

# Phase I Environmental Site Assessment

Timberline Church

2902, 2914, and 3008 South Timberline Road

Fort Collins, Larimer County, Colorado

November 29, 2018

Terracon Project No. 20187108



**Prepared for:**

Colorado State University  
Fort Collins, Colorado

**Prepared by:**

Terracon Consultants, Inc.  
Fort Collins, Colorado

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Environmental



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Materials



November 29, 2018

Colorado State University  
Facilities Management  
251 Edison Drive  
Fort Collins, CO 80523

Attn: Mr. Brady Carlstrom  
P: (970) 567-1089  
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Re: Phase I Environmental Site Assessment  
Timberline Church  
2902, 2914, and 3008 South Timberline Road  
Fort Collins, Larimer County, Colorado 80525  
Terracon Project No. 20187108


Dear Mr. Carlstrom:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P20187108 dated October 19, 2018.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

  
Charles A. Covington  
Field Geologist

  
John C. Graves, P.G.  
Senior Principal/Regional Manager

Terracon Consultants Inc. 1901 Sharp Point Dr Ste C Fort Collins, CO 80525-4429

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## EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P20187108 dated October 19, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of John C. Graves, P.G., Environmental Professional. Charles A. Covington performed the site reconnaissance on November 2, 2018.

## Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

### Site Description and Use

The site is an approximately 8.5-acre portion of land that includes landscaping and parking areas currently designated for the Timberline church. The site is located on the east and south of the main Timberline Church property in Fort Collins, Colorado. According to the Larimer County Tax Assessor and observations made during the site reconnaissance, the parent tracts (of which the site is a part) consist of the following properties in Fort Collins, Larimer County, Colorado:

Address	Parcel Number	Acreage
2914 South Timberline Road	8729225901	0.64
2902 South Timberline Road	8729225905	0.84
3008 South Timberline Road	8729225902	3.85

### Historical Information

Based on the review of historical information, the site and surrounding areas remained largely agricultural/undeveloped land until 1969, at which time multiple structures for the CSU were constructed to the west along the southern portion of the site boundary. Multiple single-family and multi-family residential structures were later constructed to the south of the property sometime before 1999. Between 1999 and 2005, the Timberline Church facility and associated parking were constructed to the adjacent west of the site. The site itself has remained mostly undeveloped until additional parking for the Timberline Church was added to the western portion of the site sometime after 2006.

### Records Review

The regulatory database review identified several listings within the ASTM-specified search distances. Based on regulatory status, topographic gradient, and/or relative distance from the site, these facilities do not constitute RECs to the site.

### Site Reconnaissance

Terracon visited the site on November 2, 2018 for site reconnaissance of three parent tracts, of which comprise the site. The site primarily operates as additional parking for the adjacent Timberline Church, with additional landscaped and vacant areas. The site also contains an engineered drainage system consisting of storm drains, a lined drainage ditch, and multiple culverts that empty water into a large drainage basin. Based on site observations during the time of site reconnaissance, Terracon did not identify RECs during the visual site inspection.

### Adjoining Properties

Adjacent properties include the Timberline Church and associated parking directly to the west, as well as Former CSU agricultural Research Facility, and both single-family and multi-family residential development to the north, east, and south of the site.

### **Significant Data Gaps**

Significant data gaps were not identified.

### **Conclusions**

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 2902, 2914, and 3008 South Timberline Road, Larimer County, Colorado (the site). No Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) were identified in connection with the site.

### **Recommendations**

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify any RECs, HRECs, or CRECs. As such, no additional investigation is warranted at this time.

## 1.0 INTRODUCTION

### 1.1 Site Description

<b>Site Name</b>	Timberline Church
<b>Site Location/Address</b>	2902, 2914, and 3008 South Timberline Road, Fort Collins, Larimer County, Colorado
<b>Land Area</b>	Approximately 8.5 acres
<b>Site Improvements</b>	Paved parking lot on southwest portion of property
<b>Anticipated Future Site Use</b>	Residential development
<b>Purpose of the ESA</b>	Acquisition/land trade

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P20187108 dated October 9, 2018 and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

### 1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have



endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

#### **1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.



This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Colorado State University. Use or reliance by any other party is prohibited without the written authorization of Colorado State University and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

### 1.6 Client Provided Information

Prior to the site visit, Ms. Susanne Cordery, the client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

#### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Obvious Indicators of Contamination at the site.			X

Ms. Cordery indicated that a Phase I ESA and Limited Site Investigation (LSI) were conducted on an adjacent property by Terracon in July and September 2018, respectively. Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
<b>Topography</b>		
Site Elevation	Approximately 4,930 NGVD	USGS Topographic Map, Fort Collins Quadrangle, 1984 (Appendix A)
Topographic Gradient	Gently sloping towards the east-northeast	
Closest Surface Water	Foothills Channel (ditch), adjacent south of the site	
<b>Soil Characteristics</b>		
Soil Type	Nunn Clay Loam, 0 to 1 percent slopes	ERIS Physical Setting Report (PSR), October 2018
Description	Clay loam fine-grained soils consisting of silt-clay; slow infiltration rates and poorly-drained, non-hydric soils	
<b>Geology/Hydrogeology</b>		
Formation	Eolian deposits and Pierre Shale	ERIS Physical Setting Report (PSR), October 2018
Description	Quaternary age Eolian and loess deposits of dune silt and sand, including Peoria Loess. Cretaceous age shale.	
Estimated Depth to First Occurrence of Groundwater	Approximately 5 to 10 feet below ground surface (bgs)	
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the east-northeast).	

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

#### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from ERIS to evaluate past uses and relevant characteristics of the site and surrounding properties. No Sanborn maps were available.

Type	Source	Date	Scale
Topographic	USGS	1906	1":2000'
Topographic	USGS	1908	1":2000'
Aerial	USDA	1941	1":500'
Aerial	AMS	1953	1":500'
Topographic	USGS	1960	1":2000'
Aerials	USGS	1969	1":500'
Topographic	USGS	1969	1":2000'
Aerial	USGS	1975	1":500'
Aerial	NHAP	1983	1":500'
Topographic	USGS	1984	1":2000'
Aerial	NAPP	1993	1":500'
Aerial	USGS	1999	1":500'
Aerial	NAIP	2005	1":500'
Aerial	NAIP	2006	1":500'
Aerial	NAIP	2009	1":500'
Aerial	NAIP	2011	1":500'
Aerial	NAIP	2013	1":500'
Aerial	NAIP	2015	1":500'
Topographic	USGS	2016	1":2000'

Type	Source	Date	Scale
Aerial	NAIP	2017	1":500'

### Historical Maps and Aerial Photographs

Direction	Description
Site	Agricultural/Undeveloped (1941-2006); Paved parking lot (2009-2017)
North	Agricultural/Undeveloped (1941-2005); Residential/Commercial (2006-2017)
East	Agricultural/Undeveloped (1941-1999); Residential (2005-2017)
South	Agricultural/Undeveloped (1941-1993); Residential (1999-2017)
West	Agricultural/Undeveloped (1941-1953); CSU Agricultural Research Facility (1969-2017); Timberline Church and associated parking (1999-2017)

### 3.2 Historical City Directories

The ERIS city directories used in this study were made available through ERIS (selected years reviewed: 1922-2018) and were reviewed at approximate five-year intervals, if readily available. Street listings not available prior to 1989. The current street address for the site was identified as 2902, 2914, and 3008 South Timberline Road.

#### Historical City Directories

Direction	Description
Site	<b>2902 South Timberline Road:</b> No Listings (1922-2018) <b>2914 South Timberline Road:</b> No Listings (1922-2018) <b>3008 South Timberline Road:</b> No Listings (1922-2018)
North	<b>2802 Iowa Drive:</b> No Listings (1922-2018)
East	<b>2851 Kansas Drive:</b> No Listings (1922-2003); Multiple Residential Listings (2008-2018) <b>2863 Kansas Drive:</b> No Listings (1922-2003); Multiple Residential Listings (2008-2018) <b>2921 Kansas Drive:</b> No Listings (1922-2003); Multiple Residential Listings (2008-2018) <b>2933 Kansas Drive:</b> No Listings (1922-2003); Multiple Residential Listings (2008-2018)
South	<b>2212 Vermont Drive:</b> No Listings (1922-1989); Pinecone Apartments (1994-2018); Right Word (2018); A Star Movers (2018); United Fire Group (2018)
West	<b>2908 South Timberline Road:</b> No Listings (1922-2003); Timberline Church and associated entities (2008-2018) <b>3000 South Timberline Road:</b> No Listings (1922-2018)

### 3.3 Site Ownership

Based on the information obtained from the Larimer County Assessors records, the current site owner is Timberline Church. The parent tracts (of which the site is a part) consist of the following properties in Fort Collins, Larimer County, Colorado:

Address	Parcel Number	Acreage
2914 South Timberline Road	8729225901	0.64
2902 South Timberline Road	8729225905	0.84
3008 South Timberline Road	8729225902	3.85

### 3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.5 Environmental Liens and Activity and Use Limitations

The ERIS regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

#### Interviews

Interviewer	Name / Phone #	Organization	Date/Time
Aaron G. Varnell	Jon Cook / Email	Timberline Church	November 27, 2018 / 7 am
	Karen Bauer / Email		

Terracon interviewed Mr. Jon Cook and Ms. Karen Bauer, employees of Timberline Church, via email following the site reconnaissance. Mr. Cook and Ms. Bauer indicated that they have been familiar with the site for approximately 25 years. They were not aware of any previous

environmental inspections, environmental site assessments, or environmental violations on the subject site. They were not aware of any pending, threatened, or past litigations, administrative proceedings, regulatory notices, or environmental liens against the subject site. They indicated that the site was bought as farmland, and the only onsite development has been excavation for drainage purposes.

### 3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. In the provided user questionnaire, Ms. Susanne Cordery with CSU indicated that a Phase I ESA and LSI were conducted on an adjacent property by Terracon in July and September 2018, respectively. Terracon’s review of these reports did not identify RECs associated with the site.

## 4.0 RECORDS REVIEW

Regulatory database information was provided by ERIS, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

#### Federal Databases

Database	Description	Distance (miles)	Listings
CERC	Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS	0.5	1
CERL	CERCLIS Liens	Site	0
CNFR	CERCLIS - No Further Remedial Action Planned	0.5	1

Database	Description	Distance (miles)	Listings
EC	Federal Engineering Controls-ECs	0.5	0
ERN1	Emergency Response Notification System	Site	0
ERN2	Emergency Response Notification System	Site	0
ERNS	Emergency Response Notification System	Site	0
FBFL	The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0
FRS	Facility Registry Service/Facility Index	Site	0
HMIR	Hazardous Materials Information Reporting System	0.10	0
HTSC	Hist TSCA	0.10	0
IC	Federal Institutional Controls- ICs	0.5	0
IODI	EPA Report on the Status of Open Dumps on Indian Lands	0.5	0
NCDL	National Clandestine Drug Labs	Site	0
NPL	National Priority List	1	0
NPLD	Delisted NPL	0.5	0
NPLP	National Priority List - Proposed	1	0
ODI	Inventory of Open Dumps, June 1985	0.5	0
RCOR	RCRA CORRACTS- Corrective Action	1	0
RGEN	RCRA Generator List	0.25	0
RNGN	RCRA Non-Generators	0.25	1
RTSD	RCRA Non-CORRACTS TSD Facilities	0.5	0
TRI	Toxics Release Inventory (TRI) Program	Site	0
TSCA	Toxic Substances Control Act	0.10	0

**State/Tribal Databases**

Database	Description	Distance (miles)	Listings
AST	Aboveground Storage Tanks	0.25	0
AUL	Environmental Covenants and Environmental Use Restrictions List	0.5	0
HSWL	Historical Solid Waste (Closed or Abandoned Landfills)	0.5	0
ILST	Leaking Underground Storage Tanks (LUSTs) on Indian Lands	0.5	0
IUST	Underground Storage Tanks (USTs) on Indian Lands	0.25	0
LAST	Leaking Aboveground Storage Tanks	0.5	0
LUST	Leaking Underground Storage Tanks	0.5	0
SPL	Spills	0.10	0
SWF	Solid Waste Facilities and Landfills	0.5	0
TANK	Storage Tank Information System (COSTIS)	0.25	0



Database	Description	Distance (miles)	Listings
UST	Underground Storage Tanks	0.25	1
VCP	The Voluntary Cleanup and Redevelopment Program	0.5	1

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or information gathered by this office for identified facilities within an approximate 500-foot radius of the site.

### Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Colorado State University Fluorescent Lamp Recycling 3100 South Timberline Road	Adjacent W / Cross-gradient	RCRA, CESQG	No, based on file review discussed below

#### Colorado State University Fluorescent Lamp Recycling

The Colorado State University Fluorescent Lamp Recycling (CSU Recycling) facility, located to the adjacent west of the site, is listed in the RCRA Conditionally Exempt Small Quantity Generator (RCRA-CESQG) database. The CSU Recycling facility has been in this database since 2006 for handling mercury. No violations are listed in the database report. The CSU Recycling facility was not observed to be industrial in scale, and evidence of improper material storage or apparent contamination was not observed during site reconnaissance. Based on lack of violations and observations made during site reconnaissance, the CSU Recycling facility does not constitute a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

## 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Larimer County Department of Health and Environment Online portal	At the issuance of this report, a response had not been received from the Health Department.
Poudre Fire Authority Online portal	According to Mr. Justin Moinester of the Poudre Fire Authority, no environmental records relating to the site were found in the fire protection district database.

## 5.0 SITE RECONNAISSANCE

### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

#### General Site Information

Site Reconnaissance	
Field Personnel	Charles A. Covington
Reconnaissance Date	November 2, 2018
Weather Conditions	Sunny, 40° F
Site Contact/Title	Unaccompanied

### 5.2 Overview of Current Site Occupants

According to the Larimer County Assessor's Office, the site is currently owned by Timberline Church.

### 5.3 Overview of Current Site Operations

The site itself is largely undeveloped/vacant, with a portion along the western site boundary paved to serve as additional parking for the Timberline Church.

## 5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	

Category	Item or Feature	Observed or Identified
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	X
	Quarries or pits	
	Wastewater lagoons	
	Wells	

### Other Notable Site Features

#### Surface Water Bodies

An engineered drainage system associated with the paved parking areas for the adjacent Timberline Church was observed throughout the eastern portion of the site. This drainage system carries storm runoff water from the paved parking lot via multiple storm drains and a concrete lined drainage ditch that wraps around the north and eastern portion of the site boundary. Multiple culverts then empty runoff water into a drainage basin located on the southeastern portion of the site. This drainage basin was graded and constructed with an overflow riser, which allows excess water to drain from this area to the nearby Foothills Channel to the adjacent south. During site reconnaissance, water was not observed in this onsite feature.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	2802 Iowa Drive: Residential
East	2851 Kansas Drive: Residential 2863 Kansas Drive: Residential 2921 Kansas Drive: Residential 2933 Kansas Drive: Residential
South	2212 Vermont Drive: Residential
West	2908 South Timberline Road: Timberline Church and associated parking 3000 South Timberline Road: CSU Agricultural Research Facility

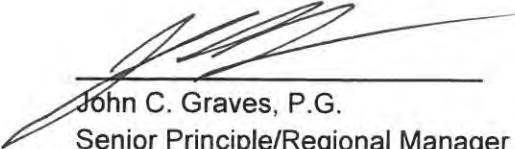
RECs were not observed with the adjoining properties.

## 7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

## 8.0 DECLARATION

I, John C. Graves, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



John C. Graves, P.G.  
Senior Principle/Regional Manager