

Public Notice

30-Day Comment Period
Redwood Road Dump, VCP Site C121

Investigations have identified environmental impacts exceeding a residential screening level at the property located at 1850 West Indiana Avenue, Salt Lake City, Salt Lake County, Utah. Fill material was reported to exceed the Environmental Protection Agency (EPA) Residential Screening Level (RSL) for cadmium and benzo(a)pyrene, and a localized area of native soil was reported to exceed the Utah Department of Environmental Quality (UDEQ) background level for arsenic. Groundwater was reported to exceed EPA Maximum Contaminant Levels (MCLs) for arsenic and an EPA Tap Water Screening Level for 1-4 dioxane, hexavalent chromium, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS). Chloroform was reported to exceed an EPA Vapor Intrusion Screening Level (VISL).

The owner of the Site, Salt Lake City Corporation (SLCC, The City), has enrolled the property in the UDEQ Division of Environmental Response and Remediation's (DERR's) Voluntary Cleanup Program (VCP) in order to properly address the impacts prior to Site redevelopment. The property will be developed as a tiny home village to consist of numerous tiny homes, a medical clinic, and two public buildings. The City plans to lease the property to The Other Side Academy (TOSA), who will construct and operate the Tiny Homes Village (TOSV).

SLCC has worked with the DERR to develop a Remedial Action Plan that will address all impacts identified on the Site. Site work is anticipated to start in the summer of 2023. The initial phase will be removal of impacted material. Approximately one month has been set aside for this task. Grading and site preparations will begin after impacted material removal and are anticipated to take one and one-half months. Approximately eight months have been set aside for construction of the tiny homes, community facilities, and the retail and clinic buildings, bringing the final phase of construction to be completed in June 2024. Groundwater will be managed through institutional controls consisting of an Environmental Covenant restricting access to groundwater. A groundwater monitoring program will be established once development is complete. The potential for vapor intrusion will be managed using standard vapor intrusion mitigation practices.

Following completion of remediation activities, a Site Management Plan will be generated to define the site management, monitoring, and inspection requirements, continuing obligations, activity and use limitations, and reporting requirements. Engineering controls and institutional controls will be incorporated at the Site to ensure continued protection of human health and the environment.

Additional information is available on SLCC's website (<https://www.slc.gov/sustainability/tosv-environmental/>). The Remedial Action Plan may be viewed, and comments on the plan received, at the Utah DEQ/DERR offices at the address below. The Public Comment period will commence on June 23, 2023 and comments will be received through July 23, 2023.

Please send comments to:

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