

# Kum & Go - Phase I and Phase II



**ABOVE:** Preble's Meadow Jumping Mouse.

Photo Credit: U.S. Fish and Wildlife Service

<http://www.fws.gov/mountain-prairie/species/mammals/Preble/>

## Colorado Springs, Colorado - August 2013

### Phase I

In preparation of property transfer due diligence, a Phase I ESA (Environmental Site Assessment) was prepared for Kum & Go, L.C.

Through the investigation, it was discovered that the subject property falls within a delineated buffer zone or within 100 meters of both sides of Smith Creek. The creek is protected wetland because it is the habitat of the Preble's Meadow Jumping Mouse; an identified threatened species by the U.S. Fish and Wildlife Service. Any development on the property could potentially adversely affect the Preble's Meadow Jumping Mouse.

In order to develop the property, the U.S. Fish and Wildlife Service requires an incidental take permit. Obtaining this permit would allow the Client to avoid any potential violation of the Endangered Species Act. To apply for the permit, a Habitat Conservation Plan (HCP) would also be required.

An environmental consultant presented a quote for conducting a HCP. In the quote, the HCP cost was estimated between \$40,000 and \$60,000 and could possibly take up to two (2) years to complete. Seneca then provided this information to the Client.

### Phase II

Seneca's phase II assessment identified a dry cleaner as a potential upgradient source of contamination. A single boring was advanced directly downgradient of the dry cleaner on the upgradient side of the property. The boring was initiated to collect soil, water and soil vapor samples to identify and/or eliminate vapor intrusion issues. All samples were non detectable for VOCs (volatile organic compounds).



**ABOVE:** Due diligence subject property.

A Colorado Department of Transportation (CDOT) project may also seek to change the roads in the area of the property. In order to pursue that project, the CDOT would also need an incidental take permit. The CDOT and the Developer are currently working together to obtain this permit.

## Corporate Headquarters:

4140 E. 14th St. – Des Moines, Iowa 50313 | **800.369.5500** | 515.262.5000

**[www.senecaco.com](http://www.senecaco.com)**



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