



# Environmental Clearance Memo

North Avenue Enhanced Transit

6/28/2022



**Environmental Clearance Memo  
for the  
North Avenue Enhanced Transit Project  
In  
Grand Junction, Colorado**

Prepared for:



Mesa County  
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Grand Junction, Colorado 81501

Prepared By:



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Muller Project Number: 21-049

**June 28, 2022**

## Table of Contents

<b>1</b>	<b><i>Project Information</i></b>	<b>1</b>
1.1	Project Details	1
1.2	Resources Evaluated	1
<b>2</b>	<b><i>Methodology and Results</i></b>	<b>4</b>
2.1	General Methodology	4
2.2	Hazardous Materials, Solid, Hazardous Waste	4
2.3	Threatened and Endangered Species	4
2.4	Historic	5
2.5	Section 4(f): Non-Historic	6
2.6	Section 6(f)	6

## Figures

Figure 1-Project Location Map

## Tables

Table 1-1 Resources of Concern

Table 2-1 Federally Listed T&E Species with the Potential to Occur or be Impacted by the Project

## Appendices

Appendix A

Hazardous Resources

Appendix B

Biological Resources Report

Appendix C

Historic Resources Existing Conditions Document

Appendix D

Recreational Resources Report



## 1 Project Information

Due to the federal nexus resulting from a federal funding source, procedures outlined in the National Environmental Policy Act (NEPA) must be followed. To comply with NEPA, FHWA will use a Categorical Exclusion (CE) for repairs, particularly 23 Code of Federal Regulations (CFR) 771.117. This CE has been prepared to append to CDOT Form #128 – CE Determination, in accordance with CDOT and FHWA policy, and provides backup to support completion of CDOT Form #128.

### 1.1 Project Details

This project has developed 30% design plans from 28 ½ Road to 29 ½ Road on North Avenue in Grand Junction, Colorado (Figure 1). A multi-use path is planned to be constructed on both the north and south side of North Avenue. This is a Mesa County project located on CDOT ROW. ROW is anticipated throughout the limits of the project. The multi-use path is planned to be along the north of North Avenue from 28 ½ Road to 29 Road, and on the south from 29 Road to 29 ½ Road.

### 1.2 Resources Evaluated

Table 1-1 summarizes the resources that were evaluated as a potential concern within the project area along with the impacts and suggested mitigation.

Figure 1-Project Location Map

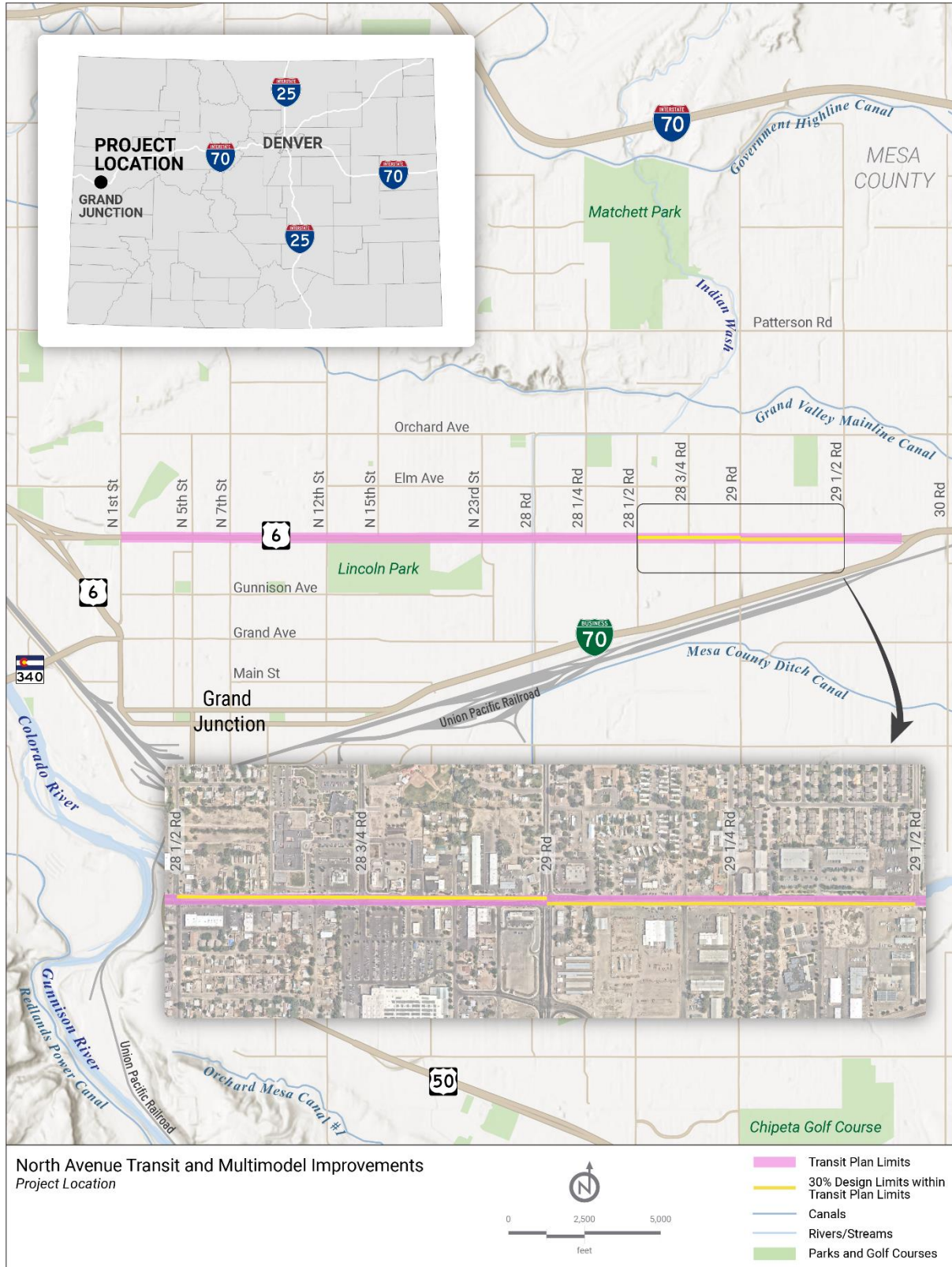


Table 1-1 Resources of Concern

Setting/ Resource/ Circumstance	Comments	Discussed Further in Report?
Air Quality	Pursuant to the conformity provisions of the Clean Air Act Amendments of 1990, this project will not cause or contribute to any new violation of any standard or delay timely attainment of any standard or any required interim emission reductions. Therefore, air quality analysis is not required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Noise	There will be no changes to the original roadway alignment (vertical or horizontal), and no additional through lanes that would qualify the project as a Type I and would require noise evaluations. As the project does not meet the criteria for Type I, it qualifies as a Type III project, and detailed noise analysis is not required.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hazardous Materials, Solid, Hazardous Waste	A database search was completed for the project on May 25, 2022. A site reconnaissance was performed on June 13 <sup>th</sup> and 14 <sup>th</sup> , 2022 to observe properties within the project area. Several properties were observed to have potential contamination.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
T&E/ Sensitive Species	A review of the Fisheries and Wildlife Service Information for Planning and Consultation (IPaC) tool was used to determine if suitable habitat for threatened or endangered species was in the project area. Vulnerable species or habitat were not identified within the area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Waters of the U.S.	No Waters of the U.S. features were noted in or near the study area, so there will be no effect to the resource.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Paleontological Resources	No rock cuts or excavations in previously undisturbed areas are included as part of the proposed improvements.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Archeology	No previously undisturbed areas will be impacted by the proposed project.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
History	Results from desktop review indicated potential historic properties within the project study area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 4(f) - Historic	Historic Section 4(f) not triggered.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Section 4(f) – Non-Historic	Three recreational resources within or adjacent to project limits. According to the 30% design plans, there are no temporary or permanent impacts to the properties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Section 6(f)	A review of CDOT OTIS database indicated the presence of one Section 6(f) property near the study area. According to the 30% design plans, there are no temporary or permanent impacts to the properties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## 2 Methodology and Results

### 2.1 General Methodology

CDOT completed FHWA's Categorical Exclusion (CE) process as described in Chapter 5 of the CDOT NEPA Manual (CDOT, 2017), based on activities identified in 23 CFR § 771.117 Part C and through the Programmatic Agreement with FHWA. This is typically addressed by completion of CDOT Form #128. This CE Report has been prepared to document the NEPA process, assist in the evaluation of environmental impacts, and show how the impacts were able to be minimized and mitigated. The following section summarizes the methodology supporting the environmental evaluation of this project, and the results of the evaluation.

Muller and its subconsultants assessed the project area and the following activities were completed during the site visits:

- Personnel visually and physically surveyed the study area by walking areas with public access.
- Resources noted in this report were mapped, and documentation was recorded.
- Resource -specific evaluations are described in the following sections

### 2.2 Hazardous Materials, Solid, Hazardous Waste

An Initial Site Assessment (ISA) and Form 881 were completed by Bronco Environmental (Appendix A) to evaluate potential regulated materials that could impact the study area including hazardous substances, materials, and solid waste through a regulatory file review summary, historical land uses, and a site visit. A site visit was conducted on June 13<sup>th</sup> and 14<sup>th</sup>, 2022 to observe properties within the project area. Monitoring wells were observed within the right-of-way on several properties, one possible sump was also observed at 756 North Avenue. It is recommended that a Materials Management Plan be established to determine protocols, safety, excavation, containment, and disposal if contaminated soils are encountered. As there is high likelihood of uranium mine tailings could be encountered during construction, it is recommended to apply Section 250 of the CDOT Standard Specifications (Appendix A).

### 2.3 Threatened and Endangered Species

Results from the USFWS IPaC System identified eight federally listed species with the potential to occur within the project area. The Gray Wolf (*Canis lupis*), Bonytail fish (*Gila elegans*), Colorado Pikeminnow (Squawfish), Humpback Chub (*Gila cypha*), and Razorback Sucker (*Xyrauchen texanus*) are not of a concern for this project due to habitat not existing within the project area. Appendix B contains further information on biological resources considered for this review.

Species that have potential to occur within the project study are the Yellow-billed Cuckoo (*Coccyzus americanus*), Monarch Butterfly (*Danaus plexippus*), and Colorado Hookless Cactus (*Sclerocactus glaucus*). Due to the location of the project and the lack of natural environment within the project area, the potential for the species to occur is low.



Table 2-1 Federally Listed T&amp;E Species with the Potential to Occur or be Impacted by the Project

Common Name	Scientific Name	Status	Potential of Occurrence or Impact
<b>Mammals</b>			
Gray Wolf	<i>Canis lupis</i>	Endangered	Low to none
<b>Birds</b>			
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	Threatened	Low to none
<b>Fish</b>			
Bonytail fish	<i>Gila elegans</i>	Endangered	None
Colorado Pikeminnow	Squawfish	Endangered	None
Humpback Chub	<i>Gila cypha</i>	Threatened	None
Razorback Sucker	<i>Xyrauchen texanus</i>	Endangered	None
<b>Plants</b>			
Colorado Hookless Cactus	<i>Sclerocactus glaucus</i>	Threatened	Low to None
<b>Insects</b>			
Monarch Butterfly	<i>Danaus plexippus</i>	Candidate	Low to None

Source: USFWS 2020

### *Migratory Birds*

The IPaC System identified ten potential birds of concern either due to being listed on the USFWS Birds of Conservation Concern (BCC) or warranting special attention in the project. Due to the lack of potential habitat within the project area, nesting potential is unlikely. The birds that have potential to be within the project area are: the Bald Eagle (*Haliaeetus leucocephalus*), Cassin's Finch (*Carpodacus cassinii*), Clark's Grebe (*Aechmophorus clarkii*), Evening Grosbeak (*Coccothraustes vespertinus*), Lesser Yellowlings (*Tringa flavipes*), Lewis's Woodpecker (*Melanerpes lewis*), Long-eared Owl (*asio otus*), Olive-sided Flycatcher (*Contopus cooperi*), Pinyon Jay (*Gymnorhinus cyanocephalus*), and Virginia's Warbler (*Vermivora virginiae*). The Migratory Birds Treaty Act protects migratory birds, active nests, and their eggs. In Colorado, most nesting and rearing activities occur between April 1 and August 31. These dates are guidelines on when migratory birds may be present within the study area. If construction activities occur during nesting season, the Migratory Birds Treaty Act nest survey guidelines should be followed.

### *Tree Removals*

Two trees are located at the corner of 28 ½ Road and North Avenue that have the potential to be impacted during construction. If the trees must be removed, date restrictions that follow the Migratory Bird Treaty Act should be followed to ensure no impacts to potential species nesting in them. It is recommended that any trees removals that are greater than 2 inches in diameter at breast height (dbh) to be replaced at a 1:1 ratio per CDOT's Landscaping Architecture Manual.

## 2.4 Historic

A desktop review of the Mesa County Assessor's Search and Office of Archaeology and Historic Preservation (OAHP) COMPASS database was conducted to identify historic resources present within the study area. Buildings or structures built in 1975 or before were collected as potentially historic. All resources identified within the Mesa County records and mapping provided by SHPO are included in Appendix C. Future construction should take these identified resources into consideration during the

planning stages to avoid and minimize any potential adverse effects. Any easements needed on properties containing buildings or structures constructed in 1975 or before should be documented on the appropriate OAH survey forms. If adverse effects to the properties are determined as a result in the project, SHPO consultation will be required which can lengthen the Section 106 compliance process.

### 2.5 Section 4(f): Non-Historic

Muller referred to the Mesa County and Grand Junction Parks and Recreation department maps and the CDOT OTIS database to determine the recreational properties within and adjacent to the project corridor. The databases identified three recreational properties in the area: Columbine Park, Cottonwood Meadows Park, and the Grand Mesa Little League Baseball Fields. The Cottonwood Meadows Park is classified as a Section 4(f) property, and the baseball fields are privately owned. The proposed improvements will be contained to North Avenue and would not cause any temporary or permanent impacts to the properties during or following construction. Refer to Appendix D for further information.

### 2.6 Section 6(f)

According to a June 2022 desktop review of CDOT's OTIC database, there is one Land and Water Conservation Fund parcel near the project study area-Columbine Park. The park is protected under Section 6(f) but will not be temporarily or permanently impacted during or after construction due to the distance away from North Avenue. Refer to Appendix D for further information.

# Appendix A

Hazardous Resources Report

CDOT form 881

Revised Spec 250

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b> <b>INITIAL SITE ASSESSMENT (ISA)</b>	Region: <b>3</b> Route ID:	Project No.: Project Code (SA#):
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**Project Description**

Project Name: <b>North Avenue/US 6B Enhanced Transit Corridor Study</b>		
Milepost Begin:	Milepost End:	County: <b>Mesa</b>
Location: <b>North Avenue from N. 1<sup>st</sup> east to N. 30<sup>th</sup>/I-70B in Grand Junction</b>		
Main Project Elements:		

**Project Features (Check if applies)**

<input type="checkbox"/> Structure Acquisition	<input checked="" type="checkbox"/> Structure Modification	<input type="checkbox"/> Structure Demolition
<input type="checkbox"/> New ROW	<input type="checkbox"/> Easements	<input type="checkbox"/> Utility Relocation
<input type="checkbox"/> Excavation/Drilling	Disturbance depth (if known):           ft	<input type="checkbox"/> Dewatering
Gw Anticipated: <b>No</b>	Depth to gw (if known): >10ft	Gw flow direction (if known):

**Records Review & Interview(s)**

The following records/sources were used in this assessment ('No' is implied if unchecked):

ASTM Standard Environmental Record Sources     OPS     CDPHE     CDOT Internal Database Date:  
 ASTM Standard Search Radii or  Modified Search Radii:  
 Previous Environmental Reports/CDOT Files:  
 Other Files/Databases (Assessor, Fire dept., Building, Planning, etc.):

Topographic Map(s)     Current – date:                     Historic – year(s):  
Aerial Photograph(s)     Current – date: **2021**                     Historic – year(s):

Sanborn Map(s) – year(s):  
 Local Street Directories – year(s):

Historic Land use(s) within the project area (if known): **Commercial and residential**

Interviews (Names/Title/Date/Comments):

**Site Reconnaissance & Description**

Visual inspection conducted            Inspection Date: **June 13 and 14, 2022**  
If 'No' document the reason:

Project area and land use(s) description:  
**The subject area includes north and south ROWs along North Avenue, with primarily commercial land use on both sides of North Avenue, with small sections of residential (mobile home parks).**

Industrial     Light Industrial     Commercial     Residential     Agricultural     Undeveloped     Other: **Mesa State University, VA Hospital, Lincoln Park (municipal), US Postal Service, mobile home sites.**

Adjacent land use(s) description:  
**The surrounding area is primarily commercial with residential neighborhoods to the north and south.**

Industrial     Light Industrial     Commercial     Residential     Agricultural     Undeveloped     Other:

**Potential Environmental Concerns on the immediate project area or directly adjacent to it**

(Select from dropdown menu – Yes, No, Expected, or Unknown)

Potential Environmental Concern	Project Area	Adjacent Area	Potential Environmental Concern	Project Area	Adjacent Area
Evidence of underground tanks (pipes, vents, fill caps, etc.)	<b>Yes</b>	<b>Yes</b>	Protected/fenced/placarded area(s)	<b>No</b>	<b>No</b>
Aboveground storage tank(s)	<b>No</b>	<b>No</b>	Liquid waste (pits, ponds, etc.)	<b>No</b>	<b>No</b>
Monitoring/water well(s)	<b>Yes</b>	<b>Yes</b>	Oil sheen (soil/water)	<b>Yes</b>	<b>Yes</b>
Electrical/transformer Equipment	<b>No</b>	<b>No</b>	Oil/gas well(s)	<b>No</b>	<b>no</b>
Cistern(s), sump(s) drain(s)	<b>No</b>	<b>Unknown</b>	Mine tailings/waste	<b>Yes</b>	<b>Yes</b>



**Potential Environmental Concerns on the immediate project area or directly adjacent to it**

(Select from dropdown menu – Yes, No, Expected, or Unknown)

Potential Environmental Concern	Project Area	Adjacent Area	Potential Environmental Concern	Project Area	Adjacent Area
Barrel(s), drum(s), container(s)	No	Yes	Painted/preserved material(s)	No	No
Stockpile, surface trash, debris	No	No	Odor	No	No
Exposed/buried landfill	No	No	Chemical storage	No	No
Batteries	No	No	Suspect asbestos containing material	No	No
Surface staining	No	No	Suspected methamphetamine lab	No	No
Stressed vegetation	No	No			

**Findings/Conclusions:**

Are known hazardous or other waste sites on or adjacent to the project area, which may affect the project? **No**  
 Explain:

**Recommendations:**

Materials Management Plan  
  Force Account  
  Modified CDOT Specification(s)  
  Additional Assessment/Investigation\*  
 Explain: **Potential for soil material to be impacted by petroleum hydrocarbons, dry cleaning solvents, and uranium mill tailings.**

\*Additional work must be approved by CDOT.

**Attachments:**

<input checked="" type="checkbox"/> Environmental Database Map	
<input type="checkbox"/> Modified CDOT Specification(s)	
<input type="checkbox"/> General Plan Note(s)	
<input type="checkbox"/> Maps & Figures	
<input type="checkbox"/> Agency File Data	
<b>Photographs</b>	Photo of sump and drums
<b>Database evaluation; narrative</b>	Summary of potentially impacted properties along the subject corridor.

Completed by (Name and Title): **Keith S. Pollman, Senior Hydrogeologist**

Signature:  Date: **June 30, 2022** Revised (if necessary):

CDOT Environmental Project Manager Approval: \_\_\_\_\_ Date:

## NORTH AVENUE (U.S. 6) TRANSIT STUDY FROM N. 1<sup>ST</sup> STREET TO I-70B ENVIRONMENTAL

### **DATABASE SUMMARY**

The Environmental Database Report provided by Environmental Risk Information Services dated May 25, 2022, identified 183 different properties within the study area surrounding North Avenue. Bronco evaluated each property with regard to location, the nature of the associated environmental issues (e.g., petroleum hydrocarbon contamination in subsurface), and regulatory status (i.e., ongoing release investigation, or closed release event(s)). Bronco identified 43 properties that could potentially have affected subsurface soil and/or groundwater in the project area. Thirty-nine properties are former or current petroleum underground storage tank (UST) sites that have also been identified as leaking storage tank (LST) sites. All release incidents at 34 of these properties have been closed with residual contamination remaining in soil and/or groundwater at concentrations compliant with the CDLE-OPS Tier I RBSLs and Colorado Groundwater Quality Standards or Tier II and Tier III site-specific standards. Corrective Action Plans (CAPs) are being implemented to remediate soil and/or groundwater contamination at four of the storage tank sites, and an additional two properties have open release events which are presumably being remediated. The four non-storage tank properties identified by Bronco are all former or active dry-cleaning facilities. Two of these facilities have documented soil and groundwater contamination and restrictive environmental covenants have been imposed to limit or prohibit excavation and groundwater use to prevent exposure to contamination. Additional investigation has been recommended to determine whether the other two dry-cleaning facilities have affected the subsurface.

The Environmental Database report does not include site-specific data on Uranium Mill Tailings Remedial Action (UMTRA) sites, although uranium mill tailings were commonly used as fill on private properties and for utility corridors underlying the streets within the commercial district where the project is located. Without conducting additional site-specific research, it should be assumed that uranium mill tailings are present throughout the project area.

The 43 identified properties are summarized below and presented by location from west to east along the North Avenue corridor. Additional database and agency research to determine the extent and nature of contamination at each of the properties identified or to refine the areas of potential concern within each property that could impact construction activities was not completed as part of the Initial Site Assessment. Therefore, the health and safety protocols during construction should consider each property as potentially having soil and/or groundwater contamination and should require PPE and air monitoring as appropriate. It should be noted that 7 of the properties identified are located along the extent of North Avenue between 12<sup>th</sup> Street and 23<sup>rd</sup> Street for which the pedestrian walkway has already been constructed. These properties were determined to be located outside of the scope of the project, but descriptions have been included in this report as contamination may have spread to neighboring properties and utility corridors.



A site reconnaissance was performed on June 13<sup>th</sup> and 14<sup>th</sup>, 2022, to observe properties within the project area. Monitoring wells were observed within the right-of-way (ROW) on several properties as noted below. One possible sump that was not included in the database search was observed in the site reconnaissance at 756 North Ave.

### **North Avenue North Side**

1105 North 1<sup>st</sup> Street: Former Amoco #3029; now Car-tunes Auto Sales. On RCRA Non Gen, UST, LST, and LUST TRUST databases. Event #1710 remains open. A Corrective Action Plan is being implemented and an active remediation system was observed onsite suggesting soil and groundwater contamination are present. The property is located on the northwest corner of 1<sup>st</sup> Street and North Avenue, which is adjacent to the project area; however, contamination may have traveled to neighboring properties.

102 North Avenue: Former Waldens Texaco; GoFer Foods 1<sup>st</sup> Street; now a vape store (Discontent). On FINDS/FRS, UST, LST, and LUST TRUST databases. Event #8820 granted Tier III closure 7/19/16. Low-concentration soil and groundwater contamination remain onsite. Monitoring wells were observed onsite with two wells potentially located within the ROW (~10 feet from North Avenue). It is unknown if the wells are associated with former onsite spills or the Former Amoco (1105 North 1<sup>st</sup> Street).

1251 North 3<sup>rd</sup> Street: *[1.5 blocks North of project area.]* Holiday Cleaners. On RCRA Non Gen, RCRA CORRACTS, Covenants, and Federal and State Drycleaners databases. Documented soil and groundwater contamination with chlorinated solvents and breakdown products. Remediation may be ongoing. Restrictive covenants limit excavation and prohibit groundwater use on the property. This property is located approximately 1.5 blocks north of North Avenue, but groundwater contamination may extend south to the project area.

304 North Avenue: Fabricare Corner Cleaners. On CERCLIS, RCRA Non Gen, and Federal and State Drycleaners databases. CERCLIS database listing indicates the property should be evaluated as a potential hazardous waste site; however, no releases from the dry-cleaning operations have been reported. Potential for soil and groundwater contamination (chlorinated solvents) from dry-cleaning operations. Monitoring wells were observed onsite and across 3<sup>rd</sup> street on the neighboring property (CPS Distributers, 240 North Ave.). Monitoring wells appear to be north of the ROW (>10 feet from North Avenue).

410 North Avenue: Formerly Gay Johnson's; now GCR Tires & Service. On LST database. Event #9177 remains open. Remnant low-concentration soil and groundwater contamination. A remediation trench with wells extends east to west along the north parking lot and north along the west side of the building. Trench and wells are located ~10 feet north of North Avenue and may be within the ROW.

460 North Avenue: Formerly Olson Lumber Yard (northern parcel) and Olson Travel Office (southern parcel); now The Salon Professional Academy. On FINDS/FRS, RCRA Non Gen, UST, and



LST databases. Events #6418 and #6419 closed 8/12/03 (Tier I closure). Possible remnant low-concentration soil and groundwater contamination.

604 North Avenue: North Avenue Cleaners (Lot 1) and former UST site (Lot 2); now Zuma Hair Studio. On CERCLIS, FINDS/FRS, RCRA Non Gen, UST, LST, and Federal and State Drycleaners databases. Events #8525 and #12485 closed 2/22/18 (Tier II closure). CERCLIS database listing indicates the property should be evaluated as a potential hazardous waste site; however, no releases from the dry-cleaning operations have been reported. Possible remnant low-concentration soil and groundwater contamination from petroleum hydrocarbons. Potential for soil and groundwater contamination (chlorinated solvents) from dry-cleaning operations. Monitoring wells were observed within 10 feet of North Avenue on Lot 2.

756 North Ave: A possible sump or utility box was identified during the site reconnaissance in front of The Fishin Hole adjacent to the ROW. The content or purpose was not identified at the time of the site walk. Bronco recommends investigating the construction and use of this underground feature prior to any excavation work, and/or using caution when exposing soils. Air monitoring and, possibly, sampling should be conducted if staining or odors are observed during construction. A photo of the possible sump has been included in this report for reference.

874 North Avenue: Formerly Sherwin Williams; now a vape store. On UST and LST databases. Release event #217 closed 8/5/96 (Tier I closure). Possible remnant low-concentration soil contamination.

912 North Avenue: Former gas station and print shop; now Roper Music (vacant). On UST, LST, and SPILLS databases. Release events #12059 closed 8/11/16 (Tier I closure). SPILLS database listing documents a report from 1992 that chemicals being used in printing operations were being illegally dumped (location not given). Possible remnant low-concentration soil contamination.

1210 North Avenue: Formerly Dollar Rent A Car, Chevron #70312; now T-Mobile. On UST, LST, and LUST TRUST databases. Release events #1886 and #10606 closed 9/25/96 and 11/24/10, respectively (Tier I closure). Possible remnant low-concentration soil contamination.

1520 North Avenue: Former gas station. On LST database. Release event #13182 closed (Tier I) 10/9/19. Possible remnant low-concentration soil and groundwater contamination.

1750 North Avenue: Former Ray's Texaco and U-Haul and Go-Fer Foods 18<sup>th</sup> Street, currently Big Dog Dish. On FINDS/FRS, UST, LST, and LUST TRUST databases. Release events #11424 and #12187 closed 1/20/16, and 12/15/14, respectively. Tier II closure for Event #11424. Possible remnant low-concentration soil and groundwater contamination.

2050 North Avenue: Former Stop N Save, now JJ's Auto Detailing. On SPILLS, LST, and LUST TRUST databases. Release event #900, #9412, and #9966 closed 1/30/98, 9/19/16, and 12/5/05, respectively. Tier II closure for Event #9412. Possible remnant low-concentration soil and groundwater contamination.





2122 North Avenue: Former Ed Eisenhower Dodge, currently Auto Mart. On FINDS/FRS, UST, and LST databases. Release event #839 closed 3/30/99 (Tier II closure). Possible remnant low-concentration soil and groundwater contamination.

2260 North Avenue: [NW corner of 23<sup>rd</sup> Street and North Avenue] Former Steve's Amoco and Big Willy's Auto Repair Sinclair, currently Banister Automotive. On FINDS/FRS, UST, and LST databases. Release events #1416 and #12291 closed 10/20/97 and 5/2/17, respectively. Both were Tier I closures. Possible remnant low-concentration soil contamination. Test wells on property, no monitoring wells observed east of 23<sup>rd</sup> Street or south of North Avenue.

2830 North Avenue: Former King Soopers City Market, now Startek. On LST and LUST TRUST databases. Release events #10263 and #11435 closed 7/8/09 and 8/16/11, respectively. Both were Tier II closures. Possible remnant low-concentration soil and groundwater contamination.

2850 North Avenue: Maxim Motors. On UST, LST, and Delisted LST databases. Events #23, #8903, and #11180 closed 4/8/97, 4/10/18, and 6/29/10 (Tier I closures). Possible remnant low-concentration soil contamination.

2870 North Avenue: Galligan property; now Texas Roadhouse. On UST and LST databases. Event #337 closed 7/14/97. Possible remnant low-concentration soil contamination.

2878 North Avenue: Formerly Guyton's Fun Junction; now Del Taco. On UST, LST, and LUST TRUST databases. Event #9832 closed 7/27/07. Tier II closure. Possible remnant low-concentration soil and groundwater contamination.

2896 North Avenue: Formerly Pester Marketing Alta Convenience #6151; now active Shell station. On ERNS, FINDS/FRS, HMIRS, UST, LST, and SPILLS databases. Events #1110 and #8702 were closed 6/19/02 (Tier II closure). Event #12534 remains open. ERNS, SPILLS, and HMIRS listings document a 360-gallon gasoline spill that occurred in 2001. Several monitoring wells are located on the property. Active UST pit is located approximately 20 feet north of the ROW, on the southwest portion of the property. Remnant low-concentration soil and groundwater contamination is likely.

2908 North Avenue: Bencor/North LP mobile home village. On UST and LST databases. Event #9940 closed 1/19/06 (Tier I closure). Possible remnant low-concentration soil contamination.

2914 North Avenue: Former gas station; now Dare to Care auto repair. On UST, LST, and LUST TRUST databases. Event #10214 closed 11/19/10 (Tier II closure). Possible remnant low-concentration soil and groundwater contamination. Lot could not be observed due to density of parked vehicles. Drums (suspected motor oil, antifreeze, fluids) are stored behind the building within a fenced area (photo attached).



2926 North Avenue: Formerly Plateau #145, MAACO Auto Painting; now Caliber Collision. On FINDS/FRS, UST, and LST databases. Event #1047 was closed 3/26/97. Possible remnant low-concentration soil contamination.

2950 North Avenue: Former Family Fun Arcade; now Armantrout Auto Sales. On UST and LST databases. Event #3738 closed 12/9/91 (Tier I closure). Possible remnant low-concentration soil contamination.

2998 North Avenue: Alta Convenience #6125 (Conoco). On UST, LST, and LUST TRUST databases. Active gas station. Event #3044 closed 11/3/20 (Tier II closure); Event #13897 remains open. A Corrective Action Plan is being implemented, suggesting soil and groundwater contamination are present. Active remediation system on site. Source area appears to be the UST pit to the east of the building. Monitoring wells are present throughout the property with one monitoring well being located within the ROW adjacent to the sidewalk on the south edge of the property.

### **North Avenue South Side**

101 North Avenue: Former 1<sup>st</sup> & North Texaco; now Midas Muffler & Brake. On FINDS/FRS, UST, LST, and LUST TRUST databases. Event #5712 closed 2/24/14 (Tier II closure). Monitoring wells were observed in the parking lot south of the ROW. Possible remnant low-concentration soil and groundwater contamination.

201 North Avenue: Stinker #323 (Sinclair). On FINDS/FRS, UST, LST, and LUST TRUST databases. Event #6570 closed 8/2/00; Event #13475 remains open. A Corrective Action Plan is being implemented, suggesting soil and groundwater contamination are present. UST pits are located on the south side of the building. One monitoring well was observed within 5 feet of the ROW.

345 North Avenue: Formerly 4<sup>th</sup> & North Texaco; now Valley Auto. On UST, LST, and LUST TRUST databases. Event #2534 remains open. Former UST pit is located on the south side of the office and is under remediation. Remnant low-concentration soil and groundwater contamination are likely.

459 North Avenue: Formerly Countryside Convenience Store; now Smiles 4 Kids Children's Dentistry. On UST and LST databases. Release event #1170 remains open. A Corrective Action Plan is being implemented and several monitoring wells are present onsite and in the ROW to the east across 5<sup>th</sup> street (505-525 North Avenue), suggesting soil and groundwater contamination are present.

747 North Avenue: Formerly A World of Tile; now vacant (?). On AST and LST databases. Release event #9847 closed 11/28/05 (Tier I closure). Possible remnant low-concentration soil contamination.



1015 North Avenue: Formerly Diamond Shamrock; now Columbine Caregivers. On FINDS/FRS, UST, and LST databases. Active gas station. Release event #9646 closed 1/19/07 (Tier II closure). Possible remnant low-concentration soil and groundwater contamination.

2121 North Avenue: VA Medical Center. On RCRA VSQG, FINDS/FRS, AST, UST, LST and HIST MILTS databases. Release events #3105, #11342, #11572, and #12542 closed 8/5/96, 2/3/11, 1/31/12, and 7/14/16, respectively. All were Tier I closures. Possible remnant low-concentration soil contamination from petroleum hydrocarbons. Also, possible uranium mill tailings site.

2301 North Avenue: Former Chevron; currently a restaurant (Los Alazanes). On LST database. Event #1533 closed 9/20/95. Possible remnant low-concentration soil contamination.

2401 North Avenue: Former AAA Martinizing Drycleaners, now Big Lots. On AUL, RCRA CORRACTS, RCRA Controls, and Federal and State Drycleaners databases. Documented soil and groundwater contamination with chlorinated solvents and breakdown products. Assessment and remediation complete. Restrictive covenants limit excavation and prohibit groundwater use. Property is located in a strip mall approximately 350 feet south of the project area. No monitoring wells were identified during the site reconnaissance.

2809 North Avenue: Walmart, located approximately 500 feet south of the project area. On RCRA VSQG, UST, and LST databases. Event #3956 closed 2/14/91. Possible remnant low-concentration soil and groundwater contamination.

2823 North Avenue: Former Kathy's Kar Wash; currently an apartment building. On UST and LST databases. Event #8142 closed 4/30/02 (Tier I closure). Possible remnant low-concentration soil contamination.

2833 North Avenue: Former Bradley Petroleum; property has been redeveloped to a Sonic. On UST and LST databases. Event #5384 closed 2/26/98. Possible remnant low-concentration soil contamination.

2847 North Avenue: C & F Food Store #9 (Conoco). Active gas station. On UST, LST, and LUST TRUST databases. Release event #1666 closed 6/18/98; release event #13490 remains open. Corrective Action Plan is being implemented, and wells are present near or within the ROW, suggesting soil and groundwater contamination are present.

2857 North Avenue: Grease Monkey. On AST, UST, LST, and SPILLS databases. Event #1554 closed 7/17/95 (Tier I closure). SPILLS listing documents incident when radiator fluid containing antifreeze was dumped onto the paved area behind the building. Possible remnant low-concentration soil contamination.

2903 North Avenue: Stinker #322 (Sinclair). On FINDS/FRS, UST, and LST databases. Events #7953 and #11426 were closed 8/3/11, and event #13474 was closed 2/25/20 (Tier II closure). The property has been demolished, currently has an open excavation, and is undergoing



redevelopment. No odor from the excavation was apparent from outside the construction fence. Possible remnant low-concentration soil and groundwater contamination.

2949 North Avenue: U-Haul of North Avenue #56. On AST, UST, and LST databases. Event #4096 closed 2/27/96. Possible remnant low-concentration soil and groundwater contamination.

2977 North Avenue: Former Fruitvale Texaco; GoFer Foods #20; now a vape store. On FINDS/FRS, UST, TANKS, and LST databases. Events #4882 and #11688 closed 3/8/93 and 10/19/12, respectively (Tier I closure). Possible remnant low-concentration soil contamination.

2991 North Avenue: Diamond Vogel Paint Center. On LST database. Event #2865 closed 7/27/98. Possible remnant low-concentration soil contamination.

## CONCLUSIONS

All 39 LST sites listed above have documented soil and/or groundwater contamination. 21 properties were granted Tier I closure, apparently after initial site characterization investigations had been completed, which implies that soil contamination may have been limited to the former UST pit and/or dispensing islands and may not have extended to the North Avenue ROW or off-site. However, the 12 LST sites which were granted Tier II or III closure were likely to have soil and groundwater contamination throughout the subsurface of the site and possibly off-site. These sites required more extensive assessment investigations, monitoring, and possibly remediation until petroleum hydrocarbon concentrations in soil and groundwater were compliant with the site-specific Tier II or III cleanup levels developed in the Corrective Action Plan. These 12 sites, listed below by address, are likely to have remnant soil and groundwater contamination, possibly in the North Avenue ROW:

- 101 North Avenue;
- 102 North Avenue;
- 604 North Avenue;
- 1015 North Avenue;
- 1750 North Avenue<sup>1</sup>;
- 2050 North Avenue<sup>1</sup>;
- 2122 North Avenue<sup>1</sup>;
- 2830 North Avenue;
- 2878 North Avenue;
- 2903 North Avenue;
- 2914 North Avenue; and
- 2998 North Avenue.

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1





Corrective Action Plans are being implemented at four of the LST properties, indicating that soil and groundwater contamination are present and subject to remediation and/or monitoring until petroleum hydrocarbon concentrations have achieved Tier II (or III) levels. An additional two LST properties have open release incidents, which are presumably being investigated and will require a Corrective Action Plan. These properties, listed below, and neighboring properties, should also be considered likely to have remnant soil and groundwater contamination, possibly in the North Avenue ROW:

- 1105 N. 1<sup>st</sup> Street (CAP);
- 201 North Avenue (CAP);
- 410 North Avenue (Open Release Event);
- 459 North Avenue (CAP);
- 2847 North Avenue (CAP); and
- 2896 North Avenue (Open Release Event).

Of the four former or active dry-cleaning facilities identified, two have documented soil and groundwater contamination from chlorinated solvents and volatile organic compounds (VOCs) and have environmental restrictive covenants in place to prohibit groundwater use and manage contact with contaminated soil. It is likely that soil and groundwater contamination extends into the North Avenue ROW at both of these sites. Mesa County and CDOT will likely need to establish access, health and safety, materials management protocols with the property owners/responsible parties and CDPHE before work can begin. The addresses of these two facilities are:

- 1251 North 3<sup>rd</sup> Street; and
- 2401 North Avenue.

Two other dry-cleaning facilities were listed in the database search as candidates for additional investigation to evaluate the likelihood of historic releases and subsurface contamination. The database does not indicate that soil and/or groundwater contamination has been detected. Therefore, these two properties should be considered to have the potential for contamination:

- 304 North Avenue; and
- 604 North Avenue.

## RECOMMENDATIONS

At this time excavation past 2 feet below grade is not expected during this project. It is unlikely therefore that petroleum hydrocarbons, volatile organic compounds, or dry-cleaning chemicals will be encountered in the ROW at these depths. However, Bronco recommends preparing a Materials Management Plan to establish protocols for personal protection, excavation, containment, and disposal if contaminated soils are encountered. Level D personal protective equipment is recommended throughout the project area with the understanding that the



protection level may be upgraded as necessary. In the event it is determined that excavation depths will exceed 2 feet, modified CDOT standards pertaining to soil and groundwater contamination may be required. In the event that odors or staining are detected during construction, Health Safety and Environmental personal should be contacted to perform air monitoring and testing as needed and more health and safety protocols may become warranted.

As there is a high likelihood that uranium mill tailings could be encountered at shallow depths and within the utility corridors underlying the ROW, Bronco recommends applying Section 250 (Environmental, Health and Safety Management) of the CDOT Standard Specifications, which will include preparing an expanded Health and Safety Plan and site-specific Materials Management Plan specifying radiological surveying, materials handling and disposal, and other requirements to ensure the safety of the workers and the public.



**ATTACHMENT 1  
PHOTOGRAPHS**

Photos 1&2. Potential sump located curbside at 756 North Ave, (The Fishin Hole).

1.



2.





Photos 3&4. Drums located in back of lot at 2914 North Avenue, Dare to Care auto repair.

3.



4.



**ATTACHMENT 2**  
**REVISED ENVIRONMENTAL STANDARD 250**



**1**  
**REVISION OF SECTION 250**  
**ENVIRONMENTAL, HEALTH AND SAFETY MANAGEMENT**

Section 250 of the Standard Specifications is hereby revised for this project as follows: Subsection

250.01 shall include the following:

This project may involve work with radioactive soils associated with Uranium Mine Tailings Act (UMTRA) Supplemental Standards Sites. Uranium tailings have been identified in the area and may be present on the project location. The Contractor shall review and abide by the “Uranium Mill Tailings Management Plan- for Managing Uranium Mill Tailings Encountered During Construction Activities in Western Colorado” (CDPHE, 2001). A copy of this plan is available from the Project Engineer.

The Contractor shall be responsible for identification of contaminated materials, worker health and safety, materials management, and if needed, disposal according to state and federal regulations. The Contractor’s Monitoring Technician (MT) shall be on site as necessary throughout the excavation to ensure the safety of workers and proper management of potentially contaminated materials, as detailed in the CDOT Standard Specification 250.03(b). The MT’s daily monitoring diary shall be submitted to Catherine Venting (CDOT Environmental) at the completion of the project for reporting to Colorado Department of Public Health and Environment (CDPHE).

Subsection 250.03 shall include the following:

In addition to the required Health and Safety Plan, as specified in 250.03(c), the Contractor shall provide a site specific Materials Management Plan (MMP). It will detail radiological survey methods, construction methods, and special handling requirements to minimize dust and erosion; and if required it will specify stockpile, transportation, and disposal methods for encountered contaminants. The MMP shall provide specific details regarding the methods, logistics, and timing of environmental monitoring and survey activities for excavation activities. The plan shall identify the Contractor’s representative responsible for environmental compliance and include a contingency plan for addressing unanticipated conditions. The locations of contaminants and avoidance measures shall also be included in the plan. The MMP and the HASP shall be submitted either prior to, or at the Pre-Construction Conference for review and approval by CDOT Environmental.

Subsection 250.05 (b) shall include the following:

Gamma detections at or above 20  $\mu$ R/H shall be considered contaminated with radioactive tailings. Over excavation of tailings shall be avoided at all times therefore only equipment appropriate for the job size will be permitted. The MT shall visibly mark contaminated areas (e.g. spray paint) for the machine operator, as needed. Uncontaminated material shall be segregated and stockpiled separately from contaminated material. Stockpiled material shall be fenced from public access and fully encapsulated. Radioactive tailings shall be re-buried in the same location from which they were removed as soon as possible with a minimum cover of 6- inches of non-radioactive soil. Over excavation of uncontaminated material to accommodate tailings burial will be paid for as **Pay Item #203 Unclassified Excavation**. Workers and equipment shall be decontaminated and frisked according to the CDPHE management plan. If on-site replacement of tailings is not feasible, off-site disposal of radioactive tailings shall be coordinated with Mr. Mike Cosby, CDPHE Environmental Protection Specialist (Phone #: 970 248-7171) and approved by the Project Engineer. Work shall cease when the MT or Project Engineer determines that the procedures are not or cannot be followed (e.g. high winds or worker non-cooperation).





Subsection 250.10 shall include the following:

The cost of the Materials Management Plan will be included in the lump sum of the Environmental Health and Safety Management Pay Item. The management, transport, and disposal of radioactive tailings outside the project area in lieu of stockpile and re-burial shall be paid for under the Materials Handling (Stockpile) unit bid price.

**PAY ITEM PAY UNIT**

Environmental Health and Safety Management Plan	Lump
Sum Monitoring Technician	Hour
Materials Handling (Stockpile)	Cubic Yard





# Appendix B

## Biological Resources Report

# MEMORANDUM

**Project:** North Avenue Enhanced Transit Improvements 30% Design  
**To:** Mesa County, CDOT Region 3  
**From:** Muller Engineering Company  
**Date:** June 14, 2022  
**Subject:** Biological Resources Memo

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The North Avenue Enhances Transit Project is focused on improving safety and mobility along North Avenue in Grand Junction, Colorado. The proposed project would construct a multi-use path along North Avenue. Documentation of the National Environmental Policy (NEPA) will be accomplished by completion of CDOT Form 128.

## Project Description

This project has developed 30% design plans from 28 ½ Road to 29 ½ Road on North Avenue in Grand Junction, Colorado (Figure 1). A multi-use path is planned to be constructed on both the north and south side of North Avenue. This is a Mesa County project located on CDOT ROW. ROW is anticipated throughout the limits of the project. The multi-use path is planned to be along the north of North Avenue from 28 ½ Road to 29 Road, and on the south from 29 Road to 29 ½ Road.

## Desktop Review

Muller queried the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Conservation (IPaC) database, the USFWS National Wetlands Inventory (NWI) Mapper, and aerial imagery to identify federally listed T&E species that have the potential to occur within or be impacted by the Project.

## *Federally Threatened and Endangered and State Listed Species*

Results from the USFWS IPaC System identified eight federally listed species with the potential to occur within the project area. The Gray Wolf (*Canis lupis*), Bonytail fish (*Gila elegans*), Colorado Pikeminnow (Squawfish), Humpback Chub (*Gila cypha*), and Razorback Sucker (*Xyrauchen texanus*) are not of a concern for this project due to habitat not existing within the project area.

Species that have potential to occur within the project study are the Yellow-billed Cuckoo (*Coccyzus americanus*), Monarch Butterfly (*Danaus plexippus*), and Colorado Hookless Cactus (*Sclerocactus glaucus*). Due to the location of the project and the lack of natural environment within the project area, the potential for the species to occur is low.

### *Habitat and Vegetation*

The proposed project is in an urban area and is located within a previously disturbed area. The project is surrounded by residential and commercial development that contain a high amount of pedestrian and vehicular traffic, noise, and light. Due to the high trafficked area, surrounding development, and improvements to the roadway, the natural vegetation, soils, and hydrology are no longer present.

### *Migratory Birds*

The IPaC System identified ten potential birds of concern either due to being listed on the USFWS Birds of Conservation Concern (BCC) or warranting special attention in the project. Due to the lack of potential habitat within the project area, nesting potential is unlikely. The birds that have potential to be within the project area are the Bald Eagle (*Haliaeetus leucocephalus*), Cassin's Finch (*Carpodacus cassinii*), Clark's Grebe (*Aechmophorus clarkii*), Evening Grosbeak (*Coccothraustes vespertinus*), Lesser Yellowlings (*Tringa flavipes*), Lewis's Woodpecker (*Melanerpes lewis*), Long-eared Owl (*asio otus*), Olive-sided Flycatcher (*Contopus cooperi*), Pinyon Jay (*Gymnorhinus cyanocephalus*), and Virginia's Warbler (*Vermivora virginiae*). The Migratory Birds Treaty Act protects migratory birds, active nests, and their eggs. In Colorado, most nesting and rearing activities occur between April 1 and August 31. These dates are guidelines on when migratory birds may be present within the study area. If construction activities occur during nesting season, the Migratory Birds Treaty Act nest survey guidelines should be followed.

### *Waters of the US*

Section 404 of the Clean Water Act regulates Waters of the U.S., which includes wetlands and non-wetland waters. No Waters of the U.S. features were noted in or near the study area, so there will be no effect to the resource.

### Recommendations

Based on the results of the desktop review and site reconnaissance, which indicated an absence of sensitive biological resources, Muller has concluded that there would be no impacts to the resources. No additional evaluation or permitting should be required for biological resources.

## References

Bureau of Land Management, 2020, Public Land Service System, Google Earth Pro. Accessed August 31, 2020.

Colorado Parks and Wildlife (CPW). 2021. Species Profiles. Accessed September 1, 2020.

<https://cpw.state.co.us/learn/Pages/SpeciesProfiles.aspx>

U.S. Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Conservation Database.

<https://ecos.fws.gov/ipac/>

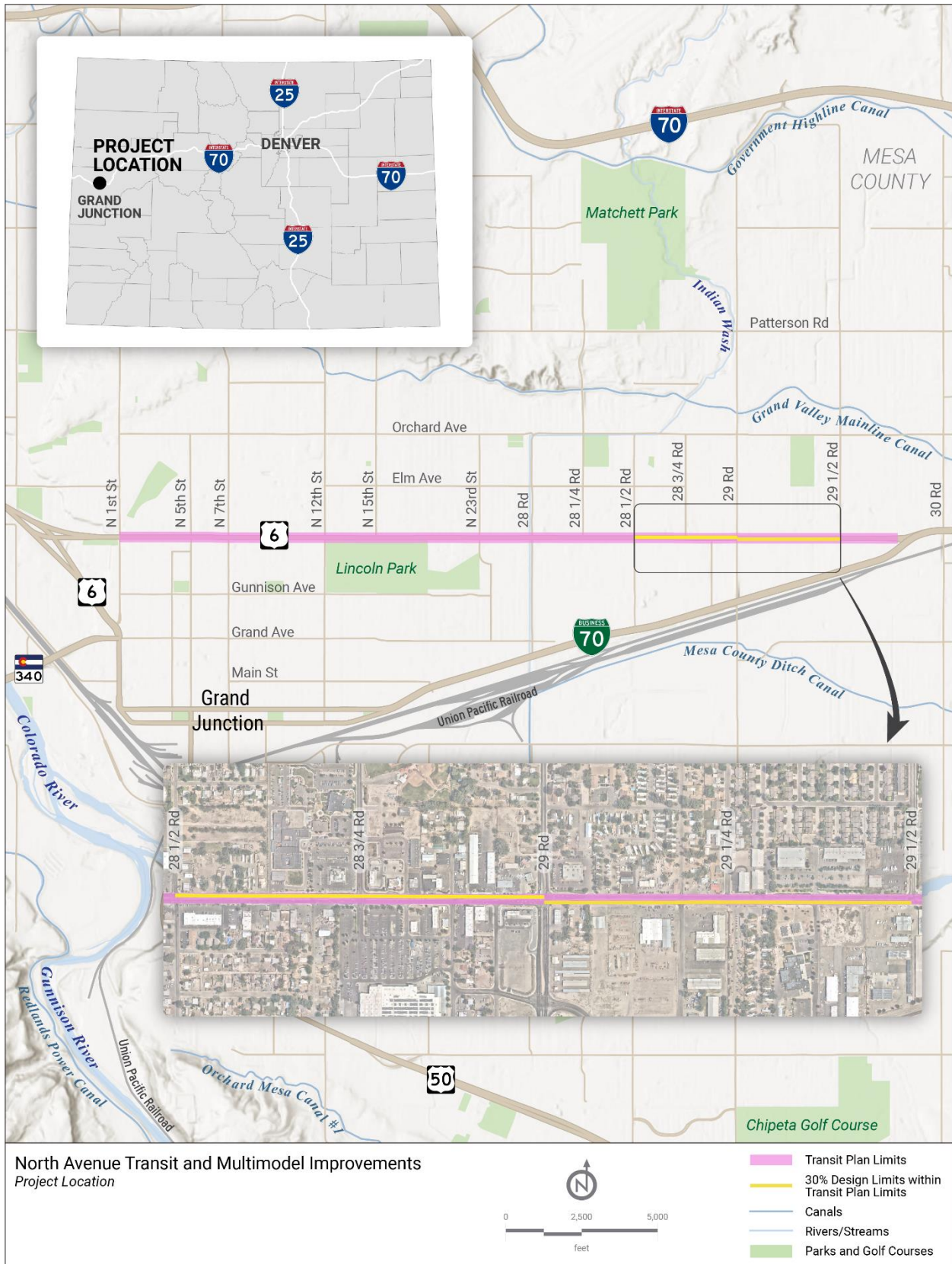
U.S. Fish and Wildlife Services, 2020b, National Wetlands Database,

<https://www.fws.gov/wetlands/data/mapper.html>. Accessed August 31, 2020.

U.S. Geologic Services, Eco Regions of Colorado, Accessed August 31, 2020.



Figure 1. Project Limits



# Appendix C

## Historic Resources Existing Conditions Document

## **Historic Resources Existing Conditions**

***Historic resources are regarded as those man-made or designed buildings, structures, objects, districts, or sites that are fifty-years old or older and eligible to or listed in the National Register of Historic Places (NRHP). Under Section 106 of the National Historic Preservation Act of 1966 (NHPA), Federal agencies are required to consider the effects of their undertakings on historic resources. Potential Historic Resources along the project corridor were identified to assist in project planning efforts.***

### ***Relevant Documents/ Studies/ Plans***

Office of Archaeology and Historic Preservation (OAHP) COMPASS database search results were reviewed to determine previously completed cultural resource surveys undertaken within the Historic Resources Study Area (HRSA), as reflected in Appendix A: *Compass Search Results*. CDOT'S OTIS application was consulted to identify any bridges and/or culverts that are of potential historic age that may be present within the project corridor. Those resources are represented in the table below. The map shown in Appendix B includes irrigation feature locations culled from referencing USGS topographic Maps of the area as well as Colorado Division of Water Resources (CDWR) Map Viewer.

### ***Data Collected/ Methodology***

#### ***Historic Resource Study Area***

The HRSA consists of the general project study area and includes a nearly 4 mile-long segment of North Avenue/ US 6B in Grand Junction right-of-way (ROW) as well as a single parcel deep from the road right-of-way to both the north and south of the roadway. The segment of North Avenue/ US 6B extends from N 1<sup>st</sup> Street on the west to I-70B junction on the east. In the area between N 12<sup>th</sup> St and N 23<sup>rd</sup> St the HRSA is restricted to just the road ROW, as sidewalks were recently improved in that area and no work is anticipated within that portion.

A search of the OAHP COMPASS database was completed to identify previously surveyed historic resources within the HRSA (Appendix A: *COMPASS Search Results*). Mesa County Assessor's data was also analyzed for parcels located within the HRSA containing buildings or structures built in 1975 or before, which accounts for the projected construction date of 2025. It was noted, however, that the GIS data provided from Mesa County may not always match the data presented in the Mesa County Assessor's on-line database. Several instances were found where a parcel was assigned no construction date in the GIS database (indicating there is no building or structure on the property), however, a building is noted on the on-line database with a year built. Particular care and attention should be paid to the Assessor's search during future phases of the project to ensure that the most accurate date is included. CDOT's OTIS application was used to identify bridges and culverts in the HRSA built in 1975 or earlier. In addition, the locations of former streetcar lines were identified using the Historic Streetcars of Colorado Interactive

Map created by CDOT as there is the potential for buried streetcar lines to exist along former alignments. These former streetcar lines are also reflected in the map shown in Appendix B.

### ***Finding/Results***

Several types of historic resources are present in the HRSA, including but not limited to buildings- both residential and commercial, as well as structures such as culverts, the road itself which was determined official eligible the NRHP, potentially buried streetcar lines, and improved natural drainages. The search of the Mesa County Assessor’s records indicates there are 92 parcels in the HRSA containing buildings constructed in 1975 or earlier, with the earliest construction date of 1900. Parcels containing buildings or structures erected in 1975 or prior are shaded yellow on the map shown in Appendix B. The COMPASS search results are included in Appendix A and indicate that within the HRSA there are 3 officially eligible or listed resources, 5 officially not-eligible resources, 1 linear resource, and 42 resources that have no official determination regarding their eligibility.

#### **Bridges/ Culverts**

<b>Structure Name</b>	<b>Structure Type</b>	<b>Year Built</b>	<b>Location</b>
Culvert 006B032900BL	Culvert	1957	Carries Indian Wash just west of 28 Rd.

#### **Ditches/ Irrigation**

<b>Feature Name</b>	<b>Site Number</b>	<b>Feature Type</b>	<b>Location</b>	<b>Evidence</b>
Indian Wash	N/A	Improved Natural Drainage	West of 28 Rd.	Appears on Aerials/ Topo Maps/ CDWR Map Viewer
Mesa County Ditch	5ME.15094	Irrigation Ditch	SE corner of North Ave. and 28 Rd.	Likely Piped/ Relocated. Appears in 1964 TOPO map but never after. Not visible from current aerial

#### **Streetcar Lines**

<b>Line Name</b>	<b>Year Built</b>	<b>Location</b>
GJ & GRVRwy Co. Interurban Inbound	1909	Along N 12 <sup>th</sup> St., south of intersection with North Ave.
GJ & GRVRwy Co. Interurban Outbound	1909	Along N 12 <sup>th</sup> St., south of intersection with North Ave.
Fruit Belt Route	1910	Along N 12 <sup>th</sup> St., north of intersection with North Ave.

### ***28 ½ Road to 29 ½ Road***

The construction of the proposed multimodal path along North Ave./ US 6B will be approached in various phases, with the preliminary phase focusing on the area from 28 ½ Rd. to 29 ½ Rd. The following resources were identified between 28 ½ Rd. and 29 ½ Rd. during the data collection effort. The Mesa County Assessor’s Search includes only those buildings or structures constructed in 1975 or earlier.

#### **COMPASS Search Results**

- Note: The given address on several of the site forms for these properties is located outside of the HRSA or does not appear in the Mesa County Assessor's records, however, the mapping provided by SHPO places them within the HRSA. In an effort to be as inclusive as possible, all resources located within the HRSA as indicated in the SHPO GIS files are included in the table below.

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>	<u>Assessment</u>	<u>Assessment Date</u>	<u>Notes</u>
5ME.1899	DAN'S AUTO SALES	494 29 RD., GRAND JUNCTION, CO 81504, Mesa	106 - Officially eligible	8/19/05	Address does not appear in Assessor's on-line database
5ME.12922.4	US HIGHWAY 6 - SEGMENT	N/A	Supports Eligibility of Entire Linear Resource	6/14/21	N/A
5ME.8836		489 HARRIS RD., GRAND JUNCTION, 81501, Mesa	N/A	N/A	Address is outside of HRSA
5ME.8837		492 HARRIS RD., GRAND JUNCTION, 81501, Mesa	N/A	N/A	Address is outside of HRSA
5ME.8838		2873 NORTH AVE., GRAND JUNCTION, 81501, Mesa	N/A	N/A	Address does not appear in Assessor's on-line database
5ME.8847		496 1/2 MELODY LANE, GRAND JUNCTION, 81501, Mesa	N/A	N/A	Assessor's provides year built of 1983
5ME.1898		2905 NORTH AVE., Mesa	N/A	N/A	Address does not appear in Assessor's database

**Mesa County Assessor's Search- (North Side of North Avenue/ US 6B)**

<u>Address</u>	<u>Year Built</u>
2854 North Ave.	1945
2856 North Ave.	1938
2858 North Ave.	1956
2860 North Ave.	1956
2860 ½ North Ave.	1964
515 28 ¾ Rd.	1943
2882 North Ave.	1969
2888 North Ave.	1965
2910 North Ave.	1969

2914 North Ave.	1943
2916 North Ave.	1946
2920 North Ave.	1945
2922 North Ave.	1945
2924 North Ave.	1954

**Mesa County Assessor's Search- (South Side of North Avenue/ US 6B)**

<u>Address</u>	<u>Year Built</u>
2863 North Ave.	1947
2863 ½ North Ave.	1948
2871 North Ave.	1972
2887 North Ave.	1963
2909 North Ave.	1960
2925 North Ave.	1955
2931 North Ave.	1969

**Future Actions**

Any future phases should take these identified resources into account during the planning stages in order to avoid and/ or minimize any potential adverse effect, both direct or indirect, to any potentially historic resource. Previously surveyed resources or properties containing buildings or structures that were constructed in 1975 or earlier where any work or easements (temporary or permanent) will occur will need to be documented on the appropriate OAH survey forms. Given the discrepancies between the Mesa County GIS data and the Mesa County Assessor's on-line database, a close search of the Mesa County Assessor's on-line database should be completed prior to future phases to ensure no potentially historic properties are omitted from the Section 106 review. Additionally, if any resources will be subject to any indirect effects, including visual changes, they will also require documentation. The eligibility of and effects to any of those resources will require consultation with the SHPO. If adverse effects are determined, then mitigation will be required, which can lengthen the Section 106 compliance process. Additionally, if the proposed construction within the HRSA is extended to occur beyond 2025, then an updated search of the Mesa County Assessor's records will be required to capture any buildings or structures that have since become 50 years old. Similarly, an updated search of the COMPASS database should be completed prior to subsequent phases to ensure any newly recorded resources are accounted for and redundancy of efforts are eliminated.

*Attachments:*

*Appendix A: Compass Search Results*

*Appendix B: North Avenue Transit and Multimodal Improvements Historic Resources*



## COMPASS Search Results

\* There is a backlog of information to be entered in the COMPASS database. As a result, the entries below may not be reflective and additional resources that have been recorded may not appear below.

### Officially Eligible/ Listed Resources

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.14917	MARTIN'S MORTUARY	550 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.1899	DAN'S AUTO SALES	494 29 RD., GRAND JUNCTION, CO 81504, Mesa
5ME.20046	LINCOLN PARK	1240 GUNNISON AVE, GRAND JUNCTION, CO

### Officially Not Eligible

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.13849	N/A	508 29 RD., GRAND JUNCTION, CO, Mesa
5ME.13850	STONE RESIDENCE	508 1/2 29 RD., GRAND JUNCTION, CO, Mesa
5ME.15076	29 ROAD MINI STORAGE	492 29 RD., GRAND JUNCTION, CO, Mesa>490 29 RD., GRAND JUNCTION, CO
5ME.15090	WAGNER EQUIPMENT RENTAL	2882 I-70B, GRAND JUNCTION, CO, Mesa>2882 I 70 BUSINESS LOOP, GRAND JUNCTION, CO
5ME.17745	GRAND JUNCTION VETERANS MEDICAL CENTER	NORTH AVE., GRAND JUNCTION, CO 81501, Mesa

### Linear Resources- Supporting and Non-Supporting

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.12922.4	US HIGHWAY 6 - SEGMENT	N/A

### Field Determinations/ No Determination

<u>Site ID</u>	<u>Site Name</u>	<u>Address</u>
5ME.14570	CASTER RESIDENCE	1121 HOUSTON, GRAND JUNCTION, CO, Mesa
5ME.14914	HARBERT LUMBER	240 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14915	FABRICARE SERVICES	304 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14916	CURNOW'S FROZEN FOOD LOCKERS ~ QUALITY MEAT CO. ~ QUALITY MEAT MARKET	340 NORTH AVE., GRAND JUNCTION, CO, Mesa

5ME.14918	CALSO SERVICE STATION AND OIL ~ EXPRESS DRY CLEANING AND LAUNDRY	604 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14919	BARBOUR'S MONEY SAVER GROCER ~ WALLICK & VOLK MORTGAGE LENDING	616 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14920		754 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14921	RUSS VACUUM, VACUUM DOCTOR	768 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14922		902 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14923	BUDGET FRAMER	940 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14924	JAROS HARDWARE ~ THE BIKE SHOP ~ CUSTOM AUTO RESOURCES	950 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14925		1002 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14926	THE OPTICAL CENTER	1316 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14927	BLACK CARRIAGE FURNITURE	1340 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14928	KARATE	1420 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14930	FAR EAST	1530 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14931	EARL'S HOUSE OF SPIRITS LIQUOR	1550 NORTH AVE., GRAND JUNCTION, CO, Mesa
5ME.14932	FRONTIER MOTOR LODGE	1940 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14933	SAN JUAN MOTEL ~ IPSWICH INN	2222 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.14934	EL PALOMINO HOTEL	2400 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.1872		2950 NORTH AVE., FRUITVALE, Mesa
5ME.1873		2938 NORTH AVE., FRUITVALE, Mesa
5ME.1883		530 29 1/2 RD., FRUITVALE, Mesa
5ME.1898		2905 NORTH AVE., Mesa
5ME.8292	CARTER OIL COMPANY ~ GRAND MESA AUTO SALES	657 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8332	THE HOUSE AT 342 BELFORD AVE.	342 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8333	THE HOUSE AT 410 BELFORD AVE.	410 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8357	THE HOUSE AT 316 NORTH AVE. ~ SANTY RESIDENCE	315 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8392	HARRY AND EMMA JENS HOUSE	629 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8427	THE BUILDING AT 1025 N. 4TH ST. ~ MESA COUNTY FARM BUREAU	1025 N. 4TH ST., GRAND JUNCTION, CO 81501
5ME.8428	THE HOUSE AT 350 BELFORD AVENUE ~ TOLMAN RESIDENCE	350 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8429	ANDREW HALLIGAN HOUSE ~ WEST RESIDENCE	310 BELFORD AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8430	BOB'S CAR WASH	441 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa

5ME.8431	ROY P. BREWER HOUSE	545 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8458	RIVIERA MOTEL	125 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8459	LAZY J MOTEL	333 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8460	SILVER SPUR MOTEL	555 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8461	LITTLE VILLA MOTEL	609 NORTH AVE., GRAND JUNCTION, CO 81501, Mesa
5ME.8836		489 HARRIS RD., GRAND JUNCTION, 81501, Mesa
5ME.8837		492 HARRIS RD., GRAND JUNCTION, 81501, Mesa
5ME.8838		2873 NORTH AVE., GRAND JUNCTION, 81501, Mesa
5ME.8847		496 1/2 MELODY LANE, GRAND JUNCTION, 81501, Mesa

### Previously Completed Surveys

<u>Survey ID</u>	<u>Name</u>
ME.CH.R13	HISTORIC RESOURCES SURVEY REPORT 29 ROAD PHASE II GRAND JUNCTION, COLORADO (STM M555-016)
ME.CH.R21	HISTORIC RESOURCES SURVEY REPORT 29 ROAD & I-70B INTERCHANGE, GRAND JUNCTION, COLORADO
ME.CSU.R1	HISTORIC STRUCTURES OF GRAND JUNCTION, A SURVEY
ME.DA.R1	A HISTORICAL AND ARCHITECTURAL INVENTORY OF THE GRAND JUNCTION VETERANS AFFAIRS MEDICAL CENTER, MESA COUNTY, COLORADO
ME.LG.R6	CENTRAL MESA COUNTY AND COLLBRAN, DE BEQUE, FRUITA AND PALISADE: HISTORIC STRUCTURE INVENTORY
ME.R.R18	CLASS III CULTURAL RESOURCES SURVEY OF THE GRAND VALLEY UNIT, STAGE TWO, MESA COUNTY, COLORADO
ME.SHF.R1	GRAND JUNCTION HISTORIC RESOURCES SURVEY, PHASE II (SHF PROJECT 95-01-57)

e of the most recent determinations

**Assessment**

**Assessment  
Date**

106 - Officially eligible	6/14/2021
106 - Officially eligible	8/19/2005
106 - Officially eligible	11/17/2014

**Assessment**

**Assessment  
Date**

Officially not eligible	1/17/2003
Officially not eligible	1/17/2003
Officially not eligible	8/19/2005
Officially not eligible	8/19/2005
Officially not eligible	10/26/2010

**Assessment**

**Assessment  
Date**

Supports Eligibility of Entire Linear Resource	6/14/2021
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**Assessment**

**Assessment  
Date**

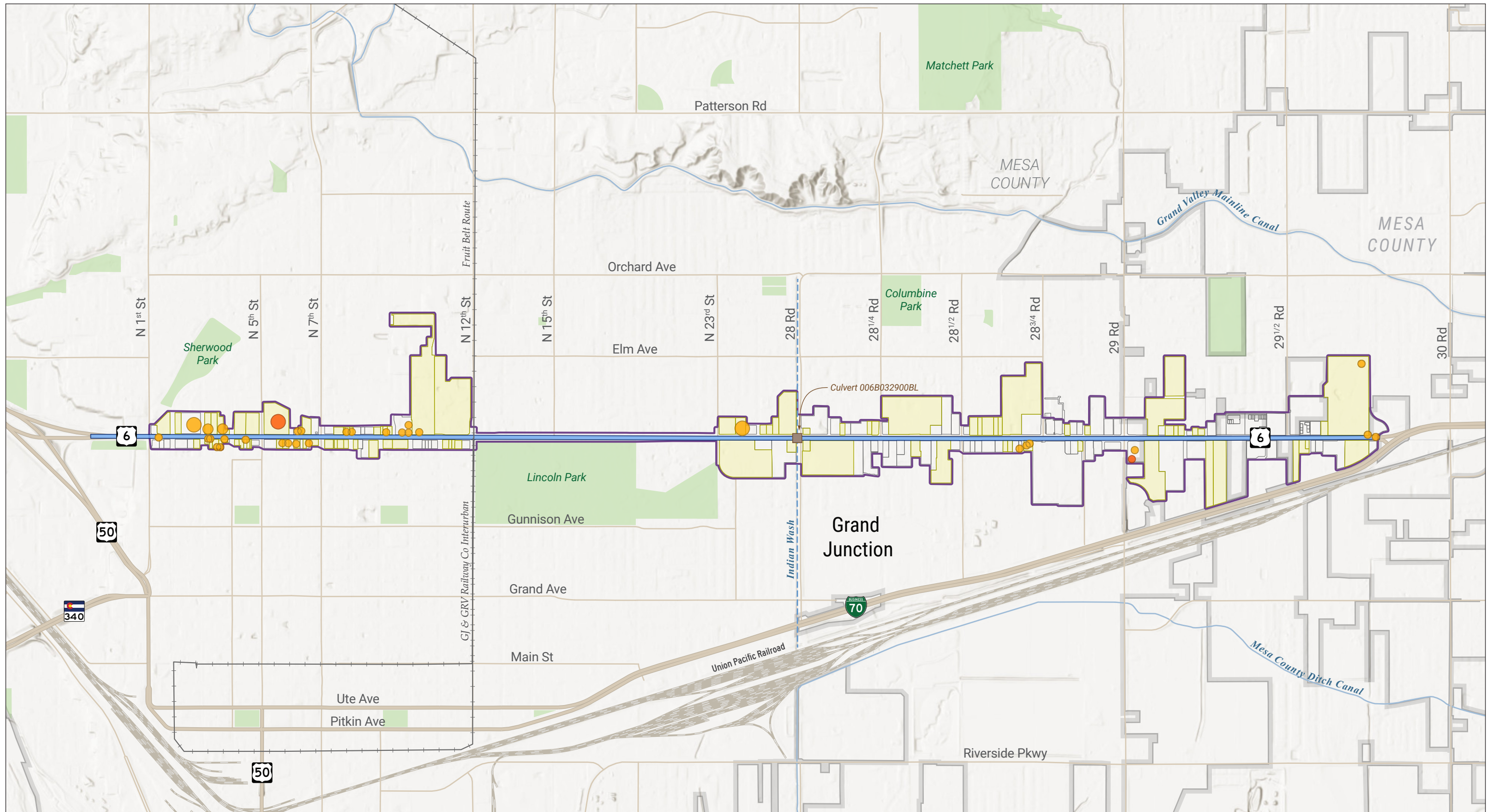
No assessment given on form	01/28/1980
Field eligible/ Field not eligible	3/2005
Field eligible/ Field not eligible	3/2005
Field eligible/ Field not eligible	3/2005



Field not eligible	05/31/1996
Field not eligible	05/31/1996
Field not eligible	05/31/1996
Field not eligible	05/31/1996
Field not eligible	05/31/1996
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

<b><u>Authoring Institution</u></b>	<b><u>Date</u></b>
Colorado Department of Transportation	6/26/2003
Hermesen Consultants	6/20/2007
Grand Junction Downtown Development Authority	4/16/2004
Department of Veterans Affairs	12/17/2010
Western Heritage Conservation, Inc.	8/14/2002
Colorado State University Anthropology	2/3/2003
Museums of Western Colorado	6/7/2004

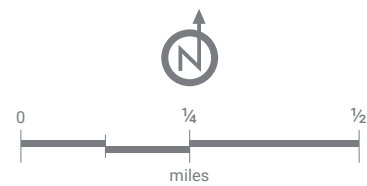




# North Avenue Transit and Multimodal Improvements

## Historic Resources

June, 2022



### Historic Resources - Eligibility

- Officially Eligible/Listed Resource
- Officially Not Eligible
- Field Determination/No Determination
- Linear Resource

### Other Historic Features

- Parcels with Structures Built 1975 or earlier
- Parks and Golf Courses
- Historic Irrigation/Ditch
- Historic Culvert
- Railroad
- Grand Junction City Limit
- Streetcar Route

# Appendix D

## Recreational Resources Report

# MEMORANDUM

**Project:** North Avenue Enhanced Transit Improvements 30% Design  
**To:** Mesa County, CDOT Region 3  
**From:** Muller Engineering Company  
**Date:** June 14, 2022  
**Subject:** Recreational Resources Memo

The North Avenue Enhances Transit Project is focused on improving safety and mobility along North Avenue in Grand Junction, Colorado. The proposed project would construct a multi-use path along North Avenue. Documentation of the National Environmental Policy (NEPA) will be accomplished by completion of CDOT Form 128.

Project Description

This project has developed 30% design plans from 28 ½ Road to 29 ½ Road on North Avenue in Grand Junction, Colorado (**Figure 1**). A multi-use path is planned to be constructed on both the north and south side of North Avenue. This is a Mesa County project located on CDOT ROW. ROW is anticipated throughout the limits of the project. The multi-use path is planned to be along the north of North Avenue from 28 ½ Road to 29 Road, and on the south from 29 Road to 29 ½ Road.

Desktop Review

A review of desktop data sources was performed to determine the presence and location of recreational resources within and adjacent to the study area. Muller reviewed aerial imagery, CDOT, and municipal GIS databases to identify the location and types of recreational spaces within and adjacent to the project corridor. These resources are listed in Table 1. Recreational Resources and shown in **Figure 2** below.

**Table 1. Recreational Resources Within or Adjacent to Project Study Area**

Resource	Type	Location	Classification	Potential for Impacts
Columbine Park	Recreational, sport fields	Corner of 28 ¼ Road and Orchard Ave	Section 6(f)	Low to None
Cottonwood Meadows Park	Recreational, sport courts	Corner of Mesa Ave and Normandy Way	Section 4(f)	Low to None
Grand Mesa Little League Baseball Fields	Sport fields	Corner of 28 ¼ Road and Elm Ave	Private	Low to None

## Results

Results of the desktop review indicated the presence of three recreational properties in the vicinity of the project area. Of the three properties, one is classified as Section 6(f) and one is classified as Section 4(f) (Table 1). Both properties identified as Section 4(f) and Section 6(f) would not be affected by this project. The proposed improvements will be contained to North Avenue, and would not cause any temporary or permanent impacts to the properties during or following construction.

## References

City of Grand Junction Parks and Recreation. City Parks

<https://www.gjcity.org/992/City-Parks>

Colorado Department of Transportation (CDOT). 2021. Online Transportation System

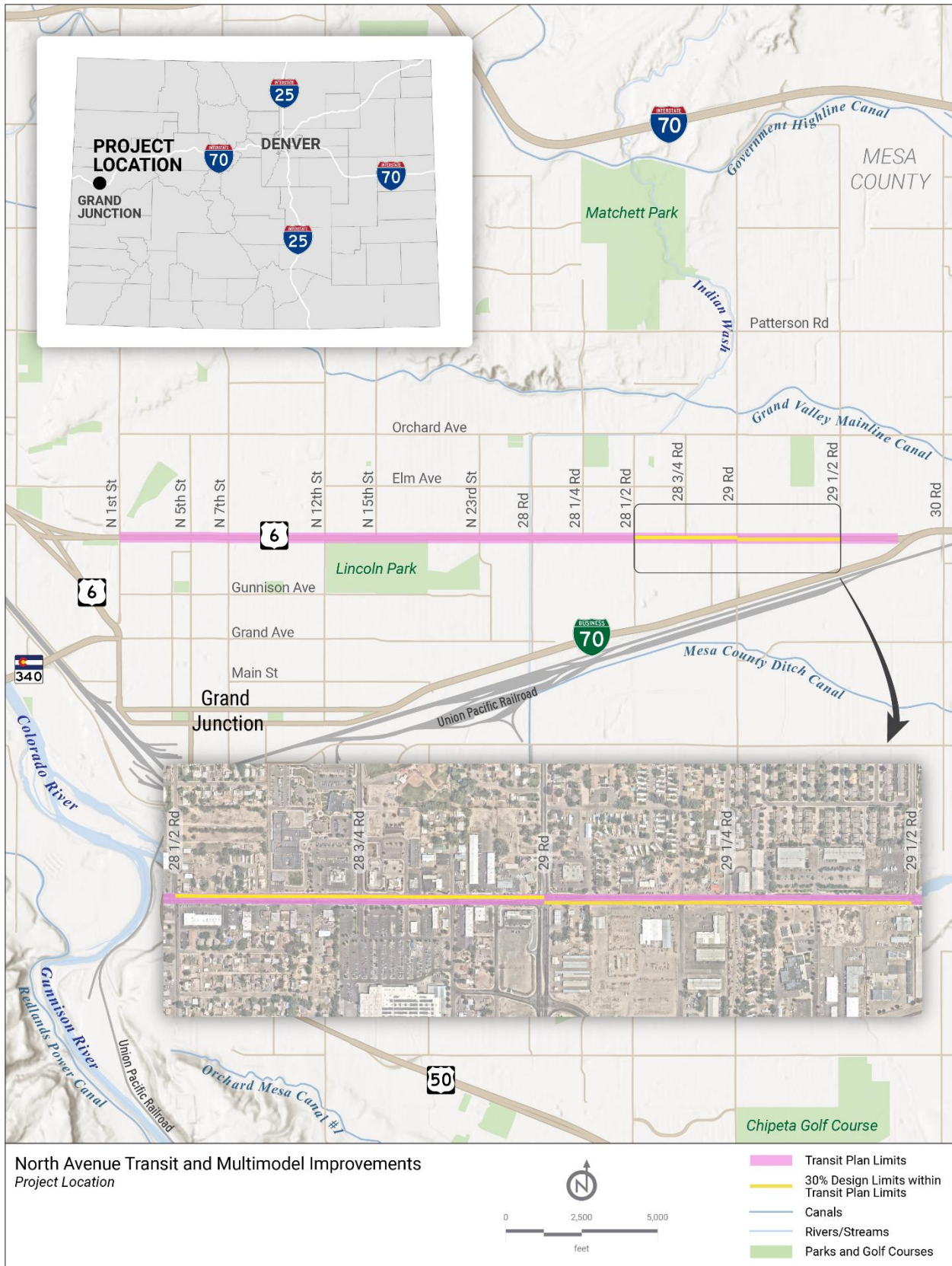
<https://dtdapps.coloradodot.info/MapViewExt/>

Grand Mesa Little League. 2022. Home

<https://www.grandmesalittleleague.org/>



Figure 1. Project Limits





**Figure 2. Recreational Resources Map**

