

Winter 2015**Inside this issue:**

Ogden Gas Company	1
AAI Amendment	2
QA/QC for Data	2
500 S. Multi-Family Housing Project	3
Clu-In Website	3
Communities Apply for EPA Grants	4

Published by:
Utah Department of
Environmental Quality

Amanda Smith
Executive Director

Division of Environmental
Response and Remediation

Brent H. Everett
Division Director

Superfund Branch
VCP/Brownfields Section

Duane Mortensen
Branch Manager

Bill Rees
Section Manager

Leigh Anderson
Editor



Utah Brownfields Connection

Ogden Gas Company VCP Site

The Ogden Gas Company site, located in downtown Ogden, operated as a coal gasification plant from the late 1880's to the late 1920's. At the site, coal was processed to generate a combustible gas that was distributed for the heating and lighting of homes and businesses. After the gas plant closed, the site hosted a variety of businesses over the years, including a freight company and an auto body shop.



Sampling by various parties confirmed the presence of multiple contaminants at the property, including volatile organic and semi-volatile organic compounds. The site is currently tracked by the U.S. Environmental Protection Agency (EPA) as a potential hazardous waste site. In November 2011, a Voluntary Cleanup Program (VCP) application was accepted by the Division of Environmental Response and Remediation (DERR) and additional sampling under the program also revealed contamination on an adjacent property slated to be the future home of the new Ogden Juvenile Justice Center (JJC). The contamination on the JJC was identified in an area planned for a parking lot.

As part of the first phase of cleanup efforts started in May 2014, more than 30,000 tons of impacted soil were removed from the Ogden Gas property and the JJC property. A slurry wall was also installed to help manage potential groundwater contamination at depth. This phase of cleanup work was completed in October 2014.



While more cleanup work remains to be done on other portions of the Ogden Gas site, the VCP provided an approach to successfully characterize the property and begin cleanup. The VCP also resolved uncertainties by providing a mechanism to oversee this cleanup effort, and met the scheduling requirements of the applicant and the construction needs for the new JJC facility (pictured to the left). This facility is scheduled to open in 2015.

Proposed VCP Rules:

As part of the on-going management of the VCP, the DERR continues to evaluate the program and the needs of its stakeholders. As part of this process, the DERR is drafting rules for the program. The rules are limited, focused only on specific sections of the statute where they are required and simply memorialize current VCP practices and procedures.

The DERR forwarded the draft rules to stakeholders in the summer of 2014 for informal review and received comments from one party. The DERR discussed the proposed rules with the party, made a few changes and plans to initiate formal rulemaking later this year in accordance with Division of Administrative Rules requirements.

For further information regarding the proposed rules, please contact Bill Rees at (801) 536-4167.

EPA Brownfields Benefits:

Results from five recent pilot studies show a 32 to 57 percent reduction in vehicle miles traveled when development occurred at a Brownfield site rather than a greenfield. Fewer miles traveled means a reduction in air emissions.

In addition, as of June 2014, the EPA reports 21,764 properties were assessed, 44,822 acres were made ready for reuse, \$21.3 billion dollars were leveraged and 97,500 jobs were leveraged as well due to assessment, cleanup and redevelopment. These numbers include State and Tribal programs.

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 submitted to the DERR. For further information, please contact Bill Rees of the DERR at (801) 536-4167.

Quality Assurance/Quality Control for Data

Analytical data is used for various purposes, and helps in determining whether there is a risk to human health and the environment from contaminated media. As a result, it is important not only to have data, but also to have the ability to show that the data is valid and can be used in the way a party is trying to use it. This is one of the reasons why quality assurance/quality control (QA/QC) is important.

In short, QA/QC provides tools and procedures to establish data quality indicators and measure and evaluate data. Data quality indicators are a measurement of the quality of the data itself. A Quality Assurance Project Plan (QAPP) spells out how data quality indicators will be measured and then discusses the data quality objectives these indicators must meet for the data to be considered reliable for decision making purposes.

A QAPP is required for projects generating data under the VCP. While all projects are different, requiring different QA/QC tools, some of the important tools are discussed below. For instance, the PARCCS parameters (precision, accuracy, representativeness, completeness, comparability, and sensitivity) are data quality indicators that should be discussed in all VCP QAPPs. In addition, field duplicates, split samples, and laboratory QA measures are also important under the VCP and should be clearly defined. Finally, a Level III reporting package (or equivalent) contains pertinent laboratory QA information so the data can be evaluated under the program to ensure data quality objectives are met.

Quality assurance/quality control is a complex topic. If you have any questions, please contact Joe Katz of the DERR at (801) 536-4104 to discuss QA/QC issues.

500 South Multi-Family Housing Project

The 500 South Multi-Family Housing Project Enforceable Written Assurance (EWA) site is located at the southeast corner of 500 South 300 East, Salt Lake City. Historical records indicate the property was once developed with various residences as well as commercial operations such as a former drycleaner and gas station. On March 19, 2013, an EWA application was submitted to help facilitate the redevelopment of this property into apartment units.

As part of the EWA application, Phase I and Phase II Environmental Assessments were submitted. The Phase I was conducted in accordance with AAI requirements and the identified historical Recognized Environmental Conditions at the property included a possible drycleaner and a release from a former gas station. The gas station property had previously been cleaned up under the DERR's Underground Storage Tanks program. Sampling as part of the applicant's due diligence revealed low levels of petroleum hydrocarbons on-site and no drycleaning related compounds above screening levels.

Based on the information in the application, an EWA was issued April 29, 2013. The residual contamination associated with the former gas station, as well as any other possible contamination encountered during construction, is managed through the Reasonable Steps accepted for the site. The EWA and remediation overseen by the DERR helped facilitate the reuse of this former gas station.



Location of the former gas station.



Construction of new apartments.

Clean-up Information Website

The Hazardous Waste Clean-Up Information (CLU-IN) web site was developed by the EPA and provides information about innovative treatment and site characterization technologies among other valuable information.

The web site is an important resource that describes programs, publications, and other tools for federal and state personnel, consulting engineers, technology developers and vendors, remediation contractors, researchers, community groups, and individual citizens. In 2014 alone, CLU-IN had over 700,000 document downloads and hosted over 120 internet seminars with more than 20,000 live participants.

The site is intended as a forum for all waste remediation stakeholders. For more information, please visit: <http://www.clu-in.org/>

EPA Conference:

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

Brownfields 2015 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:

84 VCP applications have been received and 43 Certificates of Completion have been issued since the program began in 1997. Approximately 997 acres have been returned to a state of beneficial re-use.

Enforceable Written Assurance Statistics:

The DERR has received 81 EWA applications and issued 68 EWAs since the program began in 2006.

Community Involvement for Vapor Intrusion Sites

A new document called "Community Involvement for Superfund Sites Affected by Vapor Intrusion," is now available online. This document discusses communication strategies and community outreach for sites affected by vapor intrusion. The document contains tips on reporting sampling results and mitigation options, as well as addressing community involvement at sites with a newly identified vapor intrusion exposure pathway.

The document is located at: <http://www.epa.gov/superfund/community/pdfs/toolkit/>



DIVISION OF ENVIRONMENTAL RESPONSE AND REMEDIATION

195 North 1950 West
Salt Lake City, Utah, 84116

Telephone: (801) 536-4100
Fax: (801) 536-8853

For questions or suggestions regarding this or future newsletters, please contact:

Leigh Anderson
Telephone: (801) 536-4127

Utah Communities Apply for EPA Grants

EPA Brownfields grants, such as Area-Wide Planning and Assessment, Revolving Loan Fund and Cleanup (ARC) grants, are tools to address Brownfields in Utah. The grants are competitive and Utah communities compete with other communities from across EPA Region 8 and the nation for these awards. Utah applicants have received these awards in the past and both Orem City and Salt Lake County recently applied for different EPA Brownfields grants.

In September 2014, Orem City applied for an Area-Wide Planning grant for the Geneva Road corridor. If awarded, the grant will help the City build on recent planning efforts for the area. The major aims of the project include: seeking public engagement to create a vision for the corridor; inventorying existing and past land uses, infrastructure, environmental concerns and businesses; and developing a

planning document which will enable the community to develop a long-term vision and path forward for the revitalization of the Geneva Road corridor.

In December 2014, Salt Lake County applied for a Community-Wide Assessment grant for the Meadowbrook area located in the Millcreek Township. By receiving the grant, the County hopes to conduct assessment work to help remove the uncertainty associated with an industrial area and ultimately facilitate development of a transit supported district concentrated around the Meadowbrook and Murray-North light rail stations.

The DERR assisted Orem City and Salt Lake County by reviewing the applications as well as providing technical comments and letters of support. EPA will announce the winners of this competitive process in Spring 2015.

About Our Organization

The VCP/Brownfields Program is administered through the Division of Environmental Response and Remediation (DERR), 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 us, please see our website.

We're on the Web!

www.environmentalresponse.utah.gov