr: TOLUENE-D8	25		25		100	80-120			1		
Surr: 4-BROMOFLUOROBENZENE	25.8		25		103	80-120			1		

Client: CTL Thompson
Work Order: 2012134
Project: FC09625.000V-205 21 S. Sunset

QC BATCH REPORT

Batch ID: **VL201209-3-4** Instrument ID: **HPV3** Method: **SW8260_25**

MB Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 14:41**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit	Qual
DICHLORODIFLUOROMETHANE	ND	1	
CHLOROMETHANE	ND	1	
VINYL CHLORIDE	ND	1	
BROMOMETHANE	ND	1.5	
CHLOROETHANE	ND	1	
TRICHLOROFLUOROMETHANE	ND	1	
1,1-DICHLOROETHENE	ND	1	
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	ND	1	
ACETONE	ND	10	
IODOMETHANE	ND	3	
CARBON DISULFIDE	ND	1	
METHYLENE CHLORIDE	ND	2	
TRANS-1,2-DICHLOROETHENE	ND	1	
METHYL TERTIARY BUTYL ETHER	ND	1.5	
1,1-DICHLOROETHANE	ND	1	
VINYL ACETATE	ND	2	
CIS-1,2-DICHLOROETHENE	ND	1	
2-BUTANONE	ND	10	
BROMOCHLOROMETHANE	ND	1	
CHLOROFORM	ND	1	
1,1,1-TRICHLOROETHANE	ND	1	
2,2-DICHLOROPROPANE	ND	1	
CARBON TETRACHLORIDE	ND	1	
1,1-DICHLOROPROPENE	ND	1	
1,2-DICHLOROETHANE	ND	1	
BENZENE	ND	1	
TRICHLOROETHENE	ND	1	
1,2-DICHLOROPROPANE	ND	1	
DIBROMOMETHANE	ND	1	
BROMODICHLOROMETHANE	ND	1	
CIS-1,3-DICHLOROPROPENE	ND	1	
4-METHYL-2-PENTANONE	ND	10	
TOLUENE	ND	1	
TRANS-1,3-DICHLOROPROPENE	ND	1	
1,1,2-TRICHLOROETHANE	ND	1	
2-HEXANONE	ND	10	
TETRACHLOROETHENE	ND	1	
1,3-DICHLOROPROPANE	ND	1	
DIBROMOCHLOROMETHANE	ND	1	

Client: CTL Thompson
Work Order: 2012134
Project: FC09625.000V-205 21 S. Sunset

QC BATCH REPORT

Batch ID: **VL201209-3-4** Instrument ID: **HPV3** Method: **SW8260_25**

MB Sample ID: **VL201209-3** Units: **UG/L** Analysis Date: **12/9/2020 14:41**

Client ID: Run ID: **VL201209-3A** Prep Date: **12/9/2020** DF: **1**

Analyte	Result	ReportLimit			Qual
1,2-DIBROMOETHANE	ND	1			
1-CHLOROHEXANE	ND	1			
CHLOROBENZENE	ND	1			
1,1,1,2-TETRACHLOROETHANE	ND	1			
ETHYLBENZENE	ND	1			
M+P-XYLENE	ND	1			
O-XYLENE	ND	1			
STYRENE	ND	1			
BROMOFORM	ND	1			
ISOPROPYLBENZENE	ND	1			
1,2,3-TRICHLOROPROPANE	ND	1			
1,1,2,2-TETRACHLOROETHANE	ND	1			
BROMOBENZENE	ND	1			
N-PROPYLBENZENE	ND	1			
2-CHLOROTOLUENE	ND	1			
1,3,5-TRIMETHYLBENZENE	ND	1			
4-CHLOROTOLUENE	ND	1			
TERT-BUTYLBENZENE	ND	1			
1,2,4-TRIMETHYLBENZENE	ND	1			
SEC-BUTYLBENZENE	ND	1			
1,3-DICHLOROBENZENE	ND	1			
P-ISOPROPYLTOLUENE	ND	1			
1,4-DICHLOROBENZENE	ND	1			
N-BUTYLBENZENE	ND	1			
1,2-DICHLOROBENZENE	ND	1			
1,2-DIBROMO-3-CHLOROPROPANE	ND	2			
1,2,4-TRICHLOROBENZENE	ND	1			
HEXACHLOROBUTADIENE	ND	1			
NAPHTHALENE	ND	1			
1,2,3-TRICHLOROBENZENE	ND	1			
Surr: DIBROMOFLUOROMETHANE	24.8		99	80-120	
Surr: TOLUENE-D8	25.1		100	80-120	
Surr: 4-BROMOFLUOROBENZENE	25.9		103	80-120	

The following samples were analyzed in this batch: 2012134-1 2012134-2