



November 2, 2020

VIA EMAIL dena@meigj.com

DENA CARPENTER
P&I PROPERTIES LLC
101 S 3RD ST
SUITE 360
GRAND JUNCTION CO 81501

Re: No Further Action (NFA) Determination at Former Loves Conoco (7th & Rood), 141 North 7th St, Grand Junction, Mesa County, Colorado. (Event ID 8750, Facility ID 9541)

Dear Dena Carpenter:

The Division of Oil and Public Safety (OPS) has reviewed the NFA request for the referenced site received on August 31, 2020. Based solely upon the information submitted, it appears that the source of contamination has been removed and reduced the potential for endangerment to human health, safety, and the environment as a result of the contamination at this property.

A fate and transport computer model was used as a line of evidence to demonstrate compliance with OPS Tier IV closure criteria, and the petroleum storage system has been removed from the facility. In addition, the light non-aqueous phase liquid (LNAPL) has been recovered to the maximum extent practicable. If you need additional information, please contact the Public Records Center at 303-318-8525 to arrange a file review.

In light of the remedial action taken at this site and the confirmatory modeling results, OPS will require no further investigation or remedial action at this time. This NFA letter is in reference to confirmed release reported on September 2, 1999.

Please address correspondence to me and if you have any questions, contact me at 303-318-8504 or via email at julia.fraser@state.co.us.

Sincerely,

Julia Fraser

Julia Fraser
Environmental Protection Specialist
Petroleum Program

Attachment: OPS Closure Summary Form

cc: Brett Redd, Storage Tank Technology, Inc., via email brett@sttieviro.com
Rick Dorris, City of Grand Junction, via email rickdo@gjcity.org



Event 8750 Tier IV Closure Summary

Former Loves Conoco (7th & Rood)

141 N 7th St., Grand Junction 80501

Please contact the Colorado Division of Oil & Public Safety (OPS) at (303) 318-8547 if soil excavation, dewatering, or subsurface earthwork is proposed in or adjacent to the petroleum-impacted area depicted below. Our knowledge of petroleum contamination is based on the site conditions at the time of closure. Conditions may change over time. Please contact OPS if newer information is obtained about the site conditions. Please keep in mind soils may be stained and have odor, but not be hazardous or require special handling or disposal. Contact OPS for guidance.

Environmental Conditions at Time of Closure

Closure date: November 2, 2020

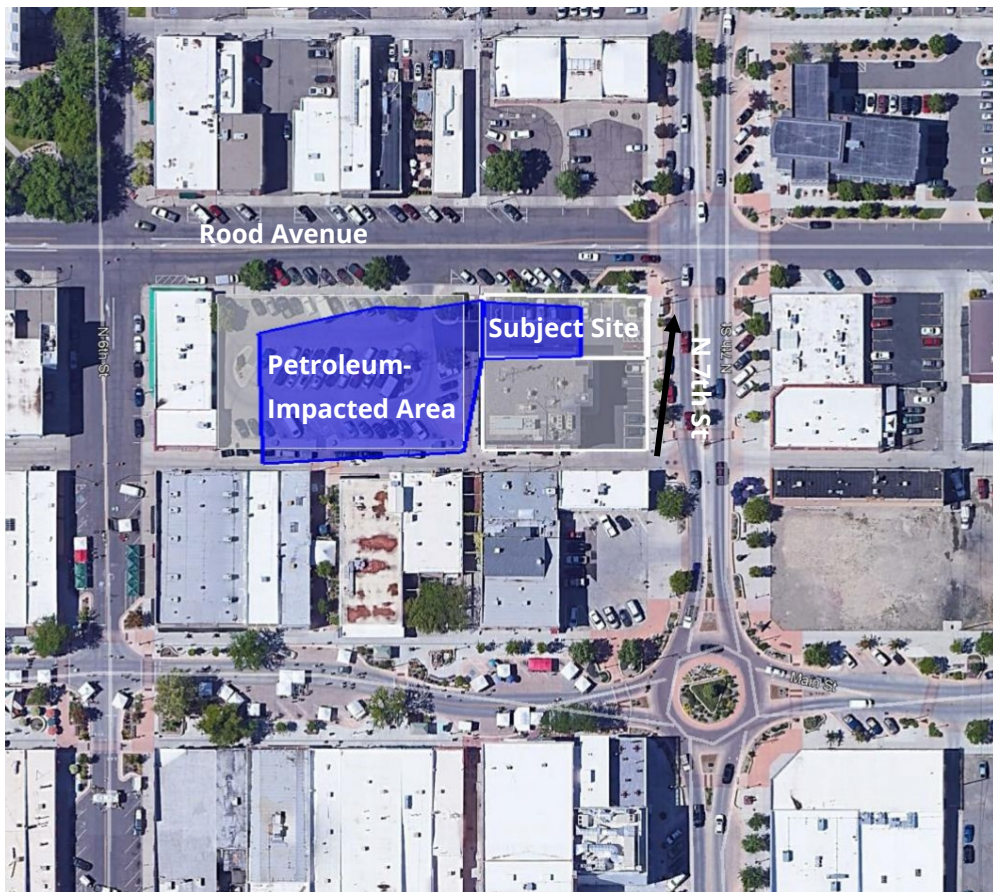
Impacted Offsite Property Address: 649 Rood Ave., alleyway of Rood Ave.

Petroleum Contaminants of Concern: gasoline (benzene, toluene, ethylbenzene, xylene) in soil and groundwater.

Depth of Petroleum Contamination: 8 to 23 feet below ground surface (ft bgs)

Depth to Utilities: approximately 3 to 8 ft bgs

Groundwater Flow Direction: West



COLORADO
Department of
Labor and Employment
Division of Oil and Public Safety

To learn more, please visit: www.colorado.gov/ops