



NATURAL FEATURES AND WETLANDS REPORT

for

***Cloverleaf Residential Development
El Paso County, CO***

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1.0 INTRODUCTION

PT Cloverleaf, LLC (“Applicant”) retained Bristlecone Ecology, LLC (“Bristlecone” or “Agent”) to perform an environmental assessment and prepare an Environmental Assessment Report for the proposed Cloverleaf Residential Development (“Project”) located in unincorporated El Paso County (EPC), Colorado. Contact information for both Applicant and Agent is provided below:

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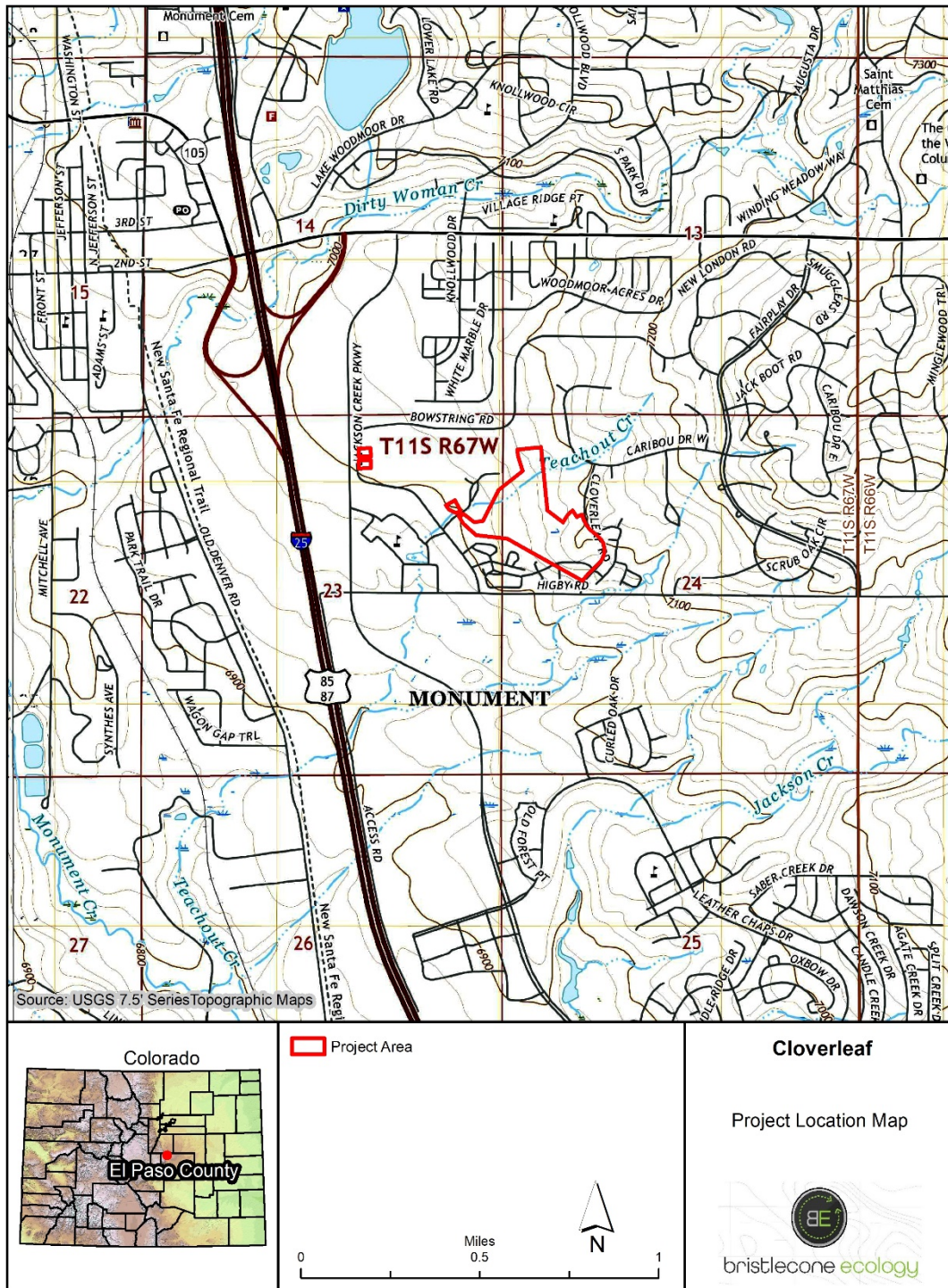
1.1. Purpose and Goals

The purpose of this Natural Features and Wetlands Report is to find and document natural resources and existing site conditions in order to identify potential environmental constraints that may affect the development of the Project. In addition, a goal of this report is to provide guidance on regulatory issues that could influence site development in accordance with development planning and application submittals in EPC. Environmental resources and constraints addressed include:

- Vegetation
- Soils
- Aquatic Resources/Wetlands/Waters of the U.S. (WOTUS)
- Noxious Weeds
- Wildfire Hazard
- Wildlife Impacts
- Federal and State Listed Threatened and Endangered (T&E) Species

1.2. Project Description and Site Location

The Project will consist of 144 residential lots, open space tracts, stormwater detention facilities, arterial roads, utilities, and other associated facilities and infrastructure. The Project is located on 38.78 acres northeast of the intersection of Jackson Creek Parkway and Higby Road, adjacent northwest of Cloverleaf Road, and bounded by existing residential developments on all sides (Figure I: *Project Location Map*). The site is located in portions of Sections 23 and 24, Township 11S, Range 67W, and can be found on the U.S. Geological Survey’s (USGS) Monument 7.5-minute quadrangle (USGS 2020). Topography of the Project consist of flat to rolling foothills grasslands about a half mile from the pine-oak woodlands of the Black Forest to the northeast. Elevations of the Project area range between approximately 7,000 and 7,115 feet above mean sea level (AMSL).



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Figure 1: Project Location Map

2.0 METHODOLOGY

Bristlecone Ecology performed a desktop review to gather background information about the environmental setting of the Project area. Publicly available data sources queried via desktop included:

- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) data
- USFWS Critical Habitat Portal
- Species profiles and spatial data from Colorado Parks and Wildlife (CPW)
- USFWS National Wetland Inventory (NWI)
- USGS National Hydrography Dataset (NHD)
- USGS aerial imagery
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panels
- Google Earth current and historic aerial imagery
- Colorado State Forest Service (CSFS) Wildfire Hazard Maps
- National Resources Conservation Service (NRCS) county soil survey data
- Colorado Natural Heritage Program (CNHP) Survey of Critical Biological Resources

Following the desktop review of these resources, a site reconnaissance was conducted on March 16, 2020 to field-verify results of the review and identify potential impacts to these resources and constraints to development. The field reconnaissance focused on identifying and mapping wetland habitat and WOTUS, on classifying vegetation communities on the site, and on identifying suitable wildlife habitat, particularly that which could support T&E species. Representative photographs were taken to document Project site conditions and suitable habitats.

3.0 ENVIRONMENTAL SETTING

The Project area is located at the intersection of two distinct ecoregions in Colorado: the Pine-Oak Woodlands, and the Foothill Grasslands. Topography of the Project consists mainly of a mix of flat to rolling foothills grasslands; pine woodlands interspersed with a few shrubs are located approximately 0.4 mile to the east of the site. The Foothills Grasslands Ecoregion is composed of a mixture of tall and mid-grasses and isolated pine woodlands (Chapman et al. 2006). Dominant species include little bluestem (*Schizachyrium scoparium*), big bluestem (*Andropogon gerardii*), switchgrass (*Panicum virgatum*), and yellow Indiangrass (*Sorghastrum nutans*; Chapman et al. 2006).

Elevations of the Project site range between approximately 7,000 and 7,115 feet above mean sea level (AMSL). The Project site contains no Colorado Natural Heritage Conservation Areas or Potential Conservation Areas according to the CNHP (2019), and according to the USFWS' Information for Planning and Conservation (IPaC; 2020), does not contain Wildlife Refuges or Hatcheries. The area has been used historically as rangeland, but residential and commercial development is increasing steadily. Several social trails are currently present, and people were observed walking the site with pets.

3.1. Vegetation

The entire site is in the Foothill Grasslands, with the predominant vegetation corresponding to that ecoregion. Buffalo grass (*Bouteloua dactyloides*) is the predominant species across the site, with additional subdominants including blue grama (*Bouteloua gracilis*), needle-and-thread (*Hesperostipa comata*), and Western wheatgrass (*Pascopyrum smithii*). To a lesser extent, both little bluestem and big bluestem are subdominant or predominant in specific areas. Other species present include Junegrass (*Koeleria macrantha*), common sunflower (*Helianthus annuus*), fringed sage (*Artemisia frigida*), soapweed yucca (*Yucca glauca*), Woods' rose (*Rosa woodsii*), and hairy false goldenaster (*Heterotheca villosa*). Within a small, isolated wetland roughly in the center of the site, arctic rush (*Juncus arcticus*) and Nebraska sedge (*Carex nebrascensis*) are dominant. A few patches of relatively stunted Western snowberry (*Symphoricarpos occidentalis*) represent the only shrubs present. There is a single ponderosa pine (*Pinus ponderosa*) near the northwest Project area boundary, which is the only tree on the Project site. Much of the site has been previously disturbed, but vegetative cover is relatively extensive. Diversity is low to moderate for this ecoregion, and the structure of vegetation on the site is somewhat poorly developed.

Several noxious weeds are present at the site, primarily along a ditch near the northern border of the Project area labeled as Teachout Creek on NHD maps. Weed species here include diffuse knapweed (*Centaurea diffusa*), Canada thistle (*Cirsium arvense*), common mullein (*Verbascum thapsus*), and kochia (*Kochia scoparia*). Smooth brome (*Bromus inermis*), a non-native grass, is the dominant grass within the ditch.

Bristlecone reviewed CNHP data for the Monument, Colorado 7.5-minute quadrangle, which summarizes vegetation communities in the state by USGS quad. Data were reviewed to determine the probability of the presence/absence of significant natural communities, rare plant areas, or riparian corridors in the Project area. Based on CNHP's data and the site reconnaissance, the probability of these plant communities being impacted by Project development is described below in Table 1.

Table 1. Potentially Impacted Vegetation Communities (CNHP 2019)

Plant Community (Type)	Status ¹	Presence and Location	Probability of Impacts
<i>Alnus incana</i> / Mesic Graminoids Wet Shrubland (Montane Riparian Shrubland)	G3, S2	Narrow to moderately wide floodplains on stream benches, in association with abandoned meanders, on islands and pointbars, and on hillside seeps. There is habitat within the adjacent Habitat Conservation Area.	None. Community is not present in the Project area.
<i>Andropogon gerardii</i> - <i>Sporobolus heterolepis</i> Western Foothills Grassland (Xeric Tallgrass Prairie)	G2, S1	Mesic habitats of the Rock Mountain foothills and riverine habitats. There is less than an acre of habitat within the adjacent Habitat Conservation Area.	None. Community is not present in the Project area.
<i>Pinus ponderosa</i> / <i>Carex inops</i> ssp. <i>heliophila</i> Woodland (Foothills Ponderosa Pine Savannas)	G3, G4, S1	Occurs in relatively mesic savanna habitats, on gentle to moderate south- and west-facing slopes. Dense habitat occurs between 0.5-1 mile to the west-northwest in the Black Forest.	None. Project area lies on the fringe of this community.
<i>Pinus ponderosa</i> / <i>Quercus gambelii</i> Woodland (Foothills Ponderosa Pine Scrub Woodlands)	G5, S5	Widespread; stands often occur along drainages, on lower and middle slopes and benches on all aspects. Soils are typically shallow and rocky, ranging from sandy loams to clay loams. Not present. Habitat may be present within ~1 mile in the Black Forest area.	None. Community is not present in the Project area.
<i>Quercus gambelii</i> - <i>Cercocarpus montanus</i> / (<i>Carex geyeri</i>) Shrubland (Mixed Mountain Shrublands)	G3, S3	Foothills, mountains and mesatops in western Colorado and Utah. Stands occur on gentle, moderate and steep slopes. Not present.	None. Community is not present in the Project area.
<i>Quercus gambelii</i> / <i>Carex inops</i> ssp. <i>heliophila</i> Shrubland (Mesic Oak Thickets)	GU, SU	Mesic, short-statured Southern Rocky Mountain mixed shrubland dominated by Gambel oak with mountain mahogany as a codominant. Not present.	None. Community is not present in the Project area.
<i>Salix exigua</i> / Mesic Graminoids Western Wet Shrubland (Coyote Willow/Mesic Graminoid)	G5, S5	Rocky Mountains and Intermountain West; vegetation characterized by dominance of coyote/sandbar willow in a moderately dense tall-shrub canopy with a dense herbaceous layer dominated by graminoids.	None. Community is not present in the Project area.
<i>Symphoricarpos occidentalis</i> Shrubland (Snowberry Shrubland)	G4, G5, S4	Occurs throughout Rocky Mountains in mesic depressions and swales, typically surrounded by upland grassland communities. Not present/no shrubs.	None. Community is not present in the Project area.

¹G=Global; S=State; 1=Critically Imperiled; 2=Imperiled; 3=Rare or Uncommon; 4=Widespread, Abundant, and Apparently Secure; 5=Demonstrably Widespread, Abundant, and Secure; U=Unrankable, status cannot be determined at this time.

3.2. Soils

Soil survey data and reports were reviewed to determine the potential for the presence of geologic hazards within the Project (NRCS 2019b). The NRCS provides information on soils properties that would influence the development of building sites for dwellings with basements, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Qualitative soil ratings are assigned to each major soil group and include 'Not Limited', 'Somewhat Limited', and 'Very Limited'. 'Not Limited' indicates that the soil type has properties that are very favorable for the specified type of construction. 'Somewhat Limited' indicates that the soil type has properties that are moderately favorable for the specified type of construction. These limitations can generally be overcome through planning and design considerations. 'Very Limited' indicates that the soil type has properties that cannot generally be overcome through design and planning considerations (NRCS 2019b).

County soil survey data indicate that the site is composed entirely of Tomah-Crowfoot loamy sands (3 to 8 percent slopes); there are no other soils series or complexes within the Project area (Figure 2: NRCS SSURGO Soils). Other series and complexes nearby include Alamosa loam (1 to 3 percent slopes), Kettle gravelly loamy sand (8 to 40 percent slopes), Kettle rock outcrop complex, and Tomah-Crowfoot complex (8 to 15% slopes) (NRCS 2019a; Figure 2). The review of soils data indicate that the Tomah series makes up about 50% of the site while the Crowfoot series makes up about 30% of the site. Minor series that form the remainder of the soils include the Pleasant series and other minor soils. Both the Tomah series and the Crowfoot series in the "Tomah-Crowfoot loamy sands (3 to 8 percent slopes)" complex, are rated 'Not Limited' for the construction of dwellings, with or without basements (NRCS 2019b). These soils make up roughly 80% of the Project site. The remaining minor soil types on the site are not rated for the construction of dwellings, indicating that this type of construction is not a concern for these soil types.

Bristlecone reviewed the hydric soil ratings for all soil components present on the Project site to aid in the identification of wetland habitats during the site reconnaissance. Hydric soils are those that form under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions, and their formation is required in order for wetlands to become established. The Tomah-Crowfoot complex (3 to 8% slopes) was described as having a hydric rating of zero in El Paso County, meaning less than 1% of this complex is expected to be hydric. Hydric ratings are on a scale of 1 to 100, with 100 having greater hydric components (NRCS 2019a). A minor component of this complex, the Pleasant series, is rated as hydric in El Paso County and is typically found in depressions where ponding can occur. Based on these ratings, the suitability of the site for the development of hydric soils, and thus wetlands, is very low.

The Tomah-Crowfoot complex is grouped into Hydrologic Group B, according to NRCS soils data (NRCS 2019a). This grouping includes soils that have a moderate infiltration rate, which results in the soils having a corresponding moderate rate of surface and ground water transmission.

Additional, detailed soil data for the Project will be presented in a soils/geology/geotechnical report that will be submitted separately.



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Figure 2: NRCS SSURGO Soils

3.3. Aquatic Resources

Aquatic resources include jurisdictional wetlands and other regulated Waters of the U.S. (WOTUS) such as streams/rivers, ponds/lakes, and ditches, as well as non-regulated wetlands, streams/rivers, ponds/lakes, ditches, and other surface water features. The USFWS' NWI and USGS' NHD datasets were reviewed for the possible presence of wetlands and streams, respectively, within the Project area. Aerial imagery (USDA 2015 and Google 2020) was reviewed to locate water features not depicted in the NWI and NHD datasets. Aquatic features that were depicted in the data can be seen in Figure 3: *National Hydrography Data & National Wetlands Inventory*, and include:

- Teachout Creek is mapped in the NHD data as running through the northern portion of the Project area
- A Riverine (R4SBC) wetland is mapped in the NWI data that corresponds with the location of Teachout Creek
- A Palustrine-Emergent-Seasonally Flooded (PEMC) depressional wetland is mapped in the NWI data in the southeast quadrant of the Project area

Watercourses and other aquatic features identified in the preliminary desktop analysis were inspected in the field to assess their jurisdictional potential. A site reconnaissance and routine wetland assessment were conducted on March 31, 2020. The wetland assessment revealed the presence of one minor, non-jurisdictional wetland onsite, which is not considered to be a significant natural feature. During the site reconnaissance, the following features identified in the NWI/NHD data were inspected and classified as follows (Figure 3):

- Teachout Creek as represented in the NHD data is an isolated ditch that lacks hydrologic connection to other surface waters. The ditch is up to six feet deep and may have defined banks but does not possess a defined streambed or convey any hydrologic flows. The ditch is used for dumping trash and is best described as an erosional feature; it is not a jurisdictional aquatic feature.
- The R4SBC wetland shown in the NWI data corresponding with Teachout Creek (in the NHD data) is not present.
- The PEMC wetland shown in the NWI data is present and is generally located as shown in the dataset. This feature possesses herbaceous wetland vegetation in the form of extensive arctic rushes and Nebraska sedges. Soils are well-established hydric soils showing multiple indicators including Hydrogen Sulfide (indicator A4) and Sandy Mucky Mineral (indicator S1) (Appendix I: *Wetland Delineation Data Forms*). Soils are generally sandy and clayey and belong to the minor Pleasant soils component as opposed to the more expected Tomah and Crowfoot components. Hydrology sources are something of a mystery given the isolated nature of the wetland, and the only expected source is via underground seeps. Several hydrologic indicators are present including Saturation (A3), Hydrogen Sulfide (C1), and Oxidized Rhizospheres (C3) (Appendix I). The wetland becomes an upland swale at the lower reach and dries up completely and loses all definition roughly 75 feet beyond a social trail through the site. Further to the southwest are multi-family residences, and there is no apparent hydrologic connection to downstream WOTUS. Based on wetland classification, size, setting, and lack of connection to other aquatic features, this is a low-value non-jurisdictional wetland.

Based on the information gleaned from the site reconnaissance, the single wetland on the Project site is isolated, is not a significant natural feature, and does not maintain a hydrologic connection to any jurisdictional aquatic features. While only the U.S. Army Corps of Engineers (USACE) may determine the regulatory status of aquatic features under the Clean Water Act, it is Bristlecone's professional opinion that the PEMC wetland is the only wetland present on-site, and that it is not jurisdictional.



Figure 3: Aquatic Resources Map

3.4. Noxious Weeds

Bristlecone prepared a Noxious Weed Management Plan (“Plan”) as a standalone document for the Project based on the El Paso County requirements for noxious weed control. The Plan is a Project-specific document that has been designed to set forth Project-level regulations to prevent and control the spread of noxious weeds within the Project area and vicinity. Noxious weeds are defined as those non-native plants that aggressively invade and are detrimental to native vegetation communities and ecosystems. The *Colorado State Noxious Weed Act* (Colorado Revised Statute 35-5.5-103) developed a list of plants considered noxious in the state of Colorado that should be targeted for control by various methods dependent on list category (A, B, or C). The Plan tiers to the requirements set forth by the El Paso County Noxious Weed Management Plan (EPC 2017), and the El Paso County Noxious Weeds and Control Methods report (EPC 2018), which contain guidelines for the control and treatment of noxious weeds found in the County. EPC requires that commercial or industrial projects that include ground disturbing activities submit a project-specific noxious weed management plan. This Plan provides methods to prevent and control the spread of noxious weeds at construction and post-construction phases of the Project. See Appendix II: *Noxious Weed Management Plan*.

3.5. Wildfire Hazard

In the 2017 El Paso County Development Standards, the stated purpose and intent for fire protection and wildfire mitigation is to ensure that proposed development is reviewed for wildfire risks and adequate fire protection. No permit or approval associated with development, construction or occupancy shall be approved or issued until the provisions of these standards are satisfied. The Project area is located in the Tri-Lakes Monument Fire Protection District. There are three staffed fire stations in the district:

- Station 3, 1855 Woodmoor Drive, Monument (2.41 miles from site entrance)
- Station 1, 18650 State Highway 105, Monument (3.11 miles from site entrance)
- Station 2, 18460 Roller Coaster Road, Monument (4.45 miles from site entrance)

The Tri-Lakes Monument Fire Protection District has the following operations equipment available:

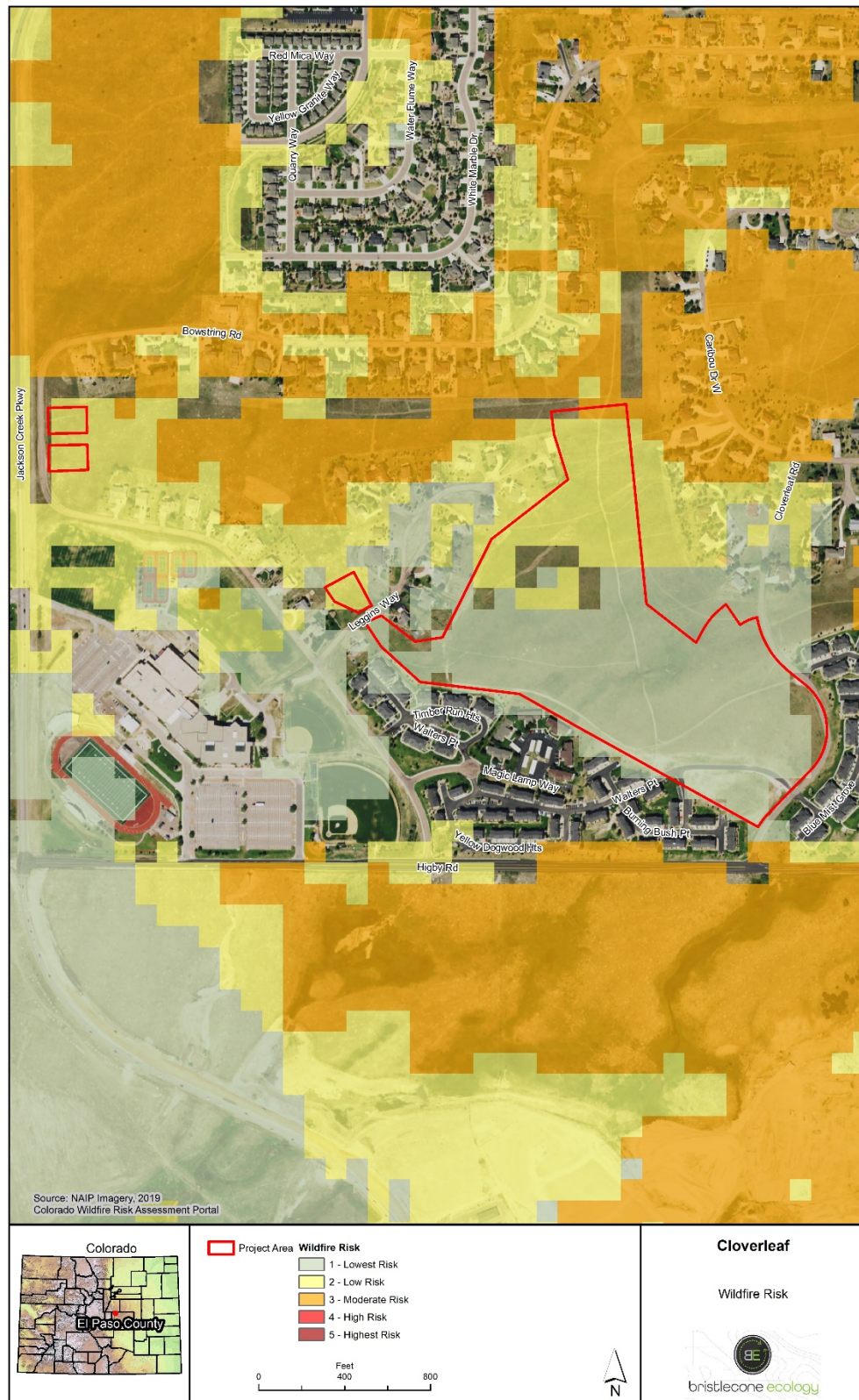
- 3 fire engines
- 1 tower ladder
- 3 ambulances
- 3 brush trucks
- 4 command vehicles
- 1 Snowcat
- 1 ATV

Wildfire hazard for the Project site was evaluated using the Colorado State Forest Service’s (CSFS) online Wildfire Risk Assessment Portal (WRAP; CSFS 2018). WRAP allows professional, planners, and the public to access the best scientific information regarding wildfire risk and establish prevention and mitigation measures accordingly. According to WRAP, the wildfire risk for the majority of the Project site is listed as “Lowest Risk” (CSFS 2018). There are a few small pockets

of “Low Risk” land comprising approximately 20% of the site in the northern most portion (CSFS 2018; Figure 4: *Wildfire Hazard Map – Wildfire Risk*). Developed areas such as the surrounding multi-family residential buildings and existing paved/concrete roads and parking areas adjacent to the Project area are not classified for wildfire risk. “Wildfire Risk” is determined by CSFS by combining the burn probability rating of a site with the values-at-risk rating. While the Project site has a moderate to low rating of values and assets that would be adversely impacted by wildfire, the burn probability for the entire site is “low” to “very low” (CSFS 2018; Figure 5: *Wildfire Hazard Map – Burn Probability*).

3.6. Wildlife Communities

The Project site has been previously disturbed and thus does not provide ideal habitat for a variety of wildlife species. Development of the site would inevitably affect some potential habitat for wildlife, but based on the findings of the site reconnaissance, Bristlecone classifies the expected impacts as very low to low. Wildlife that could be affected were identified first by referencing CPW’s Species Activity Mapping (SAM) spatial data to assess the likelihood of occurrence for state TES, state species of concern (SC), and other general wildlife, including big game species. The Colorado Natural Heritage Program (2019) also provides species status data. The review indicated that there is potential for the occurrence of 16 mammals, 14 birds, and 10 reptiles, including one SC mammal, one state threatened mammal, and one state threatened bird (Table 2. SAM Wildlife Potential for Occurrence).



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Figure 4: Wildfire Hazard Map – Wildfire Risk



Figure 5: Wildfire Hazard Map – Burn Probability

Table 2. SAM Wildlife Potential for Occurrence (CPW 2019)

Common Name	Scientific Name	Type of Occurrence (CPW 2019)	Status ^{1,2}
Mammals			
Big brown bat	<i>Eptesicus fuscus</i>	Overall range	n/a
Black bear	<i>Ursus americanus</i>	Overall range Summer, fall concentration area Human conflict area	n/a
Black-tailed prairie dog	<i>Cynomys ludovicianus</i>	Overall range Potential occurrence	SC, S3
Elk	<i>Cervus canadensis</i>	Overall, summer, and winter ranges	n/a
Fringed myotis	<i>Myotis thysanodes</i>	Overall range	n/a
Hoary bat	<i>Lasiurus cinereus</i>	Overall range	n/a
Long eared myotis	<i>Myotis evotis</i>	Overall range	n/a
Long legged myotis	<i>Myotis Volans</i>	Overall range	n/a
Mountain lion	<i>Puma concolor</i>	Overall range	n/a
Mule deer	<i>Odocoileus hemionus</i>	Overall and summer range Concentration area	n/a
Preble's meadow jumping mouse	<i>Zapus hudsonius preblei</i>	Overall range	FT, ST, S1
Silver-haired bat	<i>Lasionycteris noctivagans</i>	Overall range	n/a
Townsend's big-eared bat		Overall range	G4, S4, S3
Western red bat	<i>Lasiurus blossevillei</i>	Overall range	n/a
Western small-footed myotis	<i>Myotis ciliolabrum</i>	Overall range	n/a
White-tailed deer	<i>Odocoileus virginianus</i>	Overall range Concentration area	n/a
Birds			
Band-tailed pigeon	<i>Patagioenas fasciata</i>	Breeding range	S4B
Brewer's sparrow	<i>Spizella breweri</i>	Breeding range	S4B
Brown-capped rosy finch	<i>Leucosticte australis</i>	Overall range	S3B, S4N
Burrowing owl	<i>Athene cunicularia</i>	Breeding range	ST
Golden eagle	<i>Aquila chrysaetos</i>	Breeding range	BGEPA, S3S4B
Grasshopper sparrow	<i>Ammodramus savannarum</i>	Breeding range	S3S4B
Lark bunting	<i>Calamospiza melanocorys</i>	Breeding range	S4
Lazuli bunting	<i>Passerina amoena</i>	Breeding range	S5B
Lewis' woodpecker	<i>Melanerpes lewis</i>	Breeding range	S4
Northern harrier	<i>Circus hudsonius</i>	Breeding range	S3B
Prairie falcon	<i>Falco mexicanus</i>	Breeding range	S4B, S4N
Rufous hummingbird	<i>Selasphorus rufus</i>	Migration range	n/a
Virginia warbler	<i>Oreothlypis virginiae</i>	Breeding range	S5
Wild turkey	<i>Meleagris gallopavo</i>	Overall and winter ranges	n/a

Table 2. SAM Wildlife Potential for Occurrence (CPW 2019)

Common Name	Scientific Name	Type of Occurrence (CPW 2019)	Status ^{1,2}
Reptile and Amphibians			
Bullsnake	<i>Pituophis catenifer sayi</i>	Overall range	n/a
Greater short-horned lizard	<i>Phrynosoma hernadesi</i>	Overall range	n/a
Milksnake	<i>Lampropeltis elapsoides</i>	Overall range	n/a
Plains garter snake	<i>Thamnophis radix</i>	Overall range	n/a
Plains lizard	<i>Sceloporus undulatus</i>	Overall range	n/a
Plateau fence lizard	<i>Sceloporus tristichus</i>	Overall range	n/a
Prairie rattlesnake	<i>Crotalus viridis</i>	Overall range	n/a
Six-lined racerunner	<i>Aspidoscelis sexlineata</i>	Overall range	n/a
Smooth greensnake	<i>Opheodrys vernalis</i>	Overall range	n/a
Terrestrial gartersnake	<i>Thamnophis elegance</i>	Overall range	n/a

¹FT=Federally Threatened; ST=State Threatened; SC=State Species of Concern; BGEPA=Bald and Golden Eagle Protection Act

²State (S) or Global (G) CNHP Status: 1=Critically Imperiled; 2=Imperiled; 3=Vulnerable; 4=Apparently Secure, but Cause for Long Term Concern; 5=Demonstrably Secure; B=Breeding; N=Non-breeding

Following the review of SAM data, a site reconnaissance was performed to field-verify the information provided in the SAM data and perform a general wildlife survey. In general, the site provides low to moderate quality habitat for wildlife. There is only one vegetation type—grasslands—and only one tree. The site has been previously disturbed, and there are several informal social trails crisscrossing the site. Invasive weeds are diffusely present throughout the site, but they are more concentrated near a ditch on the northwest side of the site. While some of the species listed in the SAM data may occur on the site, the majority are not expected to occur based on the limited habitat quality and nearby anthropomorphic presence. In particular, there is no suitable habitat for the state-listed Preble's meadow jumping mouse (*Zapus hudsonius preblei* or PMJM). There is limited habitat available for the state-threatened burrowing owl (*Athene cunicularia*), and the state sensitive black-tailed prairie dog (*Cynomys ludovicianus*) in lots 142, 143, and 144 where roughly a dozen prairie dog burrows and three prairie dogs were observed during the site visit.

Little wildlife was observed during the site reconnaissance, but birds were the most common wildlife observed. Species included American crow (*Corvus brachyrhynchos*), black-billed magpie (*Pica hudsonia*), common raven (*Corvus corax*), Cooper's hawk (*Accipiter cooperi*), horned lark (*Eremophila alpestris*), house finch (*Haemorphous mexicanus*), mountain bluebird (*Sialia currucoides*), pine siskin (*Spinus pinus*), and western meadowlark (*Sturnella neglecta*). The majority of these species prefer open habitats like the predominant habitats present on-site; some prefer wooded areas (pine siskin), or suburban areas (house finch), such as the areas in the vicinity of the Project area. Bluebird nest boxes were observed near homes surrounding the site which are likely used by mountain bluebirds in the nesting season.

The site provides almost no potential nesting habitat for raptors, with the exception of northern harrier (*Circus hudsonius*), which nests on the ground in grasslands. Given the amount of foot traffic and pet presence the site may receive based on the reconnaissance, it is unlikely northern harrier would use the site for nesting.

The Project area provides some habitat for mammals including rodents, deer, and carnivores. Mammals were not observed during the site reconnaissance, but several species are expected to occur, and sign was detected for red fox (*Vulpes vulpes*). Evidence of fossorial mammals was minimal, but a few eskers (mounds) were observed, presumably of pocket gophers (family *Geomidae*). The area is suitable year-round range for mule deer (*Odocoileus hemionus*) and white-tailed deer (*O. virginianus*) and is listed as a concentration area for both. The site also provides foraging and breeding habitat for predators such as coyote (*Canis latrans*), red fox, and gray fox (*Urocyon cinereoargenteus*). Coyote scat and two fox dens were observed. On the main portion of the site (lots 1-141), no black-tailed prairie dogs and no historic or active prairie dog burrows were observed, which also precludes the presence of burrowing owls, a prairie dog burrow specialist. On and adjacent to lot 142 north of Leggins Way and lots 143 and 144 further north, active prairie dog burrows were observed; these lots could also support burrowing owls during the nesting season (April-October), but no burrowing owls were observed during the site visit.

3.7. Federally Listed T&E Species

The USFWS IPaC database (USFWS 2020) was used to determine the likelihood of occurrence of federally listed T&E species within the Project area. The IPaC query listed nine species, including one mammal, four birds, two fishes, and two flowering plants with the potential to occur within the Project area (Table 3. Federally Listed T&E Species Potentially Impacted by the Project). Bristlecone has provided our professional opinion regarding the probability that these species may occur within the Project site and their probability of being impacted by Project development.

Table 3. Federally Listed T&E Species Potentially Impacted by the Project (USFWS 2020)

Common Name	Scientific Name	Habitat Requirements and Likelihood of Impacts	Federal Status ¹
Mammals			
Preble's meadow jumping mouse	<i>Zapus hudsonius preblei</i>	Inhabits well-developed riparian corridors with adjacent, relatively undisturbed grassland communities, and a nearby water source. Riparian habitat includes a dense combination of grasses, forbs and shrubs; a taller shrub and tree canopy may also be present (typical). Has been found to regularly use uplands at least as far out as 100 meters beyond the 100-year floodplain (Shenk 1999). There is no Critical Habitat for the species, and the closest Critical Habitat is 0.7 mile to the southeast and 0.8 mile to the southwest. CPW estimated occupied range is mapped for the Project area but is outdated. Likelihood of impacts: None, no riparian corridors, no perennial water sources, no suitable habitats of any kind.	FT
Birds			
Least tern	<i>Sternula antillarum</i>	Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Likelihood of impacts: None, Project is not within the watersheds listed.	FE
Mexican spotted owl	<i>Strix occidentalis lucida</i>	Requires mature, old-growth forests of white pine, Douglas fir, or ponderosa pine and narrow canyons with steep slopes and rocky cliffs (Gutiérrez et al. 1995). The closest USFWS designated Critical habitat is 5 miles southwest in mountainous terrain (USFWS, 2018). Likelihood of impacts: None, habitat not present.	FT
Piping plover	<i>Charadrius melodus</i>	Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Likelihood of impacts: None, Project is not within the watersheds listed.	FT
Whooping crane	<i>Grus americana</i>	Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Likelihood of impacts: None, Project is not within the watersheds listed.	FE
Fishes			
Greenback cutthroat trout	<i>Oncorhynchus clarkii stomias</i>	Cold, clear, gravely headwater streams and mountain lakes that provide an abundant food supply of insects. Genetic sampling has confirmed that the only remaining native pure-strain population occurs in a four mile stretch of creek outside of its native range in Bear Creek (Metcalf et al. 2012). Likelihood of impacts: None, habitat not present.	FT
Pallid sturgeon	<i>Scaphirhynchus albus</i>	Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Likelihood of impacts: None, Project is not within the watersheds listed.	FE

Common Name	Scientific Name	Habitat Requirements and Likelihood of Impacts	Federal Status ¹
Flowering Plants			
Ute ladies'-tresses orchid	<i>Spiranthes diluvialis</i>	Primarily occurs along seasonally flooded river terraces, sub-irrigated or spring-fed abandoned stream channels or valleys, and lakeshores. May also occur along irrigation canals, berms, levees, irrigated meadows, excavated gravel pits, roadside borrow pits, reservoirs, and other human-modified wetlands. There are no known populations in El Paso County, and the site is above the elevation where surveys would be required (USFWS 1992). Likelihood of impacts: None, extremely unlikely for the species to occur, no wetlands that could support populations.	FT
Western prairie fringed orchid	<i>Platanthera praeclara</i>	Occurs in tallgrass prairie in Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, and Oklahoma. Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Likelihood of impacts: None, Project is not within the watersheds listed.	FT

¹FE= Federally Endangered; FT=Federally Threatened



Figure 6: Threatened & Endangered Species Habitat

3.7.1. Preble's Meadow Jumping Mouse

PMJM is a federally listed T&E species and is a state threatened species in Colorado. The species occurs along the Front Range of the Rocky Mountains throughout several counties in Wyoming and Colorado. Preferred habitat includes well developed riparian corridors with gentle slopes and adjacent grasslands that allow for movement in and out of the stream channel. Populations have declined due to habitat fragmentation and degradation resulting from urban development in and adjacent to riparian areas (USFWS 2004). Critical Habitat has been designated by USFWS throughout its range. In addition to the USFWS Critical Habitat, CPW has mapped areas of PMJM estimated occupied range (CPW, 2005). These mapped areas serve as guidelines for the potential occurrence of PMJM; site-specific topographic and vegetative conditions are more accurate predictors of PMJM presence.

It is expected that PMJM occur in the Critical Habitat designations to the southeast (along upper Jackson Creek) and to the southwest (along Teachout Creek). However, access to the Project site from these creeks is not possible due to a lack of habitat connectivity. Other areas of the site listed as CPW estimated occupied range (EOR) are not suitable for PMJM. Upland swales mapped as EOR do not possess a perennial water source, one of the primary requirements for PMJM. These swales also lack the well-developed mid-story sapling/shrub vegetative layer that is a critical component for PMJM presence. Forb cover is also not ideal, and while grass cover is extensive, these swales do not possess the mix of grasses and grass-like (sedges and rushes) preferred by the species. PMJM is not expected to occur on the site. A PMJM disqualification letter from the USFWS has concurs with the site assessment, providing a determination of "No Concerns" and stating that the site "does not provide Preble's habitat" (Appendix III: USFWS Concurrence for Preble's Meadow Jumping Mouse).

3.7.2. Ute Ladies'-tresses Orchid

Ute ladies'-tresses orchid (*Spiranthes diluvialis* or ULTO) is a perennial orchid listed as federally threatened. It is a forb with ivory flower clusters arranged in a spike growing approximately 8-20 inches tall. ULTO is known to occur in parts of Colorado, Wyoming, Idaho, Montana, Nebraska, Utah, and Washington. It typically occurs within features associated with major river floodplains including riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows associated with perennial streams (USFWS 2014). Surveys have indicated that the species may also inhabit groundwater-fed springs or sub-irrigated meadows, seeps, and human-influenced riparian habitats that receive reliable and stable spring inundation (Fertig et al. 2005; NRCS 2009). Soils have a high micronutrient and organic content matter and often display gley features when field sampled (NRCS 2009).

Minimal habitat requirements for ULTO may occur within the Project site in the isolated wetland, but ULTO are not expected to occur. The entire site is higher than 7,000 feet AMSL, and the USFWS' Interim Survey Guidelines for ULTO do not require surveys within Fountain Creek perennial tributaries at sites above 6,500 feet AMSL. Based on this guidance, it is Bristlecone's professional opinion that the potential for the occurrence of ULTO at the Project site is extremely low.

3.8. Toxic Materials

A Phase 1 Environmental Site Assessment (ESA) was performed in accordance with ASTM E1527-13 standards to document any toxic materials or other hazardous site conditions that could be present. The ESA includes the following:

- An inspection of site and visual reconnaissance of surrounding properties
- Interviews with past and present owners (or designated representatives) and occupants of the site
- Interviews with state and/or local government officials
- A review of federal, state, and tribal environmental record sources through a database search of the site and surrounding properties to the minimum search distances specified in the ASTM Standard
- Reviews of historical use information for the site (aerial photographs, fire insurance maps, city directories, etc.)
- Preparation of a Phase I ESA report for the site

Phase I activities are managed and overseen by an Environmental Professional (EP) as required and defined by the ASTM E1527-13 standard. The EP is responsible for rendering their opinion on whether the ESA findings are considered a Recognized Environmental Condition (REC), Historical REC, Controlled REC, or de minimis condition. According to the ESA, the Project site was not listed in any of the regulatory environmental databases. Furthermore, neighboring properties were also not listed in the databases. According to the ESA, no RECs or significant environmental concerns are present in connection with the Project site. The full report of the ESA is appended here for reference (Appendix IV: *Phase I Environmental Site Assessment*).

4.0 SUMMARY OF IMPACTS

4.1. Vegetation

Vegetation will be unavoidably disturbed through development of the Project site. The vast majority of the site is classified as Foothill Grasslands, which is the primary ecosystem type that will be impacted. The site is generally of low to moderate quality and impacts are not expected to imperil or substantially harm this or other ecosystems, though development of the site will result in the loss of some grasslands. No globally or state-sensitive vegetation communities are present, according to CNHP data for sensitive vegetation communities (CNHP 2019). The Project site is on the fringe of the Ponderosa Pine Woodlands, a globally and state stable vegetation community. There is only one ponderosa pine tree on the Project site, and significant impacts are not expected. Development of the site will likely increase and improve arboreal habitat through the planting of trees in yards and in open spaces. The highest quality habitat on the site is likely the isolated wetland, though this provides negligible water filtration and does not provide significant habitat for wetland wildlife species.

4.2. Aquatic Resources

One aquatic resource is present on the Project site, a non-jurisdictional wetland in an upland swale (Figure 3). This wetland does not support waterfowl, migratory birds, or other wildlife at higher rates than the rest of the site and thus is not a significant natural feature. Teachout Creek is mapped in NHD/NWI data as a stream in the northwest portion of the site, but does not exist as depicted; a dry ditch with no connection to downstream WOTUS, no defined streambed, and no hydrologic conveyance was identified and determined not to be an aquatic resource. The isolated wetland is expected to be removed during construction, as it is not a significant natural feature, is not protected, and a permit would not be required for its removal. Confirmation of the status as a non-jurisdictional wetland would require a request for an Approved Jurisdictional Determination (AJD) from the USACE. Pending confirmation of the non-jurisdictional status of this wetland, no impacts to jurisdictional aquatic resources are anticipated.

4.3. Noxious Weeds

Noxious weeds are present on the Project site in several areas but in generally limited quantities. The greatest concentration of noxious weeds was found along the Teachout Creek ditch. List A Species, which require reporting and eradication by Colorado law (Colorado Department of Agriculture [CDA] 2006), were not detected. List B Species require either of eradication, containment, or suppression; List C Species require control through either public education or chemical control. List B and List C Species that were detected during the site reconnaissance included:

List B

- Canada thistle
- Diffuse knapweed

List C

- Common mullein

Because the site reconnaissance was performed before the growing season, it is possible that additional noxious weed populations may be present on the site. A site inventory to identify and map noxious weeds during the growing season would be required to accurately catalogue all populations on the site. A Noxious Weed Management Plan has been prepared for the Project (Appendix II) detailing recommendations for identifying and controlling the spread of noxious weeds prior to, during, and/or post-construction.

4.4. Wildfire

The majority of the Project area is mapped as “Lowest” wildfire risk with a few small pockets of “Low” risk present. The site is rated low-moderate in terms of values and assets present that could be lost to wildfire; it is rated “Low” to “Very Low” in terms of burn probability based on the available fuels at the site. The nearest fire response is the Tri Lakes Fire Protection District is Station 3, which is 3.36 miles away.

Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the wildfire risk index for the Project is expected to stay close to the same as a result of development.

4.5. Wildlife

Similar to the impacts for vegetation, some wildlife will inevitably be affected by development of the Project area. Some species that prefer suburban habitats including some species of birds are expected to benefit from increased bird feeders and trees in yards. Designated open spaces will also conserve some of the open grassland habitats that are currently available, but open space will be reduced on the whole. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Negligible impacts to forest species are expected as a result of clearing one pine tree for construction and wildfire hazard reduction. Since grasslands are the most dominant habitat type, grassland species are expected to experience the greatest negative impacts. Deer, foxes, and bears may experience adverse effects from the increase in urbanization in close proximity to wildland areas in the greater vicinity. A negligible loss of habitat for prairie dogs is anticipated.

4.6. Federally Listed T&E Species

Federally listed T&E species are not expected to occur on the Project. Two species were listed in the IPaC review that required further discussion. One, PMJM, is expected to occur within designated Critical Habitat approximately 0.7 mile from the Project; Suitable habitat for PMJM does not occur on the site and impacts are not anticipated. A concurrence letter with a determination of “No Concerns” was received from the USFWS on October 31st, 2019 (Appendix III). The second, ULTO, is not expected to occur based on the site’s elevation, which is higher than the USFWS-recommended extent for the species (6,500 feet).

4.7. Toxic Materials

A detailed discussion of anticipated impacts for toxic materials is included in the Phase 1 ESA report for the Project (Appendix IV). No RECs or significant environmental concerns were noted in the ESA.

5.0 RECOMMENDATIONS

Upon completion of a desktop review, site reconnaissance, and routine wetland delineation, Bristlecone finds that few environmental constraints are present within the Project area. Constraints are summarized below within the regulatory context that they apply, and recommendations are provided.

5.1. Clean Water Act

Section 404 of the Clean Water Act prohibits the discharge of dredged or fill material into WOTUS (including wetlands) without a valid permit. Wetland habitat is present in an upland swale that holds one wetland that is not expected to be jurisdictional. The jurisdictional nature of a given aquatic feature can only be determined by the USACE. Should the Project impact jurisdictional aquatic resources on the Project site, permitting pursuant to Section 404 of the CWA would be required. Based on the presumed non-jurisdictional status of the only wetland present on the site, it is not anticipated that a Section 404 would be required.

It is recommended that the Applicant obtain concurrence from the USACE regarding the isolated wetland present on the site by submitting a formal Approved Jurisdictional Determination request to verify the non-regulatory status of this wetland. The applicant is in contact with the USACE and a Jurisdictional Determination will be obtained prior to disturbing the wetland.

5.2. Endangered Species Act

Section 9(a)(1) of the Endangered Species Act prohibits the take of federally listed species and their habitats, and defines such take as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct” (16 U.S.C. § 1531). There is no suitable habitat for PMJM on the site, and the nearest Critical Habitat is 0.7 mile away and lacks connectivity to the site. A disqualification request letter was submitted to the USFWS for PMJM and concurrence was received on October 31st, 2019 with a determination of “No Concerns” (Appendix III). Another federally listed species, Ute ladies'-tresses orchid, has a very low likelihood of occurring within the Project area in potentially suitable wetland habitats, but is not expected to occur. Because the site is above the altitudinal threshold for ULTO surveys of 6,500 feet, no further due diligence is recommended. No impacts to either species are anticipated from site development and no further due diligence recommendations are provided.

5.3. Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act

Migratory birds, and the parts, nests, or eggs of such a bird receive statutory protection under the MBTA, which prohibits intentional take of migratory birds. Bald and golden eagles receive additional statutory protection from accidental take and disturbance under the BGEPA. Both acts particularly apply to nesting birds and their nests. There are no nests or nesting substrates for raptors present on the site and impacts to eagles or other raptors are not anticipated. Further nesting substrates for other migratory birds are present in the form of open grasslands and are expected to be used by some migratory birds during the nesting season.

It is recommended that vegetation clearing/grubbing of the site occur outside of the nesting season (March 15th to July 31st) to avoid disturbing nesting migratory birds.

5.4. Colorado Noxious Weed Act

In order to ensure Project compliance with the Colorado Noxious Weed Act, and to comply with the requirements of El Paso County's Noxious Weed Management Plan Act, the Noxious Weed Management Plan referenced in Section 3.4 of this report should be implemented, and further site-specific weed management should be implemented on an ongoing basis.

5.5. Non-Statutory Considerations

There is potential for other wildlife, including some big game, to occur within the site. However, no big game migratory routes traverse the Project. In addition, ranges for several migratory birds, including the state-threatened burrowing owl, overlap the Project area, and habitat for burrowing owls is present albeit limited. Coordination with CPW would determine the appropriate avoidance measures to take during and after construction regarding general wildlife.

El Paso County's *Land Development Code*, Section 6.3.8 recommends that wetlands be preserved/avoided/incorporated into project design whenever practical. The Code also states that significant natural features must be preserved. Since the wetland on the site does not offer important wildlife habitat or significantly improve surface water quality, it is not a significant natural feature and the requirement to preserve it is not applicable.

Should you have any questions regarding the information or recommendations provided in this report, please feel free to contact Bristlecone Ecology at dmaynard@bristleconeecology.com.

Sincerely,

Bristlecone Ecology, LLC



Daniel Maynard
Ecologist

6.0 REFERENCES

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APPENDIX I

WETLAND DELINEATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Cloverleaf Residential City/County: El Paso County Sampling Date: 03/31/2020
 Applicant/Owner: PT Cloverleaf, LLC State: CO Sampling Point: Pt 1
 Investigator(s): Dan Maynard Section, Township, Range: Sec. 24, T11S, R67W
 Landform (hillslope, terrace, etc.): Swale/Depression Local relief (concave, convex, none): Concave Slope (%): 3
 Subregion (LRR): LRR E Lat: 39.081070° Long: -104.846820° Datum: WGS84
 Soil Map Unit Name: Pleasant (Torreptic Argiustolls) NWI classification: PEMC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'x30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>N/A</u>		<input type="checkbox"/>	
2. _____		<input type="checkbox"/>	
3. _____		<input type="checkbox"/>	
4. _____		<input type="checkbox"/>	
0 = Total Cover			

Sapling/Shrub Stratum (Plot size: <u>15'x15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>N/A</u>		<input type="checkbox"/>	
2. _____		<input type="checkbox"/>	
3. _____		<input type="checkbox"/>	
4. _____		<input type="checkbox"/>	
5. _____		<input type="checkbox"/>	
0 = Total Cover			

Herb Stratum (Plot size: <u>5'x5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Carex nebrascensis</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>OBL</u>
2. <u>Juncus arcticus</u>	<u>80</u>	<input checked="" type="checkbox"/>	<u>FACW</u>
3. _____		<input type="checkbox"/>	
4. _____		<input type="checkbox"/>	
5. _____		<input type="checkbox"/>	
6. _____		<input type="checkbox"/>	
7. _____		<input type="checkbox"/>	
8. _____		<input type="checkbox"/>	
9. _____		<input type="checkbox"/>	
10. _____		<input type="checkbox"/>	
11. _____		<input type="checkbox"/>	
100 = Total Cover			

Woody Vine Stratum (Plot size: <u>30'x30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>N/A</u>		<input type="checkbox"/>	
2. _____		<input type="checkbox"/>	
0 = Total Cover			

% Bare Ground in Herb Stratum 0.0%

Remarks:

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 = <u>0</u>
FACW species	x 2 = <u>0</u>
FAC species	x 3 = <u>0</u>
FACU species	x 4 = <u>0</u>
UPL species	x 5 = <u>0</u>
Column Totals:	<u>0</u> (A) <u>0</u> (B)

 Prevalence Index = B/A = 0.00

Hydrophytic Vegetation Indicators:
 x 1 - Rapid Test for Hydrophytic Vegetation
 x 2 - Dominance Test is >50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: Pt 1

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4"	Black	100	-	-	-	-	Organic	Mucky-mineral
4-9"	10 YR 5/1	95	10 YR 5/8	5	C	PL, M	SCL	
9-18+"	10 YR 5/2	93	10 YR 5/8	7	C	PL M	SiC	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- + Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- + Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (**except MLRA 1**)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- + Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- + Hydrogen Sulfide Odor (C1)
- + Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (**LRR A**)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- Drainage Patterns (B10)
- + Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- + Geomorphic Position (D2)
- Shallow Aquitard (D3)
- + FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (**LRR A**)
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? Yes ☒ No ☐ Depth (inches): 0
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Cloverleaf Residential City/County: El Paso County Sampling Date: 03/31/2020
 Applicant/Owner: PT Cloverleaf, LLC State: CO Sampling Point: Pt 2
 Investigator(s): Dan Maynard Section, Township, Range: Sec. 24, T11S, R67W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 2
 Subregion (LRR): LRR E Lat: 39.081170° Long: -104.846790° Datum: WGS84
 Soil Map Unit Name: Pleasant (Torreatic Argiustolls) NWI classification: PEMC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation N, Soil N, or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation N, Soil N, or Hydrology N naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Remarks: Delineation is near the non-wetland boundary, but the wetland is more extensive than expected					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'x30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00%</u> (A/B) Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>0.00</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0</u> (B)	Prevalence Index = B/A = <u>0.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>0</u> (A)	<u>0</u> (B)																			
Prevalence Index = B/A = <u>0.00</u>																				
1. <u>N/A</u>		<input type="checkbox"/>																		
2. _____		<input type="checkbox"/>																		
3. _____		<input type="checkbox"/>																		
4. _____		<input type="checkbox"/>																		
0 = Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'x15'</u>)																				
1. <u>N/A</u>		<input type="checkbox"/>																		
2. _____		<input type="checkbox"/>																		
3. _____		<input type="checkbox"/>																		
4. _____		<input type="checkbox"/>																		
5. _____		<input type="checkbox"/>																		
0 = Total Cover																				
Herb Stratum (Plot size: <u>5'x5'</u>)																				
1. <u>Juncus arcticus</u>	<u>85</u>	<input checked="" type="checkbox"/>	FACW																	
2. <u>Carex nebrascensis</u>	<u>10</u>	<input type="checkbox"/>	OBL																	
3. <u>Cirsium arvense</u>	<u>3</u>	<input type="checkbox"/>	FAC																	
4. <u>Other forbs</u>	<u>2</u>	<input type="checkbox"/>	-																	
5. _____		<input type="checkbox"/>																		
6. _____		<input type="checkbox"/>																		
7. _____		<input type="checkbox"/>																		
8. _____		<input type="checkbox"/>																		
9. _____		<input type="checkbox"/>																		
10. _____		<input type="checkbox"/>																		
11. _____		<input type="checkbox"/>																		
100 = Total Cover																				
Woody Vine Stratum (Plot size: <u>30'x30'</u>)																				
1. <u>N/A</u>		<input type="checkbox"/>																		
2. _____		<input type="checkbox"/>																		
0 = Total Cover																				
% Bare Ground in Herb Stratum <u>0.0%</u>																				

Remarks:
Nearly monotypic

SOIL

Sampling Point: Pt 2

Profile Description: (Describe to the depth needed to document the Indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4"	Black	100	-	-	-	-	Organic	Mucky mineral
4-11"	10 YR 3/1	95	-	-	-	-	SCL	Medium
11-18+"	10 YR 5/1	95	10 YR 5/8	5	C	PL, M	SCL	Coarse

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- + Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- + Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches):

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- + Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- + Hydrogen Sulfide Odor (C1)
- + Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)
- + Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- + FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☐ No ☒ Depth (inches):

Saturation Present? Yes ☒ No ☐ Depth (inches): 1

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX II

NOXIOUS WEED MANAGEMENT PLAN FOR CLOVERLEAF RESIDENTIAL DEVELOPMENT



NOXIOUS WEED MANAGEMENT PLAN

for

Cloverleaf Residential Development El Paso County, CO

PREPARED FOR:

PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132
Contact: Joe DesJardin
Phone: 719.476.0800

PREPARED BY:

Bristlecone Ecology, LLC
2023 W. Scott Place
Denver, CO 80211
Contact: Dan Maynard
Phone: 971.237.3906

March 2020

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APPENDICES

APPENDIX I: COLORADO STATE NOXIOUS WEED LIST

EXECUTIVE SUMMARY

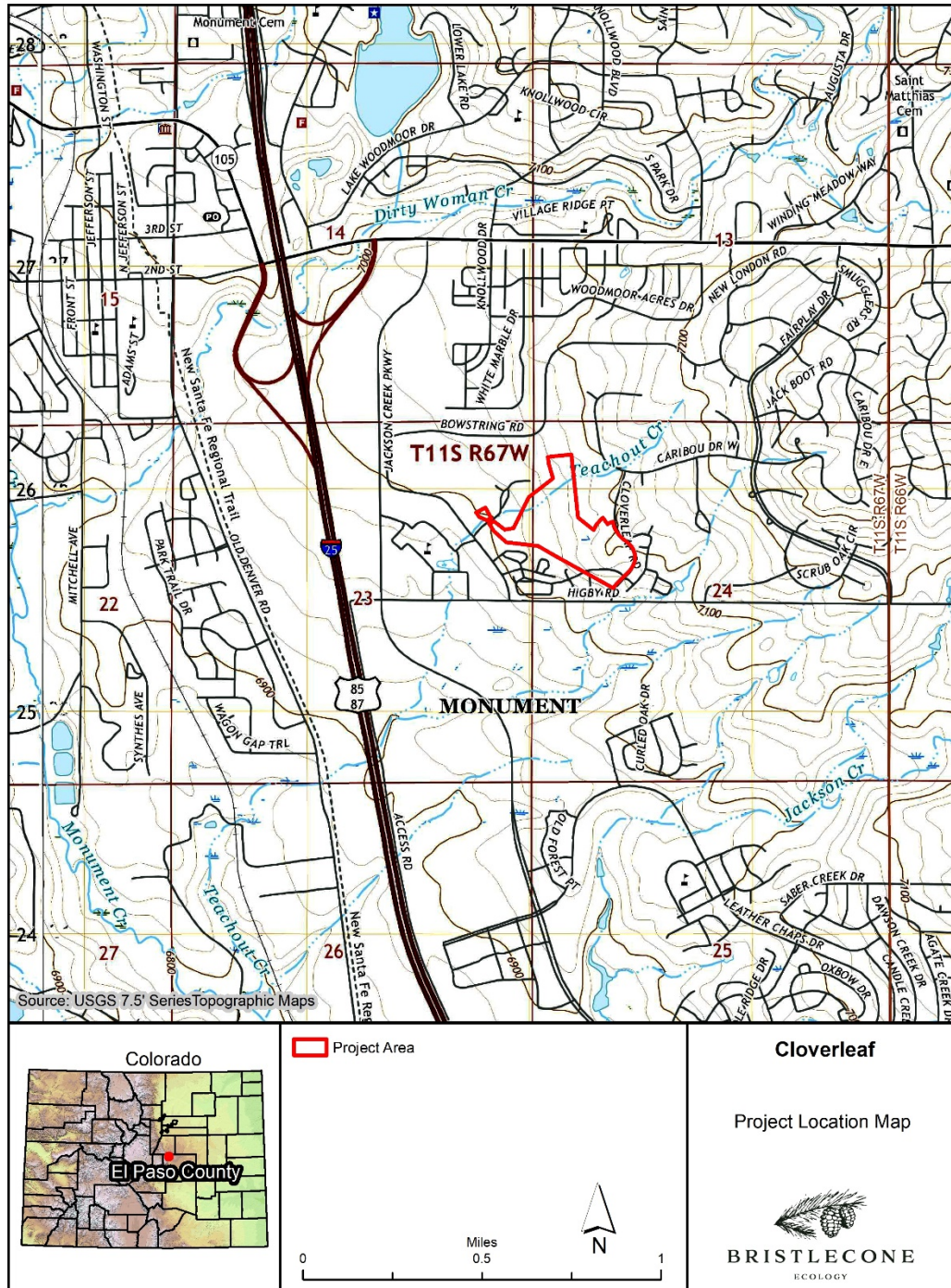
Bristlecone Ecology, LLC (“Bristlecone”) was retained by PT Cloverleaf, LLC (“Client”) to prepare a Noxious Weed Management Plan (“Plan”) for the proposed Cloverleaf Residential Development (“Project”), in unincorporated El Paso County, Colorado. The Project would develop 144 residential lots on 38.78 acres of undeveloped land adjacent to Cloverleaf Road, to the north and east of the intersection of Jackson Creek Parkway and Higby Road.

This Plan is a Project-specific document that has been designed to set forth Project-level regulations to prevent and control the spread of noxious weeds within the Project area and vicinity. Noxious weeds are defined as those non-native plants that aggressively invade and are detrimental to native vegetation communities and ecosystems. The *Colorado State Noxious Weed Act* (Colorado Revised Statute 35-5.5-103) developed a list of plants considered noxious in the state of Colorado that should be targeted for control by various methods dependent on list category (A, B, or C). The Plan shall tier to the requirements set forth by the El Paso County (EPC) Noxious Weed Management Plan (2017a), which contains guidelines for control and treatment of noxious weeds found in the County. EPC requires that residential projects that include ground disturbing activities submit a project-specific noxious weed management plan. This Plan provides methods to prevent and control the spread of noxious weeds at construction and post-construction phases of the Project.

1.0 INTRODUCTION AND PROJECT LOCATION

PT Cloverleaf, LLC (“Client”) retained Bristlecone Ecology, LLC (“Bristlecone”) to prepare a Noxious Weed Management Plan (“Plan”) for the proposed Cloverleaf Residential Development (“Project”) located in El Paso County (EPC), Colorado. The Project will consist of 144 residential lots, open space tracts, stormwater detention facilities, arterial roads, utilities, and other associated facilities and infrastructure. The Project is located on a 38.78-acre parcel northeast of the intersection of Jackson Creek Parkway and Higby Road, adjacent northwest of Cloverleaf Road, and bounded by existing residential developments on all sides (Figure 1: *Project Location Map*). The site is located in portions of Sections 23 and 24, Township 11S, Range 67W, and can be found on the U.S. Geological Survey’s (USGS) Monument 7.5-minute quadrangle (USGS 2020).

The Project area is located near the intersection of the Pine-Oak Woodlands and the Foothill Grasslands ecoregions. Topography of the Project consist of flat to rolling foothills grasslands about a half mile from the pine-oak woodlands of the Black Forest to the northeast. The Foothills Grasslands Ecoregion is composed of a mixture of tall and mid-grasses and isolated pine woodlands (Chapman et al. 2006). Dominant species include little bluestem (*Schizachyrium scoparium*), big bluestem (*Andropogon gerardii*), switchgrass (*Panicum virgatum*), and yellow Indiangrass (*Sorghastrum nutans*; Chapman et al. 2006). Vegetation cover on the Project site is generally extensive, though previously disturbed, and lacks the structure and plant diversity typically of more healthy vegetation communities in this ecoregion. Elevations of the Project area range between approximately 7,000 and 7,115 feet above mean sea level (AMSL). There are no creeks, but there is one isolated wetland, and there is a single ponderosa pine (*Pinus ponderosa*) tree along a small ditch near the northwest boundary.



4/1/2020 C:\GIS_Projects\Bristlecone_Ecology\20_002_Cloverleaf_Residential\Proj_Loc.mxd

Figure 1: Project Location Map

2.0 NOXIOUS WEED MANAGEMENT BACKGROUND

The spread of invasive species roughly mirrors the rise in human travel and commerce (Mack *et al.* 2000 and Sheley *et al.* 1996). Many noxious weeds have been identified as aggressive, weather resistant, escaped ornamentals from residential landscapes (Westbrooks 1998). The *Federal Noxious Weed Act* (7 U.S.C. 2801 *et seq.*; 88 Stat. 2148) was enacted in 1975 in an effort to halt the spread of noxious weeds across the country. Following guidelines set forth by the *Federal Noxious Weed Act*, Colorado passed the *Colorado Noxious Weed Act* (“Act”; C.R.S. 35-5.5-103) in 1990. The Act identified noxious weeds particular to the landscape of Colorado. As defined in the Act, noxious weeds are any non-native plant that:

- aggressively invades or is detrimental to economic crops or native plant communities;
- is poisonous to livestock;
- is a carrier of detrimental insects, diseases, or parasites;
- or is detrimental, either by direct or indirect effects, to the environmentally sound management of natural or agricultural ecosystems.

The Act was amended in 2002 to require counties to establish individual management plans relevant to local municipalities. EPC developed the *El Paso County Noxious Weed Management Plan* in 2003 (updated in 2017) to identify county-level noxious weed management practices that would preserve the economic and environmental value of EPC lands (EPC 2017a). Disturbed areas are vulnerable to infestation from noxious weeds due to the aggressive nature by which noxious weeds can spread. Construction activities including clearing, grading, and excavation promote the establishment of noxious weed species before native vegetation can reestablish within the cleared area. As such, the *EPC Noxious Weed Management Plan* requires integrated management plans for any activities requiring dirt moving activities within El Paso County (EPC 2017a). Project-specific integrated management plans should include methods to prevent, control, and monitor the spread of noxious weeds and should take into account the multiple methods by which noxious weeds germinate. Annuals typically reproduce through seed which can easily attach to equipment during construction activities. Perennials often propagate through an extensive root system. Ground disturbing activities have the potential to redistribute root sections that could quickly propagate in other areas. Because of the multiple methods by which noxious weeds spread and propagate, integrated management plans should outline education and native revegetation methods, in addition to chemical control methods (EPC 2017a).

3.0 NOXIOUS WEED MANAGEMENT PLAN

3.1 Purpose and Goals

Construction of Project facilities will occur over several months. Upon completion of construction, the Project will consist of 144 residential lots, open space tracts, stormwater detention facilities, arterial roads, utilities, and other associated facilities and infrastructure. It is anticipated that noxious weeds will concentrate along road medians and highly trafficked areas within the development areas. As such, this integrated management plan includes construction and maintenance methods to prevent, control, and monitor the spread of identified noxious weed populations within the Project. It will be the responsibility of the Homeowners' Association (HOA), should one be formed, to establish covenants to prevent and control the spread of noxious weeds. Typically, an HOA will contract a licensed herbicide applicator to seasonally survey and spray for noxious weeds throughout the development as necessary. Additionally, communal landscaped areas should be regularly mowed and treated for noxious weeds. Integrated management methods shall include the following:

- surveys to inventory and map established noxious weed populations;
- sharing of data with EPC to aid in EPC level inventory;
- chemical treatment of all identified noxious weed populations;
- and periodic post-construction treatment as needed and as determined by the HOA or other controlling entity.

Management methods identified within this Plan will comply with *Chapter 6: General Development Standards of the EPC Land Development Code* (EPC 2017b), the *EPC Noxious Weed Management Plan* (EPC 2017a) and the Act (Colorado Revised Statutes 35-5.5-103). Biological control methods are not included due to the prohibition of their use on plants targeted for eradication by the Colorado Weed Management Association (CWMA) (2015). Noxious weed species targeted would be those identified in the Act, with special consideration for those species listed in the *EPC Noxious Weeds and Control Methods* (EPC 2018).

3.2 Regulated Species

The Act identifies three levels of priority for control of noxious weeds throughout the State of Colorado ("State"). The CWMA maintains an updated list of noxious weeds known to occur in the State. CWMA also maintains a "watch list" of noxious weeds that occur in proximity to State borders and/or those species with a distribution that is not yet understood (**Appendix I: Colorado State Noxious Weed List**). List A noxious weeds are those species targeted for eradication. List A noxious weed populations are typically isolated in nature or rare throughout much of the State (Colorado Revised Statutes 35-5.5-103). Eradication and reporting of List A populations is required by law (Colorado Department of Agriculture [CDA] 2006). List B species are discretely distributed throughout the State and must be eradicated, contained, or suppressed (Colorado Revised Statutes 35-5.5-103). EPC requires control of all List B noxious weed populations located within the Project area (EPC 2017a). List C noxious weed populations are widespread and well established. EPC requires control of List C species through education of the public and/or chemical control (EPC 2017a).

3.3 Construction

Noxious weed management protocols during construction include prevention and treatment. Prevention and treatment shall be accomplished at the Project through surveys of construction easements, followed by primary chemical treatment. Initial inventory surveys shall occur separately from treatment, but both shall be completed before initial ground disturbing activities commence.

Noxious weed surveys shall be conducted within all construction easements prior to any ground disturbing activities. Surveyors shall use GPS units to collect data on noxious weed populations. Data collected for List C populations shall include species and general coordinates of population; data collected for List A and List B populations shall include species, coordinates for the approximate center of each identified population, and the approximate radius of the infestation. EPC shall receive a map of identified noxious weed populations within the Project. Should surveyors locate List A species, the specific data collected shall be sent to EPC. Treatment type shall be selected depending on the priority rank of the noxious weed species (List A, B, or C), and the location and density of the infestation. Chemical treatment shall include herbicide application; the suggested chemical treatment protocol is described below.

List A species must be eradicated by law (USDA 2006). Should surveyors identify List A species, a plant sample shall be collected for positive identification through EPC's Environmental Division. Upon positive confirmation of a List A species, hand pulling of the population shall be performed to remove the mechanism for creation of a seed-bank. Chemical treatment shall be applied to the area and shall be selected in compliance with the *EPC Noxious Weeds and Control Methods* (EPC 2018). List B species shall be chemically treated with an herbicide selected in compliance with the *EPC Noxious Weeds and Control Methods* (EPC 2018). Herbicide selection may vary depending upon the time of year and the life cycle of the plant. All herbicide application shall occur concurrent with initial ground disturbing activities. The herbicide applicator shall treat noxious weed populations with EPC recommended chemicals (EPC 2017a). Bristlecone recommends not treating List C noxious weeds; List C noxious weeds are well established and difficult to treat since many have hardy seed beds that are not affected by herbicide application. Rather than completely eradicate List C populations, herbicide applicators manage populations with continued seasonal treatments. A more efficient protocol would be to avoid List C weeds to the greatest extent possible during construction. It is anticipated that the HOA will treat all noxious or weedy species within development areas post-construction, including List C species, and will maintain a weed-free landscape within the Project.

Additional construction phase noxious weed management protocols shall include prevention and maintenance. Contractors shall prevent the spread of noxious weeds through the use of clean equipment and through treatment of all List A and List B populations concurrent with initial ground disturbing activities. Heavy equipment used on the site shall be washed and sprayed before mobilization on the Project. Doing so shall ensure that soils and seeds are not transported from other sites. Noxious weed treatment shall occur to areas slated for ground disturbance or immediately after initial ground disturbance activities. Doing so will ensure that active List A and List B noxious weed populations will become inactive and/or effectively managed throughout the construction phase of the Project.

It is anticipated that portions of the Project will be landscaped, including open spaces. Top-soil sources for landscaped areas shall be provided from native, on-site top-soil. Any salvaged top-soil piles shall be treated for noxious weeds and maintained and protected from erosion and/or noxious weed establishment during construction through Best Management Practices (BMPs) identified in the Project's Grading, Erosion, and Sediment Control (GESC) Plan.

3.5 Post-Construction

Post-construction noxious weed management protocols shall be limited to maintenance treatment, as needed and as determined by the HOA. It is anticipated that the landscaped areas of the Project, including private lots, will require seasonal noxious weed treatment and maintenance. Bristlecone notes that any existing List A and List B noxious weed populations should be treated concurrent with construction. Treatment of the site concurrent with initial ground disturbing activities may halt the spread of List A and List B noxious weeds in the immediate vicinity of the Project. However, noxious weed populations may persist on the Project's periphery. It shall be the HOA's responsibility to identify and treat any persistent noxious weed populations on the Project site.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The Cloverleaf Subdivision Noxious Weed Management Plan was written to comply with guidelines in the Colorado Noxious Weed Act (Colorado Revised Statutes 35-5.5-103) and the EPC Noxious Weed Management Plan. Bristlecone recommends that the Client conduct surveys for all noxious weed populations and treat any List A and List B noxious weed populations located within the Project area. The HOA (or other controlling entity) shall be responsible for maintaining a weed-free property following construction. Typically, chemical treatment is applied between late spring and early fall depending on the recommended treatment protocols for each noxious weed species (EPC 2017a).

Should you have any questions regarding this or any other matter, please feel free to contact our office at (971) 237-3906.

Sincerely,
Bristlecone Ecology, LLC

A handwritten signature in black ink, appearing to read 'Daniel Maynard'.

Daniel Maynard
Ecologist

REFERENCES

- Chapman, S.S., G.E. Griffith, J.M. Omernik, A.B. Price, J. Freeouf, and D.L. Schrupp. 2006. Ecoregions of Colorado (color poster with map, descriptive text, summary tables, and photographs): Reston, Virginia, U.S. Geological Survey (map scale 1:1,200,000).
- CDA (Colorado Department of Agriculture). 2006. 8 CCR 1206-2 – Rules Pertaining to the Administration and Enforcement of the Colorado Noxious Weed Act.
- CWMA (Colorado Weed Management Association). 2015. Colorado State Noxious Weed List.
- EPC (El Paso County). 2017a. El Paso County Noxious Weed Management Plan. <https://assets-communityservices.elpasoco.com/wp-content/uploads/Environmental-Division-Picture/Noxious-Weeds/Weed-Management-Plan-December-2017.pdf>
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APPENDIX I

COLORADO STATE NOXIOUS WEED LIST

Colorado Noxious Weeds (including Watch List), effective March 31, 2017

List A Species (25)

<i>Common</i>	<i>Scientific</i>
African rue	(<i>Peganum harmala</i>)
Bohemian knotweed	(<i>Polygonum x bohemicum</i>)
Camelthorn	(<i>Alhagi maurorum</i>)
Common crupina	(<i>Crupina vulgaris</i>)
Cypress spurge	(<i>Euphorbia cyparissias</i>)
Dyer's woad	(<i>Isatis tinctoria</i>)
Elongated mustard	(<i>Brassica elongata</i>)
Flowering rush	(<i>Butomus umbellatus</i>)
Giant knotweed	(<i>Polygonum sachalinense</i>)
Giant reed	(<i>Arundo donax</i>)
Giant salvinia	(<i>Salvinia molesta</i>)
Hairy willow-herb	(<i>Epilobium hirsutum</i>)
Hydrilla	(<i>Hydrilla verticillata</i>)
Japanese knotweed	(<i>Polygonum cuspidatum</i>)
Meadow knapweed	(<i>Centaurea nigrescens</i>)
Mediterranean sage	(<i>Salvia aethiopsis</i>)
Medusahead	(<i>Taeniatherum caput-medusae</i>)
Myrtle spurge	(<i>Euphorbia myrsinites</i>)
Orange hawkweed	(<i>Hieracium aurantiacum</i>)
Parrotfeather	(<i>Myriophyllum aquaticum</i>)
Purple loosestrife	(<i>Lythrum salicaria</i>)
Rush skeletonweed	(<i>Chondrilla juncea</i>)
Squarrose knapweed	(<i>Centaurea virgata</i>)
Tansy ragwort	(<i>Senecio jacobaea</i>)
Yellow starthistle	(<i>Centaurea solstitialis</i>)

List B Species (40)

<i>Common</i>	<i>Scientific</i>
Absinth wormwood	(<i>Artemisia absinthium</i>)
Black henbane	(<i>Hyoscyamus niger</i>)
Bull thistle	(<i>Cirsium vulgare</i>)
Bouncingbet	(<i>Saponaria officinalis</i>)
Canada thistle	(<i>Cirsium arvense</i>)
Chinese clematis	(<i>Clematis orientalis</i>)
Common tansy	(<i>Tanacetum vulgare</i>)
Common teasel	(<i>Dipsacus fullonum</i>)
Corn chamomile	(<i>Anthemis arvensis</i>)
Cutleaf teasel	(<i>Dipsacus laciniatus</i>)
Dalmatian toadflax, broad-leaved	(<i>Linaria dalmatica</i>)
Dalmatian toadflax, narrow-leaved	(<i>Linaria genistifolia</i>)
Dame's rocket	(<i>Hesperis matronalis</i>)
Diffuse knapweed	(<i>Centaurea diffusa</i>)

List B Species (40) continued

<i>Common</i>	<i>Scientific</i>
Eurasian watermilfoil	(<i>Myriophyllum spicatum</i>)
Hoary cress	(<i>Cardaria draba</i>)
Houndstongue	(<i>Cynoglossum officinale</i>)
Jointed goatgrass	(<i>Aegilops cylindrica</i>)
Leafy spurge	(<i>Euphorbia esula</i>)
Mayweed chamomile	(<i>Anthemis cotula</i>)
Moth mullein	(<i>Verbascum blattaria</i>)
Musk thistle	(<i>Carduus nutans</i>)
Oxeye daisy	(<i>Leucanthemum vulgare</i>)
Perennial pepperweed	(<i>Lepidium latifolium</i>)
Plumeless thistle	(<i>Carduus acanthoides</i>)
Russian knapweed	(<i>Acroptilon repens</i>)
Russian-olive	(<i>Elaeagnus angustifolia</i>)
Salt cedar	(<i>Tamarix chinensis</i> , <i>T. parviflora</i> , and <i>T. ramosissima</i>)
Scentless chamomile	(<i>Tripleurospermum perforata</i>)
Scotch thistle	(<i>Onopordum acanthium</i> , <i>O. tauricum</i>)
Spotted knapweed	(<i>Centaurea stoebe</i>)
Spotted x diffuse knapweed hybrid	(<i>Centaurea x psammogena</i> = <i>C. stoebe</i> x <i>C. diffusa</i>)
Sulfur cinquefoil	(<i>Potentilla recta</i>)
Wild caraway	(<i>Carum carvi</i>)
Yellow nutsedge	(<i>Cyperus esculentus</i>)
Yellow toadflax	(<i>Linaria vulgaris</i>)
Yellow x Dalmatian toadflax hybrid	(<i>Linaria vulgaris</i> x <i>L. dalmatica</i>)

List C Species (16)

<i>Common</i>	<i>Scientific</i>
Bulbous bluegrass	(<i>Poa bulbosa</i>)
Chicory	(<i>Cichorium intybus</i>)
Common burdock	(<i>Arctium minus</i>)
Common mullein	(<i>Verbascum thapsus</i>)
Common St. Johnswort	(<i>Hypericum perforatum</i>)
Downy brome	(<i>Bromus tectorum</i>)
Field bindweed	(<i>Convolvulus arvensis</i>)
Halogeton	(<i>Halogeton glomeratus</i>)
Johnsongrass	(<i>Sorghum halepense</i>)
Perennial sowthistle	(<i>Sonchus arvensis</i>)
Poison hemlock	(<i>Conium maculatum</i>)
Puncturevine	(<i>Tribulus terrestris</i>)
Quackgrass	(<i>Elymus repens</i>)
Redstem filaree	(<i>Erodium cicutarium</i>)
Velvetleaf	(<i>Abutilon theophrasti</i>)
Wild proso millet	(<i>Panicum miliaceum</i>)

Watch List Species (24)

<i>Common</i>	<i>Scientific</i>
Asian mustard	<i>(Brassica tournefortii)</i>
Baby's breath	<i>(Gypsophila paniculata)</i>
Bathurst burr, Spiney cocklebur	<i>(Xanthium spinosum)</i>
Brazilian egeria, Brazilian elodea	<i>(Egeria densa)</i>
Common bugloss	<i>(Anchusa officinalis)</i>
Common reed	<i>(Phragmites australis)</i>
Garden loosestrife	<i>(Lysimachia vulgaris)</i>
Garlic mustard	<i>(Alliaria petiolata)</i>
Himalayan blackberry	<i>(Rubus armeniacus)</i>
Hoary alyssum	<i>(Berteroa incana L.)</i>
Japanese blood grass/cogongrass	<i>(Imperata cylindrica)</i>
Meadow hawkweed	<i>(Hieracium caespitosum)</i>
Onionweed	<i>(Asphodelus fistulosus)</i>
Purple pampas grass	<i>(Cortaderia jubata)</i>
Scotch broom	<i>(Cytisus scoparius)</i>
Sericea lespedeza	<i>(Lespedeza cuneata)</i>
Swainsonpea	<i>(Sphaerophysa salsula)</i>
Syrian beancaper	<i>(Zygophyllum fabago)</i>
Water hyacinth	<i>(Eichhornia crassipes)</i>
Water lettuce	<i>(Pistia stratiotes)</i>
White bryony	<i>(Bryonia alba)</i>
Woolly distaff thistle	<i>(Carthamus lanatus)</i>
Yellow flag iris	<i>(Iris pseudacorus)</i>
Yellow floatingheart	<i>(Nymphoides peltata)</i>

APPENDIX III

USFWS CONCURRENCE FOR PREBLE'S MEADOW JUMPING MOUSE

Monument Hill CM, LLC

1864 Woodmoor Drive – Suite 100
Monument, Colorado 80132
719-476-0800 | admin@Monumenthillcm.com

Proposed Cloverleaf Subdivision Tributary to Teachout Creek Mouse Habitat October 9, 2019

Proposed Cloverleaf Subdivision consists of 152 single family residential lots on approximately 37 acres in unincorporated El Paso County. The property is mostly within Section 24, Township 11 South, Range 67 West of the 6th Principal Meridian, County of El Paso, State of Colorado and has been subdivided as Tract B within Woodmoor Placer subdivision. Tract B is bound on the north by houses along Leggins Way, on the east by houses along Cloverleaf Road, and on the south and west by townhomes along Walters Point.

The ground slopes to the west and consists of native grasses. An unnamed tributary to Teachout Creek traverses the property in an east to west direction. The tributary is ephemeral and was dry at the time of inspection. The tributary bottom is not well defined and flows between houses on Leggins Way during storm events. Storm water is channeled westward in roadside ditches along Leggins Way to the intersection of Bowstring Road. Once the tributary crosses under Bowstring in a culvert, it is mostly contained within storm drain across the school site discharging at Higby Road. South of Higby Road, the creek is well defined.

There were no signs of Preble's Meadow Jumping Mouse during the site visit this date. In fact, there were no signs of any wild life. The area is crisscrossed with social trails and is visibly used for dog walking. There is a small non-jurisdictional wetland area in the center of the site which is disconnected from the tributary by 700 feet and there was no woody stem vegetation onsite.

Please review the following site visit photos from today, USGS Vicinity map, National Wetland Inventory map, FEMA Floodplain map, and previous Disqualification Correspondence date 2/10/2004. We conclude the proposed Cloverleaf Subdivision presents no potential for take of threatened and endangered species listed in the Endangered Species Act.

Monitoring and Report were prepared under my direct supervision
for and on behalf of Monument Hill CM, LLC



Digitally signed by Joseph W.
DesJardin

Date: 2019.10.09 16:27:23 -06'00'

2020-TA-0204

Joseph W. DesJardin, Colorado PE 24207

U.S. FISH AND WILDLIFE SERVICE	
<input checked="" type="checkbox"/>	NO CONCERNS
<input type="checkbox"/>	CONCUR NOT LIKELY TO ADVERSELY AFFECT
<input type="checkbox"/>	NO COMMENT
<i>Yusef M. Schmale</i> 10/31/19	
Drue DeBerry	DATE
Colorado and Nebraska Field Supervisor	

• Site does not provide Preble's habitat.

APPENDIX IV

PHASE I ENVIRONMENTAL SITE ASSESSMENT

REPORT
of
Phase I Environmental Site Assessment
on the
Unaddressed, Structurally Unimproved ~33.16 Acre Parcel
Parcel 71242-02-2326 off of Cloverleaf Road
Monument, Colorado 80132
[ESA Project No: ESA-BC 20112]

February 6, 2020

Prepared By
ESA
A dba of LNForward LLC
(ENVIRONMENTAL SITE ASSESSMENTS)
P.O. Box 1027
COLORADO SPRINGS, COLORADO 80901-1027
(719) 473-8676

Report Ownership:

ESA has prepared this report in accordance with a contractual agreement with the herein stated Addressee for their confidential use only. This is a joint proprietary document of **ESA** and the Addressee. This report is not to be used, relied upon, or duplicated, in part or whole, without prior authorization.



Report of Phase I Environmental Site Assessment

on the: **Unaddressed, Structurally Unimproved ~33.19 Acre Parcel**
 Parcel 71242-02-236 off of Cloverleaf Road
 Monument, Colorado 80132
 [ESA Project No: ESA-BC 20112]

February 6, 2020

Ms. Connie Miller
ProTerra Properties, LLC
1864 Woodmoor Drive, Suite 100
Monument, Colorado 80132

Dear Ms. Miller:

ESA has performed a Phase I Environmental Site Assessment in substantial conformance with ASTM Practice E 1527-13 on the subject property identified above. The property was inspected on February 1, 2020. This report documents the findings and conclusions of our assessment.

ESA

Bruce Schardt
Environmental Professional
Engineering Manager, **ESA**

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APPENDIX AMaps, Figures

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APPENDIX B GeoSearch Radius Map and Databases

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APPENDIX E Site Reconnaissance Photographs

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EXECUTIVE SUMMARY

The subject property is identified as the Unaddressed, Structurally Unimproved ~33.19 Acre Parcel, Parcel 71242-02-236 in Monument, (unincorporated El Paso County), Colorado 80132, hereafter referred to as the “subject property” or “subject” unless specifically noted. The current owner is listed as the Walters Family Partnership LLLP. The irregular shaped parcel is located north of the intersection of Cloverleaf Road and Higby Road, in southeastern Monument. The subject property is zoned Residential Suburban (RS-20000) by El Paso County and is currently unoccupied. Historical references indicate that the subject was always been vacant, structurally undeveloped land.

The regulatory database search for this report was prepared by GeoSearch. The GeoSearch radius map and physical settings reports (and related source documentation), are described in Section 4, below, and are provided in Appendix B. Summary of the results of the GeoSearch report, for the subject and surrounding properties are:

Subject Property: The subject property was not listed in any of the environmental databases search by GeoSearch for this report.

Surrounding Properties: No environmental sites were listed around the subject property in the GeoSearch report in accordance with recommended ASTM search distances.

FINDINGS

Recognized Environmental Conditions (RECs). This Phase I Environmental Site Assessment, prepared in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-13, has not revealed any Recognized Environmental Conditions (RECs) in connection with the subject property.

[NOTE: According to ASTM Standard E 1527-13, Section 1.1.1, The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environmental.]

[CAUTION: This Executive Summary does not contain all the information that is found in this Phase I report. The report should be read in its entirety to obtain a more complete understanding of the information provided concerning the subject and surrounding properties and to aid in any decisions made or action(s) taken based on this information.]

1. INTRODUCTION

1.1. Purpose

Per ASTM E 1527-13, the purpose of the Phase I Environmental Site Assessment is to identify recognized environmental conditions in connection with the property:

The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

1.2. Scope of Work and Methodology Employed

The scope of the Phase I Environmental Site Assessment includes the following:

- Reconnaissance of the subject property; research of the subject and other properties within appropriate search distances from the subject, as recommended under ASTM; in order to evaluate environmental conditions.
- An historical review of the subject property, including review of chain of title, aerial photographs, and city directories, as available.
- A review of regulatory agency information and records.
- Interviews with persons knowledgeable about the site and/or hazardous materials incidents, or violations at the subject or in the vicinity of the subject property.
- A report of findings and conclusions.

1.3. Limiting Conditions

This report was prepared in substantial conformance with the scope and limitations of ASTM Practice E-1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process [excerpted wording from ASTM is used in the following statements]. While the use of this practice is intended to constitute appropriate inquiry for purposes of CERCLA's innocent landowner defense, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with the subject property at a given time. The practice is intended to reflect a commercially prudent and reasonable inquiry.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property; and recognizes reasonable limits of time and cost. Appropriate inquiry does not mean an exhaustive assessment of a subject property.

ESA has made a good, prudent, and reasonable effort to identify any recognized environmental conditions that might affect the subject property, and attests to this report's findings. Nevertheless, **ESA's** obligations and liabilities are limited to fraudulent statements made herein, or gross negligence in preparation of this assessment. **ESA** assumes no responsibility for site conditions or activities which were beyond the scope of this report. Findings and conclusions stated herein are made within the limitation of the portions of the subject property which were visible and accessible during the **ESA** site reconnaissance, and are partially based on information gathered from other sources considered to be accurate and reliable.

2. SITE DESCRIPTION

2.1. Location

The subject property is located in the NW $\frac{1}{4}$ of Section 23, Township 11 South, Range 67 West of the 6th Prime Meridian, unincorporated El Paso County, (Monument), Colorado. As structurally unimproved land, the El Paso County Assessor's office has not assigned a physical address to the property.

2.2. Legal description

The legal description of the subject property is extremely long and technical, made up of metes and bounds. A copy of the legal description is provided in the El Paso County Assessor's information in Appendix C.

2.3. Site and vicinity description

The subject property is identified as the Unaddressed, Structurally Unimproved ~33.19 Acre Parcel, Parcel 71242-02-236 in Monument, (unincorporated El Paso County), Colorado 80132. The current owner is listed as the Walters Family Partnership LLLP. The irregular shaped parcel is located north of the intersection of Cloverleaf Road and Higby Road, in southeastern Monument. The subject property is zoned Residential Suburban (RS-20000) by El Paso County and is currently unoccupied. Historical references indicate that the subject was always been vacant, structurally undeveloped land. Figures in Appendix A and site reconnaissance photographs in Appendix E should be referenced for additional description of the property.

2.4. Improvements and structures

The subject property is structurally unimproved. Site reconnaissance photographs in Appendix E should be referenced for additional description of the property.

2.5. Current use of the property

The subject property is currently unoccupied.

2.6. Prior uses of the property

Historical references indicate that the subject was always been vacant, structurally undeveloped land.

2.7. Current and prior uses of adjoining properties

The subject is located in a residential use area that began to develop in the 1980s. Neighboring properties, in all four cardinal directions of the subject, are a combination of residential properties and vacant, structurally undeveloped land.

3. USER SUPPLIED INFORMATION

According to ASTM 1527-13 and the Standards and Practices for the EPA “All Appropriate Inquires” (AAI) Final Rule (40 CFR Part 312), the “user” of the Phase I Environmental Site Assessment is required to provide certain information (if known) to assist the Environmental Professional in identifying possible recognized environmental conditions in relation to the subject property. A user may include without limitation a potential purchaser, owner, manager, or lender of a property. Ms. Paula Walters, representing the owning entity, the Walters Family Partnership LLLP, completed an environmental “owner” questionnaire provided by **ESA**. A copy of this completed questionnaire is provided in Appendix F. The following section summarizes the user supplied information as required to meet the AAI guidelines.

3.1. Title Records (Refer to Appendix C)

According to the records of the El Paso County Assessor’s Office the current owner of the subject property is listed as the Walters Family Partnership LLLP. Records of Title from the Assessor’s office are included in Appendix C.

3.2. Environmental Liens

Ms. Walters did not report any environmental liens (ELs) or activity and use limitations (AULs) against the subject property. In order to meet all appropriate inquiry (AAI) requirements stated in EPA Final Rule 40 CFR, Part 312 to qualify for CERCLA liability protection, a title search should be performed by a title company, which would identify any information concerning environmental liens or AUL’s recorded against the subject property. This title search is a “user” requirement and was not conducted by **ESA** as part of this Phase I Environmental Site Assessment.

3.3. Specialized Knowledge

Ms. Walters stated she does have specialized knowledge/experience related to the subject or surrounding properties.

3.4. Commonly Known or Reasonably Ascertainable Information

Ms. Walters stated she did not know the past uses of the subject property. Ms. Walters indicated she was not aware of any chemicals and/or bulk petroleum-based materials stored on the subject property, past or present. She was not aware of any spills, releases or environmental cleanups occurring on the subject property.

3.5. Valuation Reduction for Environmental Issues

Ms. Walters stated the purchase price of the subject had not been lowered below fair market value because of any contamination or environmental issue.

3.6. Owner, Property Manager, and Occupant Information

The owner and manager of the subject property is the Walters Family Partnership LLLP, represented by Ms. Walters, who can be contacted through her real estate agent, Mr. Jack Mason of Quantum Commercial Group, Inc., (719) 228-3631. The subject property is vacant, structurally unimproved land that is currently not occupied.

3.7. Reason for Performing Phase I

Ms. Walters stated this Phase I was being performed as part of due diligence.

4. RECORDS REVIEW

4.1. Regulatory Database and Other Environmental Sources

GeoSearch was contracted by *ESA* to provide the ASTM criteria radius map and source documentation (and Radius Report), based upon current regulatory databases (see Appendices B & B - 1).

The GeoSearch report did not list any environmental sites, around and including the subject property, within the ASTM recommended search distances.

4.2. Physical Characteristics Sources

4.2.1. Soils

According to the U.S. Dept. of Agriculture, Natural Resource Conservation Service, Soil Survey of El Paso County (1981), the soil type most likely on the subject property is Tomah-Crowfoot loamy sands, 3 to 8 percent slopes. These gently sloping to moderately sloping soils are on alluvial fans, hills, and ridges in the uplands. The Tomah soil makes up about 50% of the complex, the Crowfoot soil about 30%, and other minor soil types about 20%. The Tomah soil is deep and well drained. Permeability of this Tomah soil is rapid. Available water capacity is moderate. Surface runoff is slow and the hazard of erosion is slight to moderate. The Crowfoot soil is deep and well drained. Permeability of the Crowfoot soil is moderate. Available water capacity is moderate. Surface runoff is slow, and the hazard of erosion is slight to moderate. Grading, compaction, the importation of foreign fill material, and other human impact upon the soils could affect physical characteristics. A site specific geotechnical soil study by an appropriate engineering company should be performed prior to any future development on the subject property.

4.2.2. Topography

According to the U.S. Geological Survey's, Topographic Map of Monument, CO Quadrangle, the subject property has an approximate median elevation of 7,077 feet above sea level. The gradient in the area slopes generally to the southwest. The subject property slopes to the south and southwest.

4.2.3. Hydrology

According to topographic contours (see Elevation Profiles figure in Appendix A), the presumed hydrological gradient on the subject moves generally to the southwest. The inferred downward gradient in the general area is presumed to be to the southwest.

NOTE: Any assumptions made about apparent shallow groundwater flow are based on area topography as depicted on the topographic map described in Section 4.2.3. of this report and surface features observed during the site reconnaissance. Within the scope of this investigation, no subsurface data was obtained to determine the actual groundwater flow direction or hydraulic gradient beneath the subject property. Local factors, such as underground structures, seasonal fluctuations, soil and bedrock geology, water supply wells, utility lines, and other features may influence the actual direction of groundwater flow at and near the subject property. Site-specific groundwater flow can only be ascertained through the installation of at least three groundwater wells into the given transmissive zone being evaluated.

4.2.4. FEMA designation zones

According to the GeoPlus report, and the FEMA Flood Hazard Map #08041C0278G, dated December 7, 2018, the subject property is apparently located in: OTHER AREAS, Zone X (unshaded); Area of Minimal Flood Hazard. A copy of the FEMA Flood Hazard Map is provided in Appendix A.

4.2.5. Well permit registries

According to the Colorado Division of Water Resources (CDWR) website, there are currently no registered wells on the subject property. The CDWR lists at least 6 registered wells located within ¼ mile of the subject site.

4.2.6. Waterways

There are no waterways on the subject property.

4.2.7. Underground mining/subsidence

According to the Colorado Geological Survey's, Colorado Front Range Inactive Coal Mine Data and Subsidence Information Map for El Paso County, the subject is not underlain by coal mines and is not prone to subsidence.

4.3. Historical Use Sources

4.3.1. Aerial photographs (Refer to Appendix A-1)

A review of aerial photographs on file with the Pikes Peak Library District (Penrose Branch), Google Earth, Microsoft Research Maps, and the Colorado Oil and Gas Conservation Commission did not reveal any unreported historical activities that would likely have impacted the subject property. Aerial photographs reviewed are as follows:

1967: The subject property is vacant and structurally undeveloped land, as is the surrounding area. The road network around the subject property, including Cloverleaf Road, has not been constructed yet. Higby Road is visible south of the subject. The natural drainage channels through the subject property are visible in this aerial photograph.

1987: The subject property is still vacant, structurally undeveloped land; however, the initial elements of the road network have been constructed, including Cloverleaf Road. A residential complex and Lewis Palmer High School are visible west of the subject. Residential properties are also visible east of the subject.

1994: No significant change compared to the 1987 aerial photograph except additional residential properties are visible north and northeast of the subject.

1999: The subject property is still vacant, structurally undeveloped land. Additional residential properties continue to be constructed around the subject, including to the northwest.

2006: No change to the subject property compared to the 1999 aerial photograph. Additional residential development is in progress south and southwest of the subject.

2015: The subject and surrounding properties appear to be in current configuration.

4.3.2. Street/City Directories

Since the subject property is unaddressed, there were no listings in historical street/city directories, available at the Pikes Peak Library District (Penrose Branch). No sites of concern were observed adjacent to the subject.

4.3.3. Sanborn Maps

The subject is not located in an area covered by Sanborn Fire Insurance Maps.

4.3.4. County Tax Assessor's Office

The Parcel Number for the subject property is Parcel 71242-02-236. Copies of the property information statements provided by the El Paso County Assessor's office are provided in Appendix C.

4.3.5. City/County Planning Department

The subject property is zoned Residential Suburban (RS-20000) by El Paso County.

5. INTERVIEWS

5.1. Interview with subject property owner

On February 6, 2020, Ms. Paula R. Walters, representing the owning entity Walters Family Partnership LLLP, completed an environmental "owner" questionnaire provided by **ESA**. A copy of this completed questionnaire is provided in Appendix F and is summarized in Section 3. Ms. Walters stated the subject property has been owned since 2009. Ms. Walters was unaware of any environmental issues associated with the subject property. She also indicated she was not aware, nor had ever been notified, that another property around the subject was having an adverse environmental impact on the subject property.

5.2. Interview with subject property site manager

The family partnership manages the subject property.

5.3. Interview with subject property occupants

The subject property is currently unoccupied.

5.4. Interviews with local government officials

ESA requested a review of hazardous incident files at the El Paso County Health Department for any record concerning the subject property but was informed the Health Department no longer maintains incident files for the county.

5.5. Interviews with previous owners

No previous owners were interviewed by **ESA**. Ms. Walters indicated that she did not have any contact information for the previous owner to provide to **ESA**.

5.6. Previous investigations conducted on the subject property

No previous environmental reports were provided to **ESA** for review. Ms. Walters indicated she was not aware of any previous environmental assessment/investigations.

6. SITE RECONNAISSANCE

On February 1, 2020, a site reconnaissance (site recon) was performed by Bruce Schardt of **ESA**. **ESA** was unaccompanied during the visit to the subject property. The weather at the time of the reconnaissance was cloudy with temperatures in the mid 50s. Site reconnaissance photographs, providing evidence of current conditions, are included in Appendix E.

6.1. Hazardous Substance Use, Storage, and Disposal

No hazardous substance use, storage or disposal was observed on the subject property during the site recon.

6.2. Underground or Above Ground Storage Tanks (UST's/AST's)

No indication of a UST or AST was observed during the site recon.

6.3. Inspection for PCBs

There is a pad-mounted transformer located near the south corner of the subject property (Appendix E, Photograph 01). No markings as to PCB content were noted on the transformer. No evidence of leaking of fluids was observed from the transformer or was noted on the pad it was sitting on. According to EPA regulations, unmarked and/or untested transformers are considered to be PCB contaminated (between 50 to 500 parts per billion PCB) and their continued use is allowed as long as no evidence of spillage is observed. If any release of oil from this transformer is observed in the future, it is recommended that the local electric utility provider, the apparent owner of this equipment, be contacted and notified of the release.

No other potential source of PCB contamination was observed.

6.4. Evidence of Solid Waste Disposal

6.4.1. Certificates of Designation (CD)

No Certificates of Designation were found for the disposal of waste products at the subject property.

6.4.2. Construction debris

No construction debris was observed during the site recon.

6.4.3. Domestic and miscellaneous dumping

No evidence of uncontrolled domestic or miscellaneous dumping was observed. Very minor amounts of debris/trash were observed (Appendix E, Photographs 13 and 15), but nothing of environmental significance. [NOTE: There is a concern that owners of areas such as the subject property that were previous used as ranch or farm land sometimes created their own private landfills, burying unwanted items in the land. No such unregistered landfills were observed during the site recon. If, during subsurface work associated with redeveloping the subject property, such a landfill is encountered, an appropriate engineering firm should be engaged to determine a course of action.]

6.5. Other Concerns

6.5.1. Abandoned foundations, wells, etc.

No abandoned foundations or wells were identified during the subject site recon.

6.5.2. Traps, sumps, drywells, and drains

No traps, sumps, drywells or drains were observed on the subject property.

6.5.3. Interior/Exterior stains or discoloration

No significant staining or discoloration was observed during the site recon.

6.5.4. Erosion

No unusual erosion was noted on the subject during the site reconnaissance.

6.5.5. Backfill

No obvious backfill was observed on the subject property during the site reconnaissance.

6.5.6. Surface water flow

Surface water appears to flow southwest across the subject. There are apparently two (2) natural drainage ways, running from east to west, across the middle of the subject property.

6.5.7. Surface water abnormalities

Nothing unusual or aberrant was observed on the subject property during the site reconnaissance.

6.5.8. Biological indicators

There were no biological variables noted at the subject property that would indicate the presence of contamination.

6.5.9. Pipes/vents

No unidentified pipes or vents were observed during the site recon. There was an apparent utility pipe observed near the western most point of the subject property (Appendix E, Photograph 11)

6.5.10. Chemical transfer or storage points

No evidence which would indicate the presence of significant contamination resulting from chemical transfer or storage was noted during the subject site recon.

7. DEVIATIONS AND NON-SCOPE ITEMS FROM THE ASTM 1527 STANDARD

7.1. Deviation(s)/Limitation(s) from ASTM E 1527-13 Standard

According to the ASTM Standard, historical research is to be conducted back to 1940 or earliest development of the subject property, whichever is earlier. The earliest historical information **ESA** could locate on the subject property was a 1967 aerial photograph showing the subject as vacant, undeveloped land. This lack of information prior to 1967 constitutes a “data gap”. Based on the interviews conducted and the amount of information available from 1967 to current, **ESA** believes this “data gap” does not significantly impact the findings and conclusions of this report.

Ms. Paula Walters, representing the owning entity Walters Family Partnership LLLP, did not report any environmental liens concerning the subject property. In order to meet all appropriate inquiry (AAI) requirements stated in EPA Final Rule 40 CFR, Part 312 to qualify for CERCLA liability protection, a title search should be performed by a title company, which would identify any information concerning environmental liens or AUL’s recorded against the subject property. This title search is a “user” requirement and, since this search is typically performed by a title company as part of the real estate or financial transaction, it was not conducted by **ESA** since this would be a duplication of effort and expense.

7.2. Phase I Non-Scope Items per ASTM E 1527-13

Asbestos, lead-based paint, radon, vapor intrusion, indoor air quality, and other potential environmental issues are not a part of the standard criteria for ASTM E 1527-13 process and were not considered. Lack of consideration of these issues in this report does not eliminate or imply that those risks are not present on the subject property. If assessments for these items are needed, they should be contracted separately.

8. FINDINGS, OPINIONS, AND CONCLUSIONS

ESA has performed a Phase I Environmental Site Assessment in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-13, within the limitations and exceptions noted herein, at and on the property described as the Unaddressed, Structurally Unimproved ~33.19 Acre Parcel, Parcel 71242-02-236 in Monument, (unincorporated El Paso County), Colorado 80132, which constitutes the subject property. Any exceptions to, or deletions from, this practice are described in the body of this report.

The regulatory database search for this report was prepared by GeoSearch. The GeoSearch environmental site radius report (and related source documentation), are described in Section 4, below, and are provided in Appendix B. Summary of the results of the GeoSearch report, for the subject and surrounding properties are:

Subject Property: The subject property was not listed in any of the environmental databases search by GeoSearch for this report.

Surrounding Properties: No environmental sites were listed around the subject property in the GeoSearch report in accordance with ASTM recommended search distances.

FINDINGS

Recognized Environmental Conditions (RECs). This Phase I Environmental Site Assessment, prepared in substantial conformance with the scope and limitations of ASTM Standard Practice E 1527-13, has not revealed any Recognized Environmental Conditions (RECs) in connection with the subject property.

[NOTE: According to ASTM Standard E 1527-13, Section 1.1.1, The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions

indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environmental.]

9. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL(S)

I/(We) declare that, to the best of my (our) professional knowledge and belief, I (we) meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. I (We) have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. I (We) have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Bruce Schardt
Environmental Professional
Engineering Manager, **ESA**

10. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Follows



QUALIFICATION STATEMENT

ESA was formed to provide Phase I Environmental Site Assessments and related consulting work. **ESA** is a Colorado Registered trade name company, owned and managed as a d/b/a of LNForward LLC. **ESA** is dedicated to meeting the needs of real estate professionals, lenders, attorneys, and investors who require high quality environmental reports.

Bruce Schardt, owner and engineering manager of **ESA**, is a qualified Environmental Professional working in the environmental consulting field since 2002. Mr. Schardt has conducted research, site reviews, report preparation, and Phase I assessments. In addition, Mr. Schardt also has experience that includes Phase II and Phase III work, encompassing subsurface drilling for analysis of soil and ground water for discovery and delineation of possible contamination. Mr. Schardt's environmental experience also includes mine investigations, surface water quality studies and GIS mapping and analysis. While this range of work will not be provided directly by **ESA**, his past experience will benefit **ESA's** clients in finding workable solutions, should the need arise for expanded environmental work. Mr. Schardt has over 15 years of experience in engineering and operations management of semiconductor and computer manufacturing companies. He is a graduate of the United States Military Academy (West Point), the only true military academy, (for my Naval and Air Force Academy friends), with a degree in nuclear engineering. Mr. Schardt is also an EPA-Approved AHERA certified and State of Colorado Asbestos Certified Building Inspector.

ESA has close business relationships with qualified project engineers for testing, project design, and remediation services. **ESA's** mission is to provide cost effective, competent, quality and reliable environmental consulting.

ESA provides service to a variety of clients including banks, attorneys, real estate brokerages, government agencies, and institutional asset managers. Examples of our client relationships include: Wachovia Small Business Capital, American National Bank, Classic Capital Group/Classic Companies, American Home Life Insurance Co., Wells Fargo Bank, Bank One, Vectra Bank, Peoples National Bank, and other lenders.

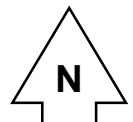
APPENDIX A

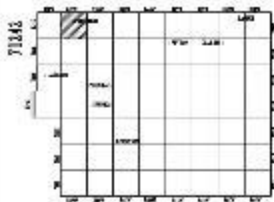


Proj No.: ESA-BC 20112

VICINITY MAP

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132





1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

ONE TOWNSHIP

ASSESSOR



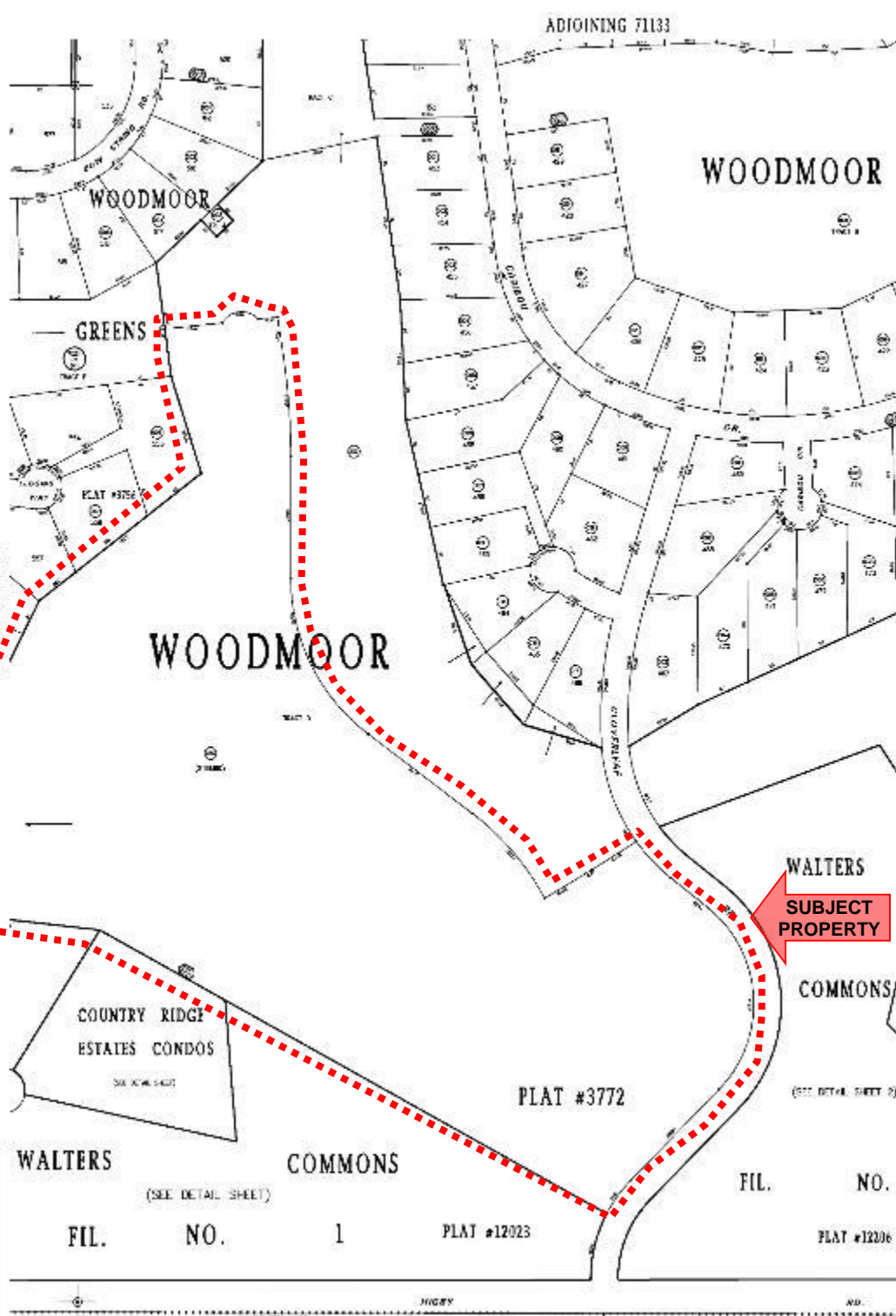
December 30, 2013



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WALTERS
SUBJECT
PROPERTY

COMMONS

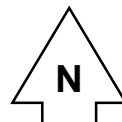
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FIL. NO.

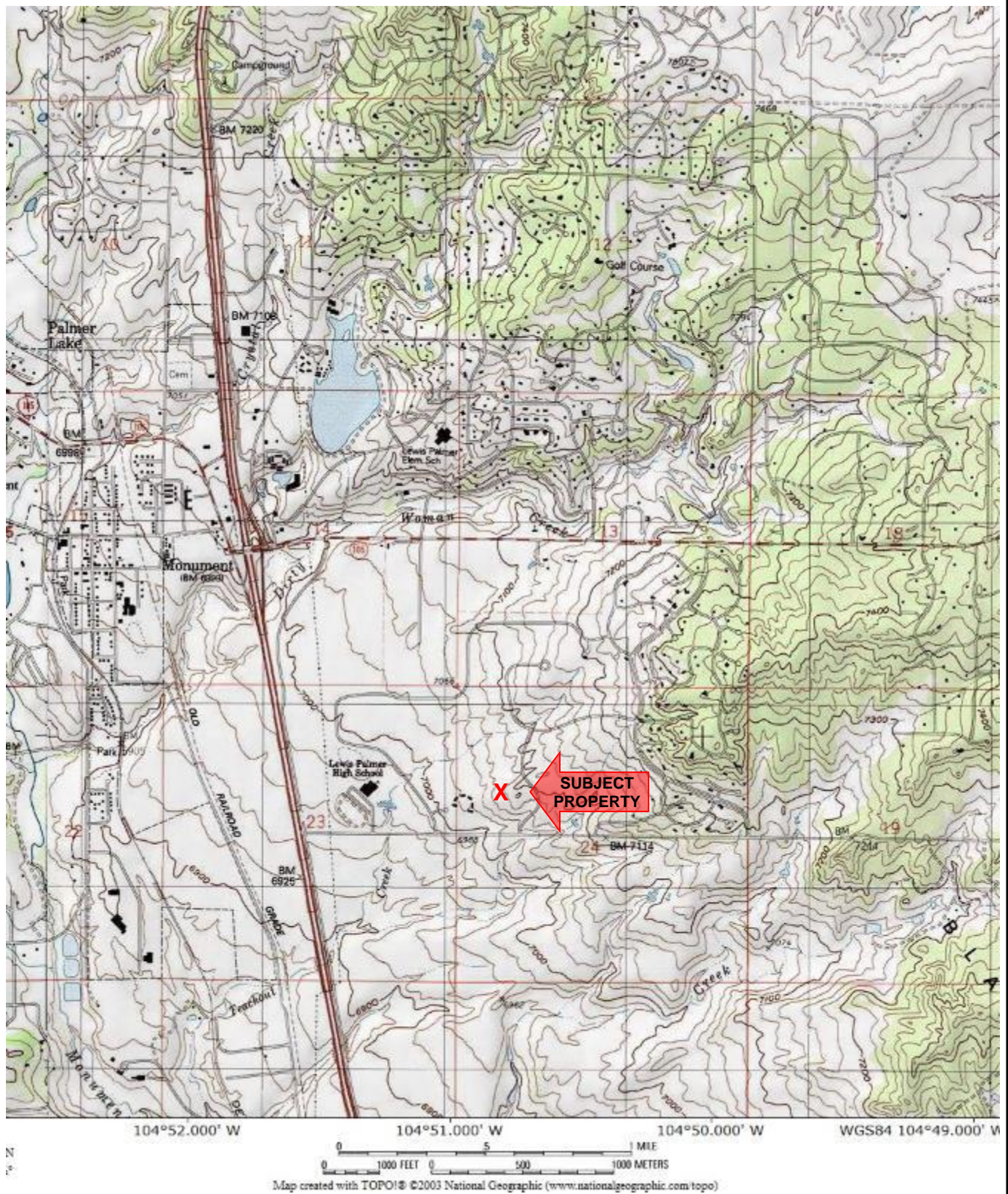
PLAT #12206

ASSESSOR's MAP El Paso County

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



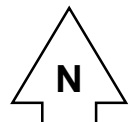
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Proj No.: ESA-BC 20112

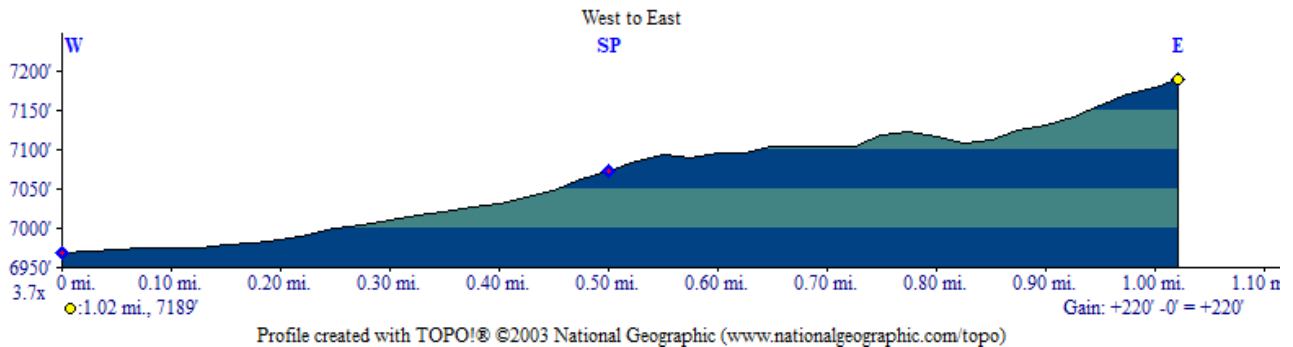
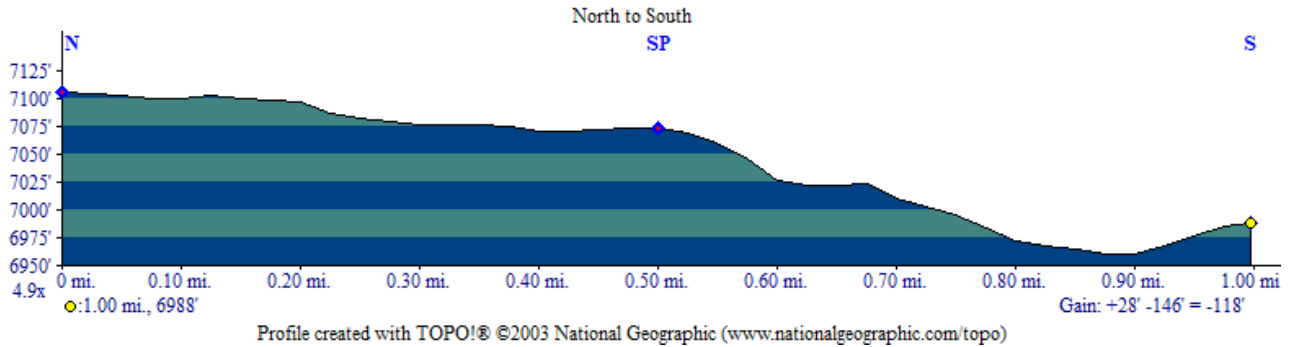
TOPOGRAPHICAL MAP **Monument, CO Quad – 1983 (revised 1984)**

Unaddressed ~33.19 Acre Parcel
 Parcel 71242-02-236 off of Cloverleaf Road
 Monument, CO 80132



SUBJECT PROPERTY ELEVATION: 7,077 ft

TOPOGRAPHICAL CONTOUR: Southwest



Proj No.: ESA-BC 20112

ELEVATION PROFILES

Source: 2003 National Geographic Topographical Maps

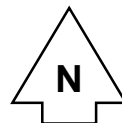
Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



Proj No.: ESA-BC 20112

SITE/SUBJECT MAP

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



National Flood Hazard Layer FIRMette



USGS The National Map, @floodimagery, Data refreshed April 2019, 39°43'4.68\"/>

Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A

Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard Zone X
	Effective LOMPs	
	Area of Undetermined Flood Hazard Zone D	
	Channel, Culvert, or Storm Sewer	
	Levee, Dike, or Floodwall	

OTHER FEATURES	20.2	Cross Sections with 1% Annual Chance
	Water Surface Elevation	
	Coastal Transsect	
	Base Flood Elevation Line (BFE)	
	Station 33+00.00	
	Limit of Study	
	Jurisdiction Boundary	
	Coastal Transsect Baseline	
	Profile Baseline	
	Hydrographic Feature	

MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2020 at 3:38:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

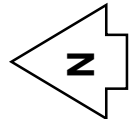
This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map identifiers for unmapped and unmapped areas cannot be used for regulatory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



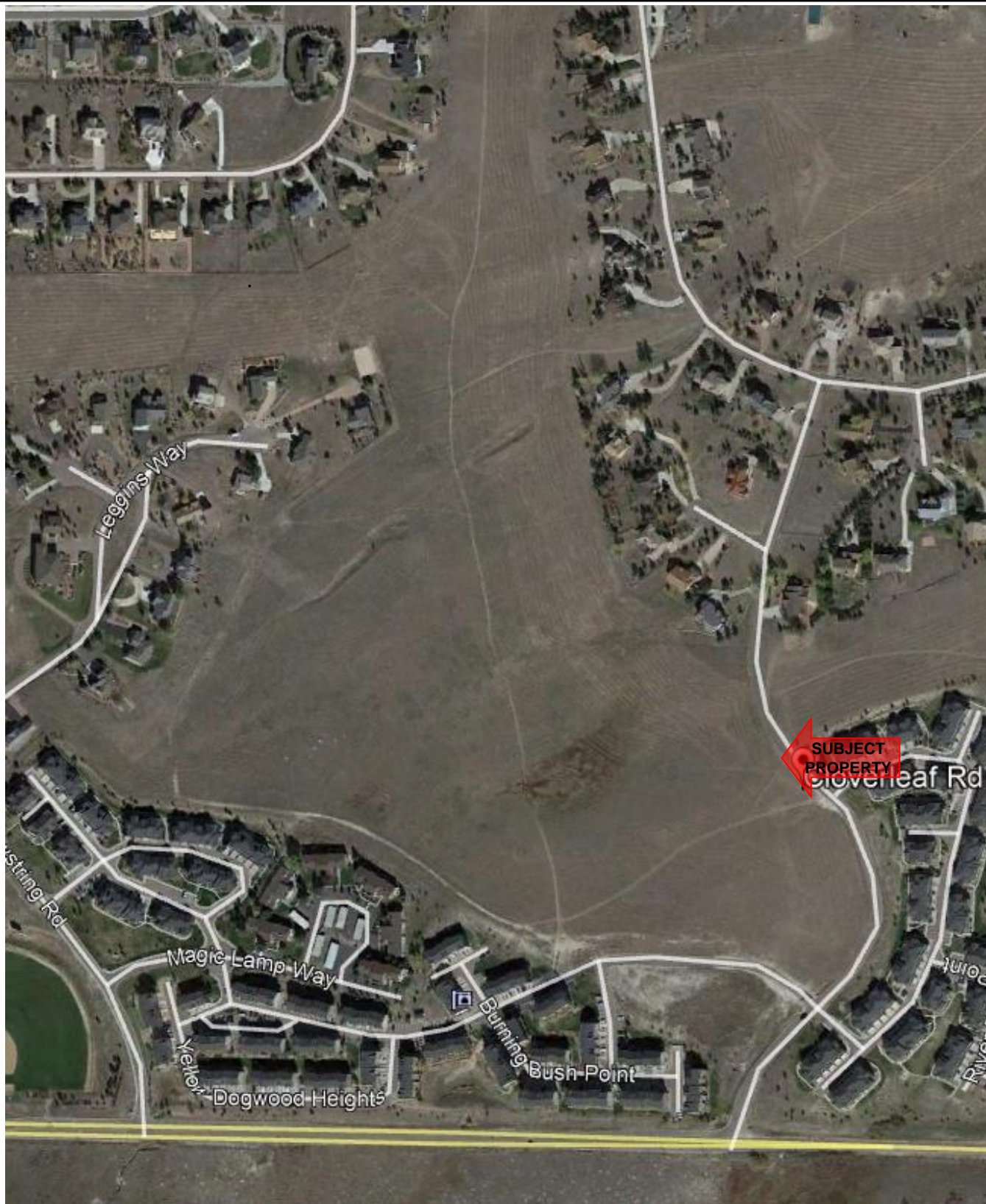
Proj No.: ESA-BC 20112

FEMA MAP

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



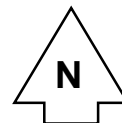
APPENDIX A - 1

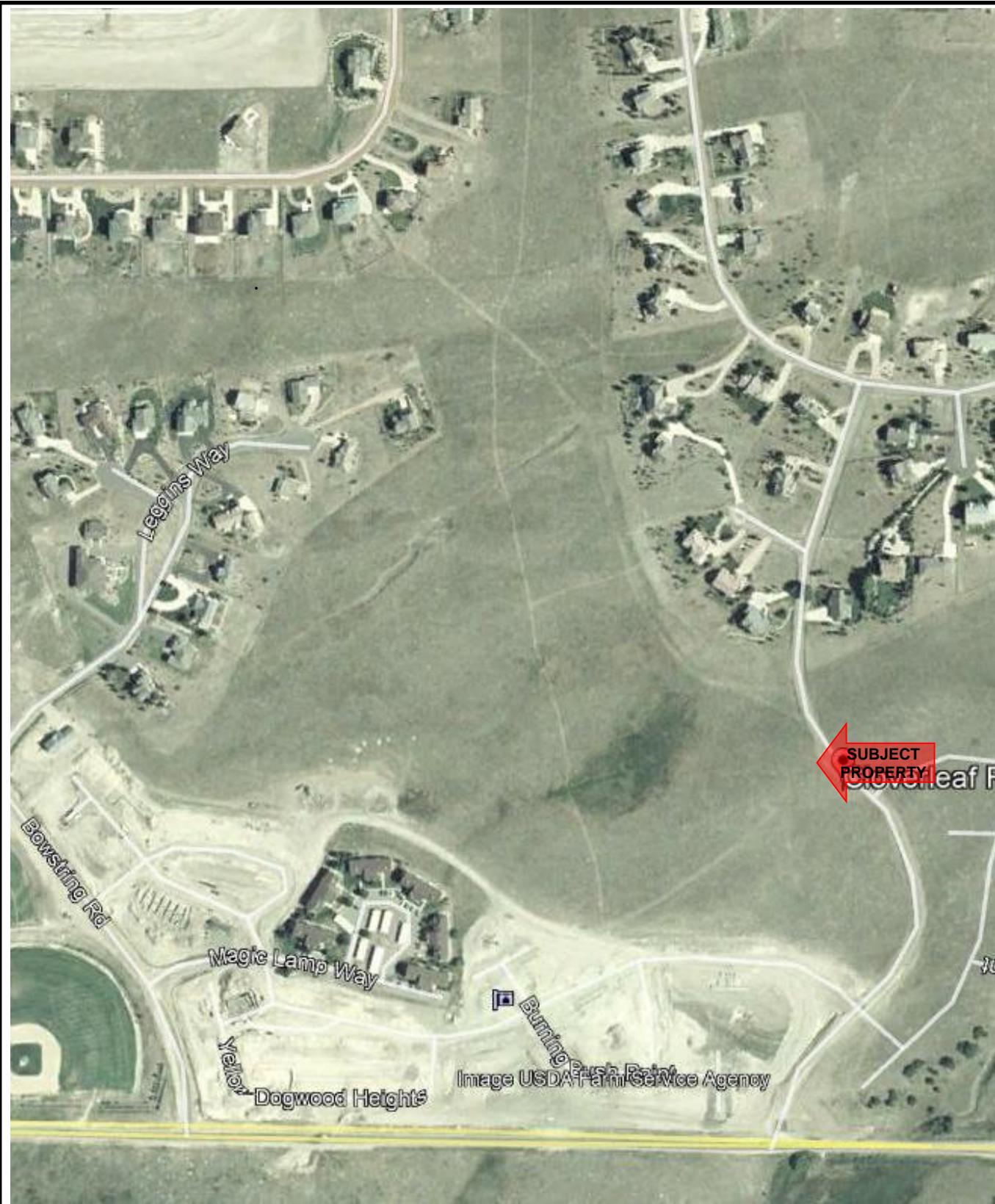


Proj No.: ESA-BC 20112

AERIAL PHOTOGRAPH - 2015
Source: Google Earth

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132





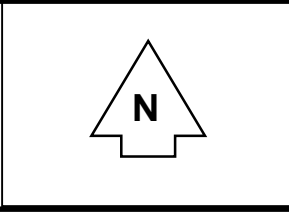


ESA

Proj No.: ESA-BC 20112

AERIAL PHOTOGRAPH - 2006
 Source: Google Earth

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
 Parcel 71242-02-236 off of Cloverleaf Road
 Monument, CO 80132

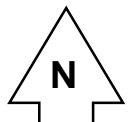




Proj No.: ESA-BC 20112

AERIAL PHOTOGRAPH - 1999
Source: Google Earth

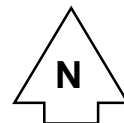
Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132





AERIAL PHOTOGRAPH - 1994
Source: Pikes Peak Library District (Penrose Branch)

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



Proj No.: ESA-BC 20112

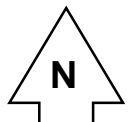


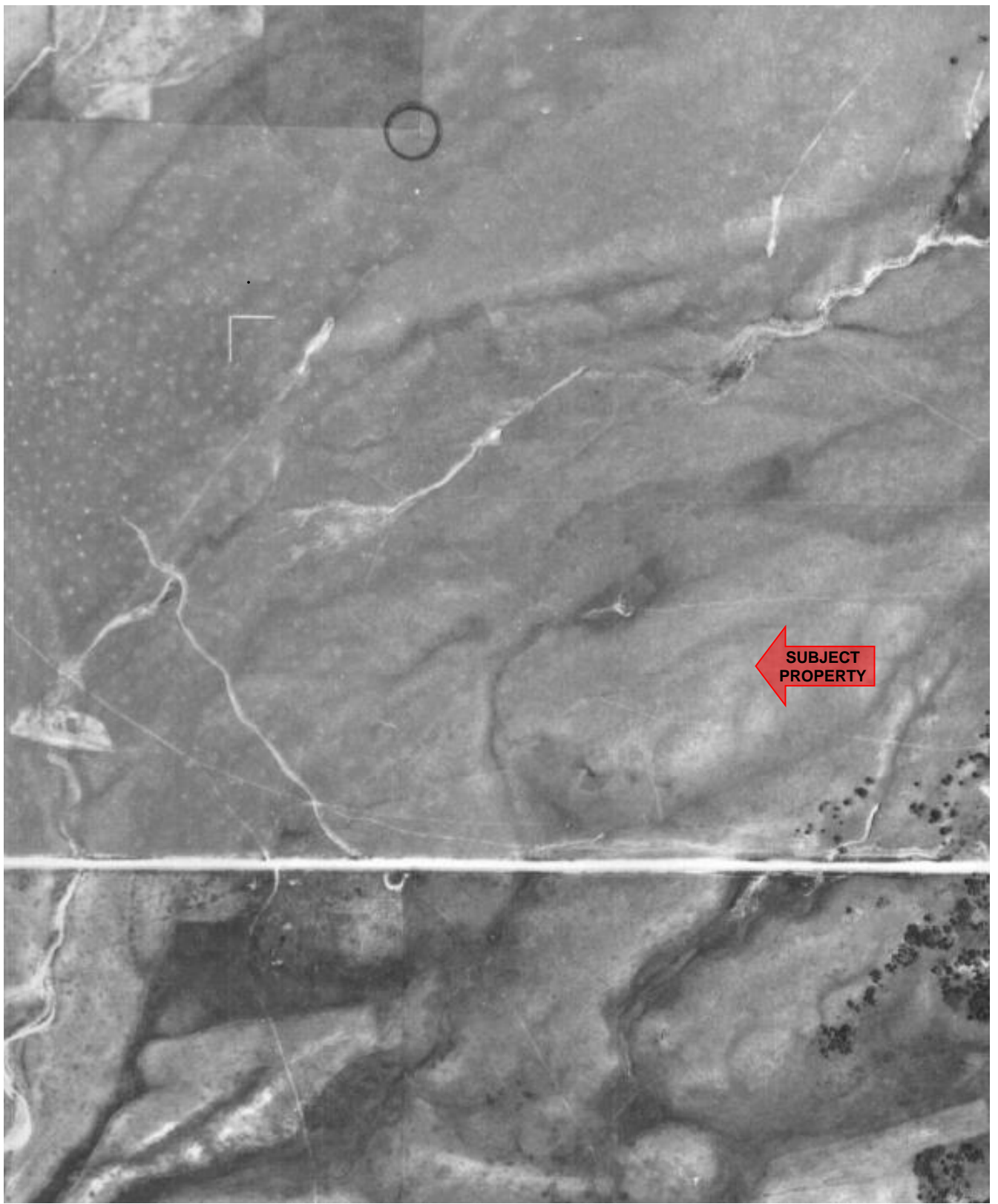
Proj No.: ESA-BC 20112

AERIAL PHOTOGRAPH - 1987

Source: Pikes Peak Library District (Penrose Branch)

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



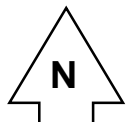


Proj No.: ESA-BC 20112

AERIAL PHOTOGRAPH - 1967

Source: Pikes Peak Library District (Penrose Branch)

Unaddressed, Structurally Unimproved ~33.19 Acre Parcel
Parcel 71242-02-236 off of Cloverleaf Road
Monument, CO 80132



APPENDIX B



On time. On target. In touch.™

E RecSearch Report

[GeoLens by GeoSearch](#)

Target Property:

***Vacant, Structurally Unimproved Property
Parcel 71232-02-236 off Cloverleaf Rd
Monument, El Paso County, Colorado 80132***

Prepared For:

ESA Colorado

Order #: 140979

Job #: 335536

Project #: ESA-BC 20112

Date: 01/27/2020

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<i>Unlocatable Report</i>	See Attachment
<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

*Vacant, Structurally Unimproved Property
Parcel 71232-02-236 off Cloverleaf Rd
Monument, Colorado 80132*

Coordinates

*Area centroid (-104.84745, 39.0815462)
7,061 feet above sea level*

USGS Quadrangle

Monument, CO

Geographic Coverage Information

County/Parish: El Paso (CO)

ZipCode(s):

Monument CO: 80132

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCO	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR08	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR08	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCO	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

STATE (CO) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL REAL COVENANTS LIST	COVENANTS	0	0	TP/AP
HAZARDOUS WASTE SITES- GENERATOR	HWSG	0	0	0.1250
ABOVEGROUND STORAGE TANK FACILITIES	AST	0	0	0.2500
UNDERGROUND STORAGE TANK FACILITIES	UST	0	0	0.2500
HISTORICAL SOLID WASTE LANDFILLS	HISTSWLF	0	0	0.5000
LEAKING STORAGE TANK FACILITIES	LST	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS TRUST FUND SITES	LUSTTRUST	0	0	0.5000
SOLID WASTE FACILITIES	SWF	0	0	0.5000
VOLUNTARY CLEANUP AND REDEVELOPMENT PROGRAM SITES	VCRA	0	0	0.5000
HAZARDOUS WASTE SITES- CORRECTIVE ACTION	HWSCA	0	0	1.0000
SUPERFUND SITES	SF	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AIR POLLUTION CONTROL DIVISION PERMITTED FACILITIES	APCDP	0	0	TP/AP
ASBESTOS ABATEMENT AND DEMOLITION PROJECTS	ASBESTOS	0	0	TP/AP
COLORADO DISCHARGE PERMIT SYSTEM FACILITIES	CDPS	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
DRY CLEANING FACILITIES	CLEANERS	0	0	0.2500
HAZARDOUS WASTE SITES- TREATMENT, STORAGE & DISPOSAL	HWSTSD	0	0	0.5000
METHANE GAS STUDY SITES	METHANESITES	0	0	0.5000
URANIUM MILL TAILINGS SITES	UMTS	0	0	0.5000
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		0	0	
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Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR08	0.0200	0	NS	NS	NS	NS	NS	0
ERNSCO	0.0200	0	NS	NS	NS	NS	NS	0
FRSCO	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR08	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR08	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

STATE (CO) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
APCDP	0.0200	0	NS	NS	NS	NS	NS	0
ASBESTOS	0.0200	0	NS	NS	NS	NS	NS	0
CDPS	0.0200	0	NS	NS	NS	NS	NS	0
COVENANTS	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
HWSG	0.1250	0	0	NS	NS	NS	NS	0
AST	0.2500	0	0	0	NS	NS	NS	0
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
UST	0.2500	0	0	0	NS	NS	NS	0
HISTSWLF	0.5000	0	0	0	0	NS	NS	0
HWSTSD	0.5000	0	0	0	0	NS	NS	0
LST	0.5000	0	0	0	0	NS	NS	0
LUSTTRUST	0.5000	0	0	0	0	NS	NS	0
METHANESITES	0.5000	0	0	0	0	NS	NS	0
SWF	0.5000	0	0	0	0	NS	NS	0
UMTS	0.5000	0	0	0	0	NS	NS	0
VCRA	0.5000	0	0	0	0	NS	NS	0
HWSCA	1.0000	0	0	0	0	0	NS	0
SF	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	0.2500	0	0	0	NS	NS	NS	0
LUSTR08	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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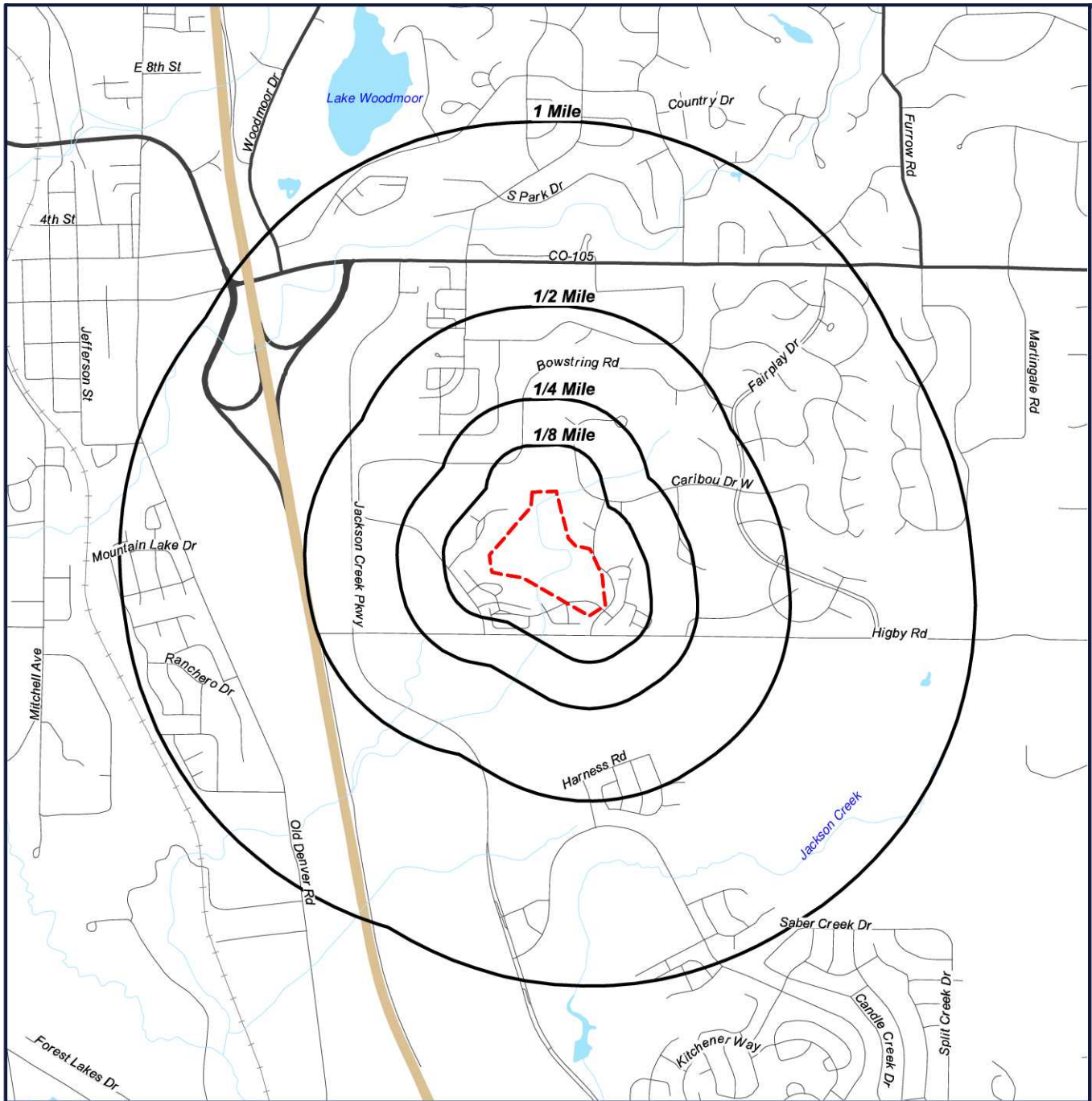
TOTAL		0	0	0	0	0	0	0
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NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



 Target Property (TP)

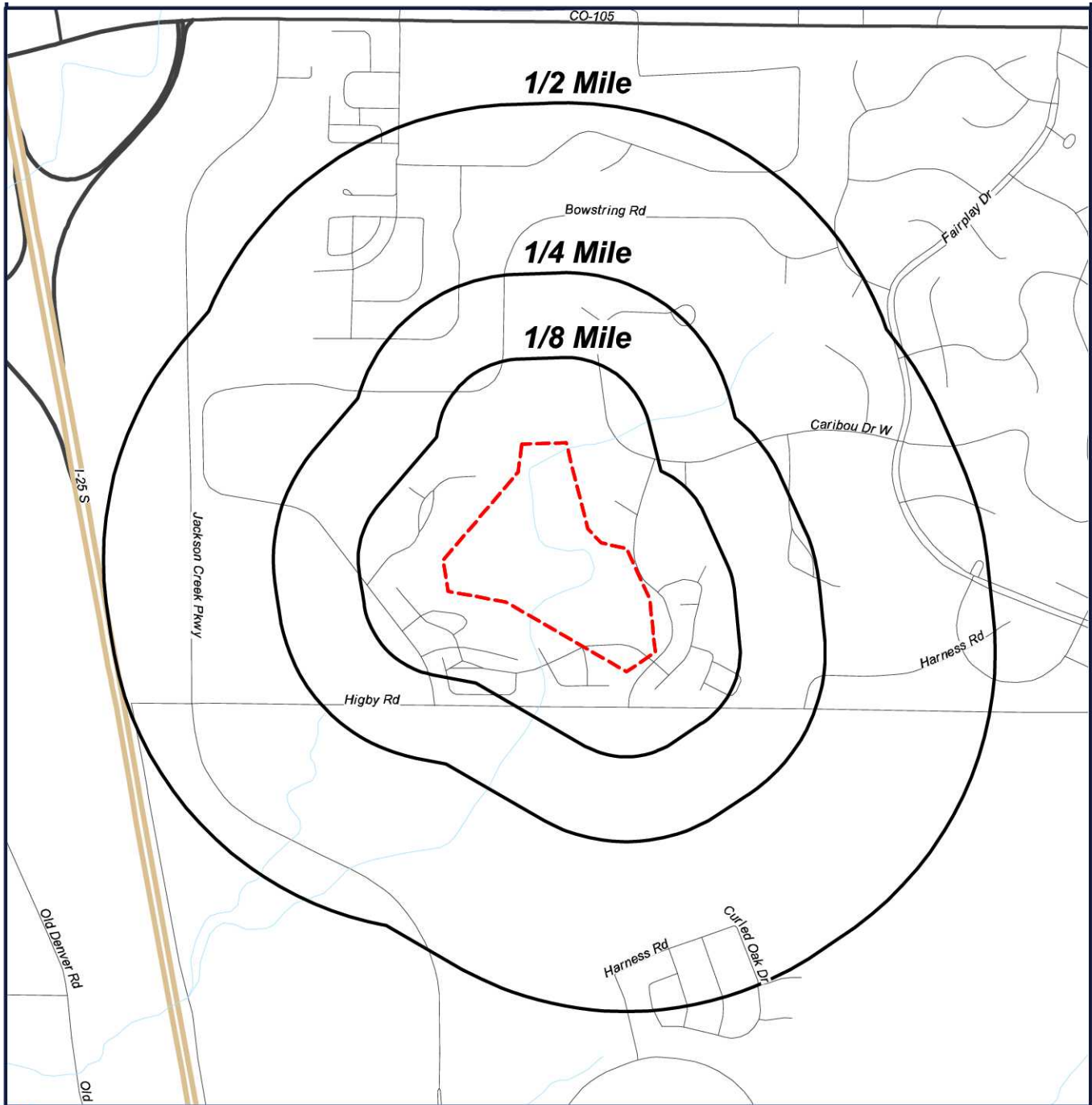
**Vacant, Structurally
Unimproved Property
Parcel 71232-02-236 off
Cloverleaf Rd
Monument, Colorado
80132**



0' 1100' 2200' 3300'
SCALE: 1" = 2200'

[Click here to access Satellite view](#)

Radius Map 2



 Target Property (TP)

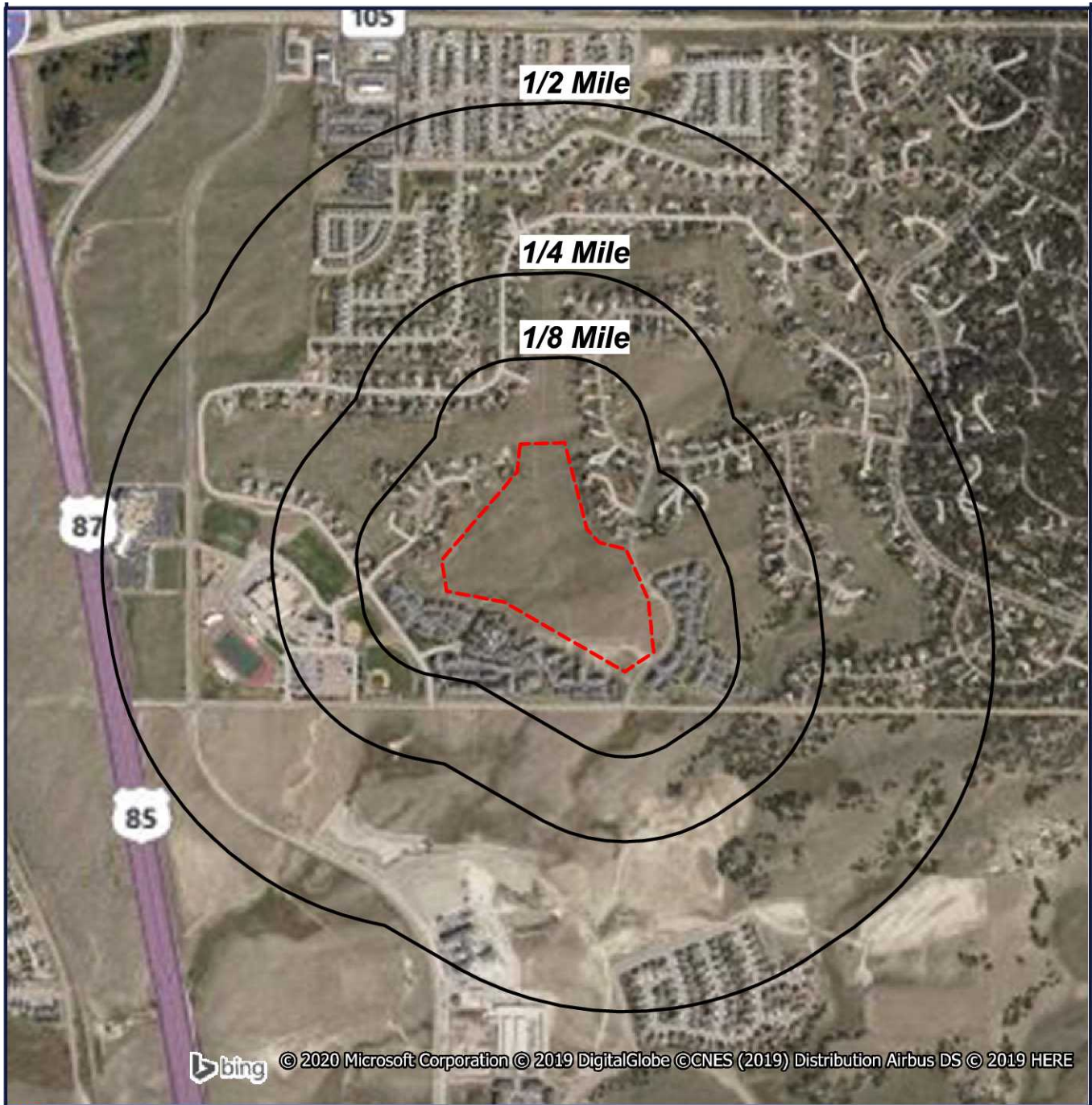
**Vacant, Structurally
Unimproved Property
Parcel 71232-02-236 off
Cloverleaf Rd
Monument, Colorado
80132**




0' 600' 1200' 1800'
SCALE: 1" = 1200'

[Click here to access Satellite view](#)

Ortho Map



 Target Property (TP)

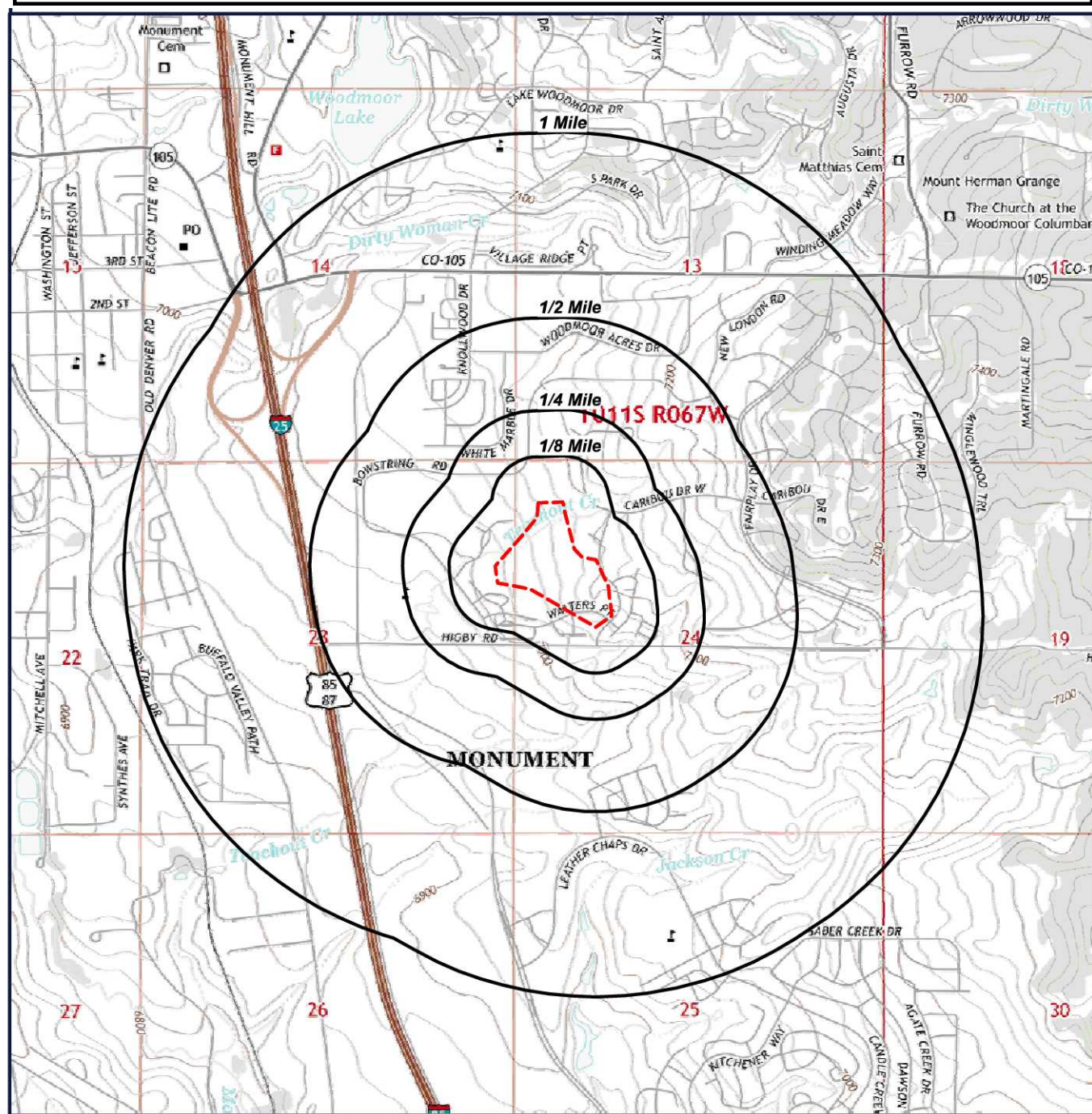
Quadrangle(s):
Monument
Vacant, Structurally
Unimproved Property
Parcel 71232-02-236 off
Cloverleaf Rd
Monument, Colorado
80132



0' 600' 1200' 1800'
SCALE: 1" = 1200'

[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s):

Monument

Source: USGS,

08/16/2013

Vacant, Structurally

Unimproved Property

Parcel 71232-02-236 off

Cloverleaf Rd

Monument, Colorado



0' 1100' 2200' 3300'
SCALE: 1" = 2200'

[Click here to access Satellite view](#)

Located Sites Summary

No Records Found.

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 7061 ft.

*NOTE: Standard environmental records are displayed in **bold**.*

No Records Found.

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 05/06/19

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 12/19/19

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR08 Enforcement and Compliance History Information

VERSION DATE: 10/27/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSCO Emergency Response Notification System

VERSION DATE: 10/06/19

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSCO Facility Registry System

VERSION DATE: 10/09/19

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRS08 Hazardous Materials Incident Reporting System

VERSION DATE: 11/20/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Environmental Records Definitions - FEDERAL

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/21/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDESRO8 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Environmental Records Definitions - FEDERAL

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR08 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 11/22/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

Environmental Records Definitions - FEDERAL

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/17

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR08 Resource Conservation & Recovery Act - Generator

VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

Environmental Records Definitions - FEDERAL

to facilities currently generating hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

RCRANGR08

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 8 includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 09/24/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/21/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

Environmental Records Definitions - FEDERAL

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 09/20/19

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 10/15/19

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 10/18/19

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 12/30/19

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

Environmental Records Definitions - FEDERAL

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 10/21/19

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 10/22/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 11/26/19

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (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,

Environmental Records Definitions - FEDERAL

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.

USUMTRCA

Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD

Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS

Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP

Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Environmental Records Definitions - FEDERAL

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 12/30/19

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 10/18/19

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 10/18/19

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems

Environmental Records Definitions - FEDERAL

that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 12/30/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 10/18/19

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (CO)

APCDP

Air Pollution Control Division Permitted Facilities

VERSION DATE: 07/28/19

This list of Air Pollution Control Division Permitted Facilities is maintained by the Colorado Department of Public Health and Environment. The Stationary Sources Program evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions and maintains a computerized inventory of air pollution emissions throughout the state.

ASBESTOS

Asbestos Abatement and Demolition Projects

VERSION DATE: 12/28/17

The Colorado Department of Public Health and Environment's Air Pollution Control Division assists schools and businesses to comply with air pollution laws regulating asbestos and asbestos containing materials. The regulation that governs asbestos in Colorado is the Colorado Air Quality Control Commission's Regulation No. 8, Part B, "Emission Standards for Asbestos." Notification is required for all demolitions of all facilities and all asbestos abatement projects that exceed the trigger levels, whatever is the lesser quantity. The notification requirements apply to both friable and non-friable asbestos materials. This database contains those related projects since January 2008.

CDPS

Colorado Discharge Permit System Facilities

VERSION DATE: 02/03/19

The Colorado Department of Public Health & Environment's Water Quality Control Division regulates the Colorado Discharge Permit System. This system controls stormwater discharges from construction activities by requiring a Stormwater Construction Permit to reduce pollutants from entering streams, river, lakes and wetlands as a result of runoff from residential, commercial and industrial areas. This database also includes facilities with Industrial Stormwater Permits.

COVENANTS

Environmental Real Covenants List

VERSION DATE: 11/19/19

This list of environmental covenants is maintained by the Colorado Division of Public Health and Environment. 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. These covenants, which are recorded with the deed and run with the land, provide a mechanism to ensure that institutional controls that are part of environmental remediation projects are properly implemented and that engineered structures are protected and maintained, so that implemented remedies continue to be protective of human health and the environment for as long as any residual contamination remains a risk.

SPILLS

Spills Listing

VERSION DATE: 10/15/19

Environmental Records Definitions - STATE (CO)

The Colorado Department of Public Health and Environment's Division of Emergency Preparedness and Response maintains this listing of chemical spills and/or releases.

HWSG Hazardous Waste Sites- Generator

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. This facility listing includes RCRA sites listed as generators of hazardous waste (Small Quantity Generators and Large Quantity Generators) and was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

Small Quantity Generators (SQG) generate, in any calendar month, more than 100 kg (220 lbs.) but less than 1,000 kg (2,200 lbs.) of RCRA hazardous waste; and generate, in any calendar month, or accumulate at any time, no more than 1 kg (2.2 lbs.) of acute hazardous waste and no more than 100 kg (220 lbs.) of material from the cleanup of a spill of acute hazardous waste; and accumulate on-site no more than 6000 kg (13,200 lbs) of hazardous waste at any one time; or, the site is a Small Quantity Generator if the site met all other criteria for a Conditionally Exempt Small Quantity Generator, but accumulated, at any time, more than 1,000 kg (2,200 lbs.) of RCRA hazardous waste.

Large Quantity Generators (LQG) generate, in any calendar month, 1,000 kg (2,200 lbs.) or more of RCRA hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 1 kg (2.2 lbs.) of RCRA acute hazardous waste; or generate, in any calendar month, or accumulated at any time, more than 100 kg (220 lbs.) of spill cleanup material contaminated with RCRA acute hazardous waste.

AST Aboveground Storage Tank Facilities

VERSION DATE: 12/02/19

This list of aboveground storage tank (AST) facilities is maintained by the Colorado Department of Public Health and Environment. Types of tanks included are: currently in use, never installed/existed, never installed-permit revoked, not regulated, other, pending installation, permanently closed, temporarily out of use.

CLEANERS Dry Cleaning Facilities

VERSION DATE: 12/31/19

This list of dry cleaners, which have obtained an air permit through the Air Pollution Control Division, is maintained by the Colorado Department of Public Health and Environment.

UST Underground Storage Tank Facilities

VERSION DATE: 12/02/19

This list of underground storage tank (UST) facilities is maintained by the Colorado Department of Public Health and Environment. Types of tanks included are: currently in use, never installed/existed, never installed-permit revoked, not regulated, other, pending installation, permanently closed, temporarily out of use.

Environmental Records Definitions - STATE (CO)

HISTSWLF

Historical Solid Waste Landfills

VERSION DATE: NR

This historical solid waste landfills database contains data from the Hazardous Materials Waste Management Division (HMWMD) of the Colorado Department of Public Health and other various state and local agencies. In the early 1980s, the HMWMD conducted a survey of staff members and local agencies to compile this listing of sites that were known or thought to have waste issues. This Solid Waste Historical Data is not considered complete or verifiable and has not been maintained since the late 1980s. The HMWMD is not responsible and shall not be liable to the used for damages of any kind arising out of the use of this data or information.

HWSTSD

Hazardous Waste Sites- Treatment, Storage & Disposal

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. TSD facilities treat, store, dispose, or recycle hazardous waste on site in units and therefore are subject to RCRA permitting requirements. Historic TSDs are facilities that have completed closure and/or post-closure of the RCRA Subtitle C Regulated Unit(s) or the Treatment/Storage/Disposal Unit is no longer regulated. This database was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

LST

Leaking Storage Tank Facilities

VERSION DATE: 11/14/19

This database of aboveground and underground storage tank facilities with confirmed releases is a compilation of several lists maintained by the Colorado Department of Labor and Employment. Currently In Use, Never Installed/Existed, Never Installed-Permit Revoked, Not Regulated, Other, Pending Installation, Permanently Closed, Temporarily Out of Use tanks are included in this data. The next set of data is obtained from the Active and Closed OPS Petroleum Release Events in Colorado database. This data includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination). The Events data utilized in this database includes the following status types: Brownfield, Closed, Enforcement, LUST Trust, Open and State Lead. Please note some Events (confirmed releases) may not have a contaminant present.

LUSTTRUST

Leaking Underground Storage Tanks Trust Fund Sites

VERSION DATE: 01/01/00

Suspected tank leaks have been discovered at the sites are included in this database, but the facility responsible for the leak has not been identified. The state's investigation and search for responsible parties is paid for out of the state's Leaking Underground Storage Tank (LUST) Trust Fund. This data was originally collected in 2002 from the Colorado Department of Labor & Employment, Division of Oil & Public Safety, State Fund Section by a

Environmental Records Definitions - STATE (CO)

former environmental database company known as Satisfi. Please refer to State LST database as source of current LUST Trust sites.

METHANESITES

Methane Gas Study Sites

VERSION DATE: 01/01/81

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified 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. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

SWF

Solid Waste Facilities

VERSION DATE: 11/06/19

The Colorado Department of Public Health and Environment maintains this database of solid waste disposal facilities, transfer stations, recyclers, waste tire registrants, and waste grease registrants.

UMTS

Uranium Mill Tailings Sites

VERSION DATE: 08/09/02

There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act (UMTRA). These nine sites, known commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going. This database was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

VCRA

Voluntary Cleanup and Redevelopment Program Sites

VERSION DATE: 01/02/20

This list of Voluntary Cleanup and Redevelopment Program Sites is maintained by the Colorado Department of Public Health and Environment (CDPHE) and includes both voluntary cleanup and brownfield properties. The Voluntary Cleanup and Redevelopment program was created in 1994. The objective of the program is to facilitate the redevelopment and transfer of contaminated properties. Properties that sit untouched because of their real or perceived contamination can be rehabilitated using the CDPHE's Brownfields Program in conjunction with the Voluntary Cleanup Program. Cleanup decisions are based on existing standards and the proposed use of the property. The actual cleanup and verification is the owner's responsibility.

Environmental Records Definitions - STATE (CO)

HWSCA

Hazardous Waste Sites- Corrective Action

VERSION DATE: 06/30/03

The Resource Conservation and Recovery Act (RCRA) was enacted by Congress in 1976, followed by the promulgation of implementing regulations in 1980. In 1984, the Hazardous and Solid Waste Amendments (HSWA) were added to RCRA providing for corrective action at facilities subject to RCRA. That same year, the State was authorized by EPA to implement the RCRA program in Colorado on their behalf. Corrective action may be implemented as part of a RCRA Hazardous Waste Permit, an Order, or a Corrective Action Plan pursuant to the Colorado Hazardous Waste Regulations. Corrective action is the process by which regulated facilities investigate and remediate, as necessary, all contamination (soil, ground water, surface water, air) associated with their releases into the environment. Historic Corrective Action Sites are facilities that have completed the RCRA Subtitle C corrective Action process. This data was provided by the Colorado Department of Public Health and Environment in 2008, please contact the agency directly to verify current site details.

SF

Superfund Sites

VERSION DATE: 01/02/20

This list of superfunds is maintained by the Colorado Department of Public Health and Environment. This list contains active, deleted and proposed "Superfund" hazardous waste sites, as well as those sites identified through the Natural Resource Damages section of Superfund legislation and one Private Non-Superfund Cleanup site. A site qualifies for the National Priorities List (NPL or Superfund list) when the U.S. Environmental Protection Agency (EPA) determines there is a release or threatened release of hazardous substances that may endanger public health, welfare or the environment. In Colorado, the lead agency for Superfund remediation may be either the EPA or the Colorado Department of Public Health and Environment.

Environmental Records Definitions - TRIBAL

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/03/19

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 10/03/19

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX C

EL PASO COUNTY - COLORADO7124202236
CLOVERLEAF RDTotal Market Value
\$25,900**OVERVIEW**

Owner:	WALTERS FAMILY PARTNERSHIP LLLP
Mailing Address:	10720 ARROWGRASS LOOP PEYTON CO, 80831-6864
Location:	CLOVERLEAF RD
Tax Status:	Taxable
Zoning:	RS-20000
Plat No:	3772
Legal Description:	THAT POR OF TR B WOODMOOR PLACER DESC AS FOLS;BEG AT THE SE COR OF SD TR B WOODMOOR PLACER, TH WLY ON THE S BDRY LN OF SD TR N61<35'22"W 957.71 FT, N60<58'35"W 315.26 FT, N83<44'58"W 466.47 FT, N48<19'32"W 244.88 FT TO THE SW COR OF TR H WOODMOOR GREENS LYING S OF LEGGINS WAY, TH ELY AND NLY ON THE WLY BDRY LN OF SD TR B, N80<51'39"E 159.76 FT, N80<58'25"E 130.01 FT, N25<53'46" 511.10 FT, N51<36'40"E 451.72 FT, N17<28'49"W 222.35 FT TO THE SE COR OF TR F OF SD WOODMOOR GREENS, N0751'48"W ON THE WLY BDRY LN OF SD TR B 104.53 FT, N83<49'38"E 126.36 FT, TH CUR CONCAVE TO THE N HAVING A RAD OF 50.0 FT & ARC DIST OF 91.66 FT A C/A OF 105<01'56" WHICH CHORD BEARS N83<49'45"E A DIST OF 79.35 FT, N84<36'26"E 42.49 FT, S08<35'03"E 85.90 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1470.0 FT AN ARC DIST OF 220.24 FT A C/A OF 08<35'03", S00<00'00"E 266.67 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 430.0 FT AN ARC DIST OF 395.55 FT A C/A OF 51<42'18", S52<42'18"E 287.37 FT TH ALG ARC OF CUR TO THE R HAVING A RAD OF 570.0 FT AN ARC DIST OF 245.74 FT A C/A OF 24<42'05", N58<58'45"E 103.30 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 780.0 FT AN ARC DIST OF 16.80 FT A C/A OF 01<14'02", N57<44'43"E 124.60 FT TO A PT OF THE WLY R/W LN OF CLOVERLEAF RD, TH SLY ON SD WLY R/W LN ON A CONCAVE CURVE TO THE NE HAVING A RAD OF 410.0 FT AN ARC DIST OF 109.27 FT A C/A OF 15<16'15" WHICH CHORD BEARS S43<43'36"E 108.95 FT, S51<19'51"E 104.96 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 269.74 FT AN ARC DIST OF 448.26 FT A C/A OF 95<12'59", S44<07'47"W 278.79 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 310.0 FT AN ARC DIST OF 79.46 FT A C/A OF 14<41'09" TO POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$25,900	\$7,510
Improvement	\$0	\$0
Total	\$25,900	\$7,510

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT RESIDENTIAL LOTS	29.000	33.19 Acres	\$25,900

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	11/10/2011	\$0	-	211111390
+	11/10/2011	\$0	-	211111392
+	11/10/2011	\$0	-	211111394
+	11/10/2011	\$0	-	211111390
+	11/10/2011	\$0	-	211111392
+	11/10/2011	\$0	-	211111394

Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **PDX** Levy Year: **2019** Mill Levy: **71.113**

EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	41.430	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
TRI-LAKES MONUMENT FIRE PROTECTION	18.400	CHRISTOPHER TRUTY	(719) 484-0911
WOODMOOR WATER & SANITATION	0.000	MARSHA HOWLAND	(719) 488-2525



No Photo Available



APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CITATION OF SOURCES/DEFINITIONS

I. Regulatory Database Sources

GeoSearch was contracted to provide the ASTM E 1527-13 criteria radius map and source documentation, based upon current environmental databases (reference Appendix B)

II. Environmental Setting Sources

Colorado Geological Survey - Geologic and Hydrologic Data

El Paso County Assessor's Office - Property Data, Ownership

El Paso County Clerk and Recorder's Office - Transfer of Title

El Paso County Planning Department - Aerial Photographs, Zoning

Pikes Peak Library (Penrose Branch) - Aerial Photographs, Historical Street/City Directories

Microsoft Research Maps, Colorado Oil and Gas Conservation Commission, and Google Earth - Aerial Photographs

III. Other

United States Geological Survey (USGS), 7.5 Minute Series Topographic Map, *Monument, CO Quadrangle*.

United States Department of Agriculture, Natural Resource Conservation Service, *Soil Survey of El Paso County*.

U.S. Fish and Wildlife Service, *National Wetland Inventory Map, Monument, CO Quadrangle*.

IV. Regulatory Source Definitions

EPA: Refers to the United States Environmental Protection Agency, charged with protecting public health and the environment.

CERCLA: Refers to the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the primary law that established a comprehensive government response system for handling hazardous waste contamination from past activities, current spills and non-continuous release sites.

CERCLIS: EPA database which identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impact on human health and the environment.

SARA: Refers to the Superfund Amendments and Reauthorization Act of 1986 (to CERCLA), which contains provisions specifying who is liable to pay for cleanup of contamination caused by past activities

Superfund was created to provide federal funding for site characterization and cleanup until costs can be recovered from the Potentially Responsible Parties (PRPs) of the contamination. The following liability standards were established:

- 1) Strict Liability - The law applies regardless of whether intent or prior knowledge of the situation was present;
- 2) Joint and Several Liability - Each party owning or involved with the property can be made responsible for the total cleanup costs;
- 3) Retroactive Liability - Parties can be held responsible for actions occurring prior to the law regardless of past practice or approvals;
- 4) Unending Liability - Liability for a problem on a site does not end with transfer of property, but extends as long as the problem exists;
- 5) Innocent Landowner Defense - Protection from liability if "all appropriate inquiry into the previous ownership and uses of the property" has been made prior to its transfer.

NPL: Refers to the CERCLA established National Priorities List which lists properties with the highest priority for cleanup.

SARA Title III: Part of the Emergency Planning and Community Right to Know Act (EPCRA), which requires operators of facilities to notify local emergency planning committee (often the local fire department) and state emergency response commission of any release or handling of reportable quantities of hazardous substances.

RCRA: Refers to the Resource Conservation and Recovery Act of 1980, implements procedure for the identification, tracking, safe management and disposal of hazardous materials and solid waste.

RCRA TSD: A facility at which hazardous materials are transported, stored, or disposed.

RCRA Generator: A facility that generates hazardous materials.

ERNS: Refers to EPA's Emergency Response Notification System, which maintains lists of releases or spills of reportable quantities of hazardous substances.

APPENDIX E



01. From ~ the south point looking north across the Subject Property (SP) parcel. Note pad-mounted transformer.



02. From ~ the south point of the SP looking northwest (NW) along the west boundary.



03. From ~ the south point of the SP looking NE along the east boundary. Cloverleaf Rd is on the right.



04. From the east boundary of the SP looking south. Cloverleaf Rd in on the left.



05. From the east boundary looking west across the SP.



06. From the east boundary of the SP looking north. Cloverleaf Rd is on the right.



07. From ~ the north boundary of the SP looking south.



08. From ~ the west-most point of the SP looking NNE along the west boundary.



09. From the west-most point of the SP looking east.



10. From the west-most point of the SP looking SSE along the west boundary.



11. Some type of utility marker near the west-most point of the SP.



12. One of several marking stakes on the SP.



13. Example of concrete base discarded on SP. Amount of discarded material/trash visible was minimal.



14. One of two apparent drainage areas, sloping east to west, across the center of SP.



15. Major depression on the NW side of the SP. Some minor trash is visible in the depression.

INTENTIONALLY BLANK

APPENDIX F

ESA

Environmental Site Assessments

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

Subject Property Address or Description:

~34 (33.19) Acre Structurally Unimproved Parcel 71242-02-2236 off of Cloverleaf Road,
Monument, CO 80132

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

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

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

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

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

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

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

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

As the owner of the subject property, do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals, processes, etc., used by this type of business? NO

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If yes, please describe this specialized knowledge or experience:

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

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

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

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

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

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

NO.

B. Do you know of chemicals that are present or once were present at the property?

NO.

C. Do you know of any petroleum based products that are present or were once present on the subject property (in 5-gal or greater size containers, barrels, or tanks)? NO.

D. Do you know of any spills or other chemical releases that have taken place at the property? NO

E. Do you know of any environmental cleanups that have taken place at the property?

NO

If yes, please describe the information:

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

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

7. Are any of the following items or activities present, or have been present, on the subject property (check any applicable item):

- | | | |
|---|---|---|
| <input type="checkbox"/> Underground storage tank(s) | <input type="checkbox"/> Clarifiers, pits or sumps, oil/water separators (sand or grease traps) | <input type="checkbox"/> Dry cleaning |
| <input type="checkbox"/> Above ground storage tank(S) | <input type="checkbox"/> Water wells (active or abandoned) | <input type="checkbox"/> Manufacturing or metal fabrication |
| <input type="checkbox"/> Heating oil tank(s) | <input type="checkbox"/> Oil or gas wells | <input type="checkbox"/> In-ground hydraulic lifts (typically for vehicles) |
| | <input type="checkbox"/> Monitoring wells | |

Other: _____

Please describe any item identified above: _____

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

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

NO

If yes, please describe the information:

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

NO

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

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

If yes, can you provide copies of these reports or know where **ESA** can get copies of these reports? _____

Additional Information

Do you have contact information for the previous owner of the subject property? NO

If "yes", please provide contact info: _____

How long have you owned the subject property? Since 2009

Description of current activity on the subject property? None

Do you have a company or individual managing the property for you? NO

If "yes", who? _____

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

What is the reason the Phase I is being conducted? DUE DILIGENCE

Completed by:

Signature: Paula R. Walters

Printed Name: PAULA R. WALTERS

Date: February 6, 2020

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Additional Notes:

END OF REPORT