



COLORADO
Department of Public
Health & Environment

December 19, 2025

Chad Howell
Thornton Development Authority (TDA) - Redevelopment Administrator
SENT VIA EMAIL: Chad.Howell@thorntonco.gov

RE: Approval - 2025 Semiannual Indoor Air Monitoring Report; Thornton Shopping Center, NE Corner East 88th Avenue and Washington Street, Thornton, CO; Compliance Order On Consent: 24-02-01-01; EPA ID# COR000212639; CDPHERM HAZ COR - Corrective Action

Dear Mr. Howell,

The Colorado Department of Public Health and Environment, Hazardous Materials and Waste Management Division (the Division) has reviewed the document titled 2025 Semiannual Indoor Air Monitoring Report dated October 29, 2025 (the Report) for the Thornton Shopping Center at NE Corner East 88th Avenue and Washington Street Thornton, CO (the Facility). The Report was written and submitted by TRC Companies (TRC) on behalf of Thornton Development Authority (TDA), prepared in accordance with the Compliance Order on Consent #24-02-01-01 (the Order).

The Report summarizes indoor air samples conducted in February, March and June. TRC sent indoor air access requests to eighty property owners and sixteen allowed access to be conducted in February. Due to exceedances of Tier 2 or 3 Vapor Intrusion Screening Levels of tetrachloroethylene (PCE) or trichloroethylene (TCE), three follow-up samples were conducted in March and one follow-up sample in June. TRC plans to conduct additional outreach to the community and expand the outreach area. Three properties were sampled on September 15, 2025, these results are planned to be included in the next semiannual indoor air monitoring report.

The Division approves the Report with no additional requirements or comments. Lastly, the Division looks forward to receiving the next semiannual indoor air monitoring report by no later than April 30, 2026. If you have any questions regarding this letter, please contact me at 303-692-3283 or via email at evelin.flamenco@state.co.us.

Sincerely,

Evelin Flamenco
Hazardous Waste Corrective Action Unit
Hazardous Materials and Waste Management Division
Colorado Department of Public Health and Environment

cc: Richard Mruz, Jr., Hazardous Waste Corrective Action Unit Leader, richard.mruz@state.co.us
Julia Fraser, Hazardous Waste Corrective Action Unit, julia.fraser@state.co.us
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