

Summer 2015

Inside this issue:

Meadowbrook Grant 1
 AAI Amendment 2
 DERR Outreach 2
 Little Mountain Voluntary Cleanup 3
 RE-Powering America's Land 3
 Brownfields Revolving Loan Fund 4

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Utah Brownfields Connection

Meadowbrook Brownfields Assessment Grant

Meadowbrook is located in unincorporated Salt Lake County in the central portion of the Salt Lake Valley. Meadowbrook shares its northern border with the City of South Salt Lake and its southern border with Murray City. Meadowbrook has a long history of commercial and industrial uses.



There are numerous potential Brownfields in Meadowbrook. Brownfields can impact public health and impede redevelopment opportunities. To address this concern, Salt Lake County (County), working with the DERR, applied for a U.S. Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment grant in 2008. The County received the grant and conducted assessment work on various eligible properties.

Recognizing the need to augment the previous work conducted, the County applied for an additional Community-Wide Assessment grant in December 2014. The County was awarded funding in May 2015. The new grant will help the County implement the Meadowbrook Final Small Area Plan (FSAP). The FSAP envisions a transit supported district that connects two areas of development concentrated around the Meadowbrook light rail station and the Murray-North light rail station. The vision is to address the various Brownfields so the property can be used for high density housing, neighborhood retail and open space. Additional assessment work through this grant is an important part of the FSAP.



An EPA Brownfields assessment grant is a good tool for local government to help address potential environmental issues that may be impacting public health and impeding redevelopment. For further information, please contact the DERR at (801) 536-4100.

EPA ARC Grant Writing Tips

The next round of EPA Assessment, Revolving Loan Fund and Cleanup (ARC) grants should commence later this summer. The deadline for the submission of applications is typically in the fall.

The DERR will provide notice of the dates relating to the next round of grants and will forward the guidelines to communities across the state as the information becomes available. The DERR is a technical resource and is willing to assist applicants by providing feedback on the grant proposals and issuing letters of support.

For communities seeking to apply for these competitive grants, the following tips are provided by the EPA.

- *Read the grant guidelines and address all required criteria and sub-criteria in the listed order.*
- *Contact partners and the state early to get letters of support, commitments, and input.*
- *Tie the proposal into on-going master planning efforts and economic development initiatives.*
- *Assume that the reviewer knows nothing about the community, its social and economic history or its present state.*
- *Provide examples of past achievements to demonstrate a real commitment behind stated goals.*

For more Brownfields and ARC grant tips, information, and helpful tools, please visit: www.epa.gov/brownfields

Amendment: Standards and Practices for AAI

In November 2013, ASTM International replaced its 2005 standard (ASTM E1527-05 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”) with an updated standard: ASTM E1527-13 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.”

On October 6, 2014, the EPA issued a final rule indicating the Agency was removing the reference to the 2005 ASTM standard in the All Appropriate Inquiries (AAI) rule at 40 CFR part 312 (the reference to the 2013 ASTM standard was not removed). The updated 2013 standard is a currently recognized industry consensus-based standard to conduct AAI as provided under the Comprehensive Environmental

Response, Compensation, and Liability Act (CERCLA). The effective date of this final rule, which removes the reference to the ASTM E1527-05 standard is October 6, 2015. The final rule does not include any changes to the standards and practices included in the AAI rule itself.

The EPA is taking this action because the Agency wants to reduce any confusion associated with the regulatory reference to a historical standard that is no longer recognized by its originating organization. This is important information, as the new requirements must also be met for Enforceable Written Assurance applications and supplemental documents submitted to the DERR. For further information or questions, please contact the DERR at (801) 536-4100.

DERR Community Outreach

The DERR has a long-standing history of reaching out to communities, helping them identify Brownfields and working with them in partnership to find solutions to Brownfields related matters. This is done, in part, through outreach efforts such as meetings, workshops, and this newsletter.

Furthermore, the DERR is a technical resource available to answer questions and provide assistance. As properties are identified by a community that meet the definition of a Brownfield, the DERR encourages application for a Targeted Brownfields Assessment (TBA) or an EPA ARC grant. The DERR also encourages eligible entities to submit an Enforceable Written Assurance or Voluntary Cleanup Program (VCP) application, if these tools are necessary to meet the goals of a project.

Recent outreach efforts by the DERR have led to discussions with Green River and Salt Lake City regarding potential Brownfields in their communities. In these cases, the DERR listened to the needs of the individual cities and worked with them to explore possible solutions to the challenges they face. In both cases, the cities requested an EPA-lead TBA to evaluate specific sites of interest. The DERR is helping the cities get started and assisting them during the application process.

If your community is interested in meeting with the DERR to discuss Brownfields or would like to request a workshop or presentation to learn about the tools and resources available to address Brownfields in Utah, please contact the DERR at (801) 536-4100.

Little Mountain Voluntary Cleanup

The Little Mountain Power Plant is a 3 acre parcel located on the east side of Little Mountain, approximately 20 miles west of Ogden. The site was constructed in 1971 to provide power and steam to the adjacent Great Salt Lake Minerals Corporation Plant. The former power and steam plant consisted of a stationary gas turbine/generator and an auxiliary steam boiler. The boiler was fired with natural gas, but was capable of using fuel oil as a backup. The power plant was decommissioned and demolished in 2013.

PacifiCorp entered the VCP in 2014. Remedial actions were performed at the site to address petroleum-impacted soil resulting from historical plant operations. Previous site investigations indicated that petroleum hydrocarbons-diesel range organics contamination was present in soil at concentrations exceeding residential screening levels (cleanup levels selected by the applicant for the cleanup). Between October 2014 and February 2015, a total of 9,113 tons of impacted soil and rock were excavated and properly disposed of. Confirmation samples were collected within the floor and sidewalls of the excavated areas to demonstrate that all soil exceeding residential screening levels was removed. Based on the data, no impacts above residential screening levels remain at the site and no groundwater was encountered in the deep excavations. A Certificate of Completion for the project was issued May 26, 2015, and the property is now planned for reuse by Great Salt Lake Minerals.



Excavation and removal of impacted material.



Little Mountain Power Plant looking to the northeast.

RE-Powering America's Land

The EPA Office of Solid Waste and Emergency Response (OSWER) Center for Program Analysis (CPA) is seeking opportunities to facilitate the reuse of contaminated properties and active and abandoned mine sites for renewable energy generation. These lands are environmentally and economically beneficial for siting renewable energy facilities because they offer thousands of acres of land with few site owners; they often have critical infrastructure in place including electric transmission lines, roads and water on-site, and are adequately zoned for such development; they provide an economically viable reuse for sites with significant cleanup costs or low real estate development demand; they take the stress off undeveloped lands for construction of new energy facilities; and they provide job opportunities in urban and rural communities.

For further information, please visit: <http://www.epa.gov/renewableenergyland/docs/>

EPA Conference:

The EPA National Brownfields Conference "Sustainable Communities Start Here" will be held September 2-4, 2015, in Chicago, Illinois.

EPA National Brownfields Conference is the premier conference focused on environmental revitalization and economic redevelopment. The conference promises something for all levels of stakeholders and practitioners. The heart of the conference is a dynamic educational program of speakers, discussions, mobile workshops, films and other learning formats that provide case study examples, program updates and useful strategies for meeting various Brownfields challenges.

For more information, please visit:

www.brownfieldsconference.org/en/home

Voluntary Cleanup Program Statistics:

85 VCP applications have been received and 44 Certificates of Completion have been issued since the program began in 1997. Approximately 1,000 acres have been returned to a state of beneficial re-use.

Enforceable Written Assurance Statistics:

The DERR has received 87 EWA applications and issued 71 EWAs since the program began in 2006.

New Interactive Map

The DERR has updated the Easy Records Search and Interactive Map to make review of additional records easier online. The Interactive Map features an improved and streamlined front end and a more detailed database that includes documents from the Division of Drinking Water and the Division of Air Quality.

To access records, please visit: <http://environmentalresponse.utah.gov/research.htm>

The Interactive Map can be found at: <http://mapserv.utah.gov/DEQ/>

For information, contact: haroldsandbeck@utah.gov



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Brownfields Revolving Loan Fund

The Wasatch Brownfields Coalition (Coalition), consisting of Salt Lake County, the Redevelopment Agency of Salt Lake City and Ogden City, was awarded a grant from the EPA in 2012 to establish a long-term Brownfields Revolving Loan Fund (RLF). The RLF is designed to facilitate the cleanup and revitalization of eligible contaminated properties. The RLF program is administered by Salt Lake County, as the lead Coalition representative. The RLF program is available to eligible public and private entities at properties within each member's jurisdiction.

At a minimum, loan or sub grant funds may be used for the following activities: removing, mitigating or preventing the release or threat of a release of a hazardous substance, pollutant, contaminant, petroleum product or controlled substance

into the environment; oversight of cleanup activities; excavation, consolidation or removal of contaminated soils; VCP or state cleanup program fees associated with the site remediation; confirmation sampling; and costs associated with meeting public participation, community notification and worker health and safety requirements.

Earlier this year, the Coalition approved its first project, a loan to Ogden City, for the cleanup of the Ogden Business Exchange VCP site. The Ogden Business Exchange is slated to become a business park and is being redeveloped on the site of the former Ogden Stockyards.

For more information, please visit the following website <https://slco.org/economic-development/epa-revolving-loan-fund/> or contact Salt Lake County Economic Development at 385-468-4868.

About Our Organization

The VCP/Brownfields Program is administered through the Division of Environmental Response and Remediation, Superfund Branch. The DERR is charged with protecting public health and Utah's environment through cleanup of chemically contaminated sites, by ensuring that underground storage tanks are used properly and by providing chemical usage and emission data to the public and local response agencies. For more information about the DERR, please see our website.

We're on the Web!

www.environmentalresponse.utah.gov