



**Southern Ute Indian Tribe
Brownfields Public Record**



Site Name and Identification	Latitude	Longitude	Location	Site Status	Site Suitable for Reuse?	Response Timeframe	Departments
Sites Where Response Actions Occurred in 2020-2021							
Old Cafeteria	37.130994	107.634411	300 Ouray Dr.	Following the findings of a 2011 environmental site assessment, friable asbestos was removed in 2012 but some hazards like the window glazing did not appear to have been abated. A 2020 Phase II ESA was performed to address remaining potential contamination and data gap. Asbestos-containing material remains in the basement/kitchen carpet and drywall, joint compound in the basement ceiling, exterior foundation coat, all window glaze in addition, elevated lead concentrations are present on the ceilings, doors/frames/trim, window frames, and/or walls on the interior and/or exterior of the building. PCB-containing light ballasts and mercury-containing thermostats are present. Mold is present in the basement. Engineering/Institutional Controls are in place with Building Maintenance and other departments. In 2020, Operation and Maintenance Plan was prepared to provide guidance and procedures for the proper identification, maintenance, and preventative exposure from materials that have been considered as hazardous substances.	Institutional controls and coordination with Building Maintenance are necessary and must remain in place to prevent disturbing hazardous building materials. No. More work is required.	Spring-Summer 2022 Remove Hazardous Materials and perform abatement/remediation. Restoration or demolition following Council decision.	EPD, Cultural, Building Maintenance, Tribal Council
Annex Building	37.130517	107.635197	116 Memorial Dr.	An Assessment in April 2015 found asbestos and lead-based paint. Asbestos was removed from crawlspace in 2016 but left some asbestos in the soil. A 2020 ESA was performed to address remaining potential contamination and data gap. Sink undercoatings were identified as asbestos-containing and asbestos mixed with soil in the crawlspace. In addition, elevated lead concentrations are found on the ceilings, doors/frames/trim, window frames, and/or walls on the interior and/or exterior of the buildings. PCB-containing light ballasts and mercury-containing thermostat are also identified. In 2020, Operation and Maintenance Plan was prepared to provide guidance and procedures for the proper identification, maintenance, and preventative exposure from materials that have been considered as hazardous substances. As part of Engineering/Institutional Controls, Building Maintenance and other departments were given the Operation and Maintenance Plan in April 2021.	Institutional controls and coordination with Building Maintenance are necessary and must remain in place to prevent disturbing hazardous building materials. More work is required.	Spring 2022	EPD, Cultural, Building Maintenance, Tribal Council
Head Start Building	37.132053	107.635208	51 Capote Dr.	Friable asbestos was removed in 2016. Remaining hazards include PCB-containing light ballasts, mercury-containing thermostats and fluorescent light tubes, lead-based paint, and asbestos window glaze. Remedial action tasks depend on plans for the site. EPD ensured Engineering/Institutional Controls are in place with Building Maintenance and other departments as needed. In 2020, Operation and Maintenance Plan was prepared to provide guidance and procedures for the proper identification, maintenance, and preventative exposure from materials that have been considered as hazardous substances. As part of Engineering/Institutional Controls, Building Maintenance and other departments were given the Operation and Maintenance Plan in April 2021. Abatement of regulated building material and disposal are planned for late Summer 2021.	Institutional controls and coordination with Building Maintenance are necessary and must remain in place to prevent disturbing hazardous building materials. Tribal Council will decide on use of building after abatement.	Abatement of contaminants of concern is scheduled to occur in Summer 2021.	EPD, Cultural, Construction Services, Building Maintenance, Risk Management, Legal, Executive Office, Tribal Council
KSUT (old location)	-	-	123 Capote Dr.	The 2014 and 2020 assessments indicate remaining asbestos in the window sealant, door caulking, floor tile, roofing felt, transite panel, and as friable debris in the soil of the crawl space. Elevated concentrations of lead-based paint are present on the ceilings, doors/frames/trim, window frames, and/or walls on the interior and/or exterior of the buildings, and in sloughing paint chips in the soil. PCB-containing light ballasts and mercury-containing thermostat are also identified. In 2020, Operation and Maintenance Plan was prepared to provide guidance and procedures for the proper identification, maintenance, and preventative exposure from materials that have been considered as hazardous substances. KSUT building was permanently vacated in February 2021. In March 2021, crawlspace was contained and sealed off and air quality monitoring was performed. Laboratory results of all indoor air samples are non-detect for asbestos fibers. As part of Engineering/Institutional Controls, Building Maintenance and other departments were given the Operation and Maintenance Plan in April 2021. EPD is seeking further direction about the disposition of building from Tribal Council.	Currently vacated, reuse suitability to be determined. Institutional controls and coordination with Building Maintenance are necessary and must remain in place to prevent disturbing hazardous building materials.	To be determined	EPD, Building Maintenance
Virbeth No. 1 wellsite	37.007903	108.023783	NE22-T32N-R1W CO	Added to the Brownfields inventory in January 2021. Virbeth No. 1 is an old abandoned oil and gas wellsite. The site is barren and devoid of vegetation and littered with abandoned production debris. Hydrocarbon petroleum contamination is suspected. A Phase II ESA was done in July 2021 to understand the site conditions. Visual and olfactory hydrocarbon impacts were apparent at one sampling location. The next steps are dependent on the results of the laboratory analyses and assessment report recommendations which are pending. If allowed, a cleanup and reclamation will follow.	Return to usable livestock range land.	Spring-Summer 2021	EPD, SLUGF DOE, Lands, Range Division
Tribal Member Residence	-	-	Contact EPD	Site formerly impacted by trash dumping and burning. The dump debris have been hauled off and disposed of. The residual burn debris have been scraped off and hauled off. The site is considered closed and cleaned up.	Yes	No further action is required.	EPD, Legal, SUPD
Additional Sites Where Response Actions Occurred in 2020							
Small Open Dump	37°06'13.2"N	107°38'05.5"W	16464 Hwy 372, Ignacio CO East side of Hwy 172, 0.5 mi south of Ignacio near Animal Shelter	Site is a very old illegal dump and undeveloped. 2014 Phase II ESA: Soil contamination (0-1 ft bgs) is present but only in localized areas. One 131 sample had resulted in exceedance for lead and another sample for arsenic. 2020 Gap Phase II ESA: Lead was detected in the 2014 Phase II ESA biased surface soil boring at a level above the EPA Industrial RSL. While no composite surface soil samples in the zones where previously sampled metal piles were above EPA Industrial RSLs, it is still possible lead exists under selected metal debris piles above EPA Industrial RSLs. Arsenic was detected in all zones above the EPA Industrial RSLs; however, all detections are below the CDPHE (2014) background study for Urban Mixed-Use Land in Colorado of 6-19 mg/kg. Therefore, arsenic is not considered a CDC in relation to the Site.	Restrictions on earth work, industrial reuse allowed, other reuse suitability to be determined	Spring-Summer 2022	EPD, Lands
Tribal Member Residence	-	-	Contact EPD	Debris dumps impacting ~100 acres and perennial stream. 2020 Phase II ESA evaluated potential impact to soil and surface water. Lab results did not detect TPA, Metals, DROs, GROs, SVOCs, and VOCs in exceedance of the EPA and CDPHE WQCC regulatory limits.	Needs debris removal and bank stabilization, and return to agricultural use.	Spring-Summer 2022	EPD, Lands
Old Casino Site	37°7'41.58"N	107°38'9.06"W	14826 Hwy 372, Ignacio CO	Open area includes the old parking lot (~15 ac) where the Old Casino Bldg once stood. 2020 Phase II ESA confirmed the presence of contaminants of concern at the Site. PAHs exceeding EPA Residential RSLs are present in soils adjacent to the generator; former casino footprints were determined to be positive for asbestos. Although soil samples collected did not indicate asbestos fibers present, ACM debris was in the demolition footprint of the Old Casino Building.	To be determined	Spring-Summer 2022	EPD, Executive Office
Sites Where Response Actions Occurred in 2019							
Pistol & Rifle Range	37.091472	107.606886	CR 321	A site walk in August 2019 found need to control lead in target areas, surface runoff, and litter.	Open for use, coordinating to implement Best Management Practices	Oct-Nov 2019, Spring 2020, ongoing Best Management Practices	EPD, Wildlife
Sites Where Response Actions Occurred in 2018							
Motor Pool	37.1397	107.626472	815 CR 517	EPD and a contractor to the Tribe developed a cleanup plan and remediated petroleum contaminated soil, and installed a cement pad at the pumps.	Reuse approved as an Industrial Zone	No response planned except as needed.	EPD, Motor Pool
Tribal Member Residence	-	-	1534 CR 315 (Between Ignacio & Oxbord)	Housing inspected a residence and found asbestos containing material in May 2018, then asked EPD for assistance with remediation, disposal, and demolition. Response action is on hold.	To be determined	To be determined	Housing
Old IHS Building	37.127256	107.633358	322 Buckskin Charlie Dr.	EPD and Housing coordinated with a contractor who sampled building materials and found asbestos. Housing then coordinated for removal of materials and building demolition. The site is now graded and naturally revegetated.	To be determined	No response planned except as needed.	EPD, Housing, Tribal Council, Executive Office