

EXECUTIVE SUMMARY

The Gold Hill Mesa Site is located in Colorado Springs, Colorado and occupies approximately 211 acres. This application is for a Voluntary Cleanup approval for the 211-acre parcel (herein referred to as the "Property").

The property is bordered by Fountain Creek to the north, South 21st Street to the west, South 14th Street (as extended by the planned project) to the east and the Crown Hill Development to the South. This application for a Voluntary Cleanup is for this defined 211-acre property area (Figure 1).

The historical and environmental assessment information presented in this application is the same information presented under the initial application for the site of August 30, 2000 and the June 2, 2000 application for the commercial retail portion of the property. Additional environmental assessment data have been collected relating to the current groundwater condition underlying the property and the proposed admixture of fine tailings with imported barrow materials for use as structural fill. A discussion relating to the current environmental information is included in this application.

Historical information indicates the property and general vicinity was the site of the Golden Cycle Mill, which was primarily used for the milling and processing of precious metals dating back to the turn of the 20th Century. The south and central portions of the subject property was used to dispose of tailings (residuals) from the milling process. A review of aerial photographs indicates that the property has been primarily vacant since 1949 with town homes being constructed on the west side of the property in the 1970s. Approximately one-half of the town home units were constructed on tailings. Fill material has been imported and placed on the property to promote vegetative growth in the tailings area.

A review of environmental records indicates sources of soil contamination on the property. Fine tailings are present on the subject property, which exhibit concentrations of arsenic and lead that exceed CDPHE's proposed values presented in the Soil Remediation Objectives Policy Document. These tailings are, for the most part, contained behind a tailings dam that was constructed to hold the tailings as part of the mill operation. As stated, additional soils evaluations to assess the quality of certain soil admixtures of tailings and onsite clay barrow material. This evaluation indicates a reduction in totals metals concentrations for lead and arsenic when clay is mixed in a 1:1 ratio. These results are presented in this application for consideration of mixing different types of tailings (fine, coarse and roaster type) with onsite clay material for beneficial use as structural fill.

Soil and groundwater investigations indicate that groundwater within the tailings dam area are in direct contact with the tailings and exhibit concentrations of arsenic, antimony and thallium that are at or above the groundwater standards for these constituents. Given these exceedences in light of the planned development, possible exposure pathways do not exist as the water encountered in MW-6 is at depth (70 feet). The fact that