AGEC
Applied GeoTech

CORRECTIVE ACTION PLAN

FORMER SANDY FIRESTONE
253 WEST 9000 SOUTH STREET
SANDY, UTAH
DWQ ID 14592

PREPARED FOR:

WDG EAST SANDY LLC AND
UTAH DIVISION OF WATER QUALITY
195 NORTH 1950 WEST, FIRST FLOOR
SALT LAKE CITY, UTAH 84114

ATTENTION: DAN HALL

AGEC PROJECT NO. 1200656

SEPTEMBER 9, 2020

600 West Sandy Parkway • Sandy, Utah 84070 • (801) 566-6399 • FAX (801) 566-6493

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1.0 INTRODUCTION

This report presents the Corrective Action Plan (CAP) for the former Sandy Firestone at 253 West 9000 South Street in Sandy, Utah. It has been prepared to address impacts to the subsurface soil and groundwater resulting from a release of petroleum in the presumed vicinity of subsurface hydraulic lifts identified during a subsurface investigation in August 2019. The release was reported to the Utah Department of Environmental Quality with incident number 14592 (Appendix D). This CAP has been prepared by Applied Geotechnical Engineering Consultants, Inc. (AGEC) for WDG East Sandy LLC and the Utah Division of Water Quality (DWQ).

1.1 Site Background

The majority of the property was used as part of a cultivated field from before 1937 until 1975 when the existing building was constructed. The building was occupied by David Early Tires from 1975 to 2004 and then by Firestone Tire and Auto Center since they acquired the David Early Tire chain. The building was vacated in April 2019.

1.2 Site Description

The subject property is occupied by a vacant Firestone tire store at 253 West 9000 South Street. The "T"-shaped, 5,060 square-foot, one-story, masonry block structure does not have a basement. The building includes a flat-built-up roof supported by wood/metal joists with a clear height of about 13 feet in the shop areas. The north end of the building consists of a repair shop with three overhead doors on the east side and three on the north. There are six floor drains in the shop. The concrete floor has been patched where presumably single-post hydraulic lifts or other subsurface equipment was abandoned. Southeast of the north shop is the lobby and a restroom and a hallway to the south end of the building. South of the west end of the north shop is presumably a storage room with no floor drains. Farther south is another shop area with two bays and overhead doors on the east and west sides. Two floor drains and presumably concrete-filled subsurface hydraulic lifts were in the floor. The south end of the building is another storage room where the overhead doors have been replaced with masonry block walls. Three floor drains and presumably concrete-filled subsurface hydraulic lifts were in the floor. Presumably all the floor drains in the building are connected to the oil and grease separator west of the building. Significant staining of the concrete floors in the building was not observed. The integrity of the separator is unknown and it was a potential source of contamination to the subsurface soil and groundwater if it had leaked oil-contaminated water. An empty fenced enclosure is west of the building. A trash dumpster enclosure with some tires is by the southwest corner. Asphalt and concrete-paved parking lots with storm drains surround the building.

Our site visit, interviews and records research indicate no evidence of above-ground or underground fuel storage tanks remain on the property. One 500-gallon waste oil tank was

removed from southwest of the building in 1998. Presumably new and waste oil and antifreeze were stored in above-ground tanks and drums when the tire facility was active.

There is one closed LUST file on the property related to soil contamination (only oil and grease) detected during the removal of a waste oil tank in April 1998, adjacent to the west of the tire store. There was evidence of holes in the bottom of the tank and some soil staining was evident during the closure activities. Two soil confirmation samples were obtained and oil and grease contamination was found in one of the samples at concentrations below the Utah ISL. No solvents or other VOCs were detected in the two confirmation samples obtained during the tank closure activities. The groundwater was apparently just below the bottom of the tank excavation and was not sampled during the tank removal activities. After reviewing the reports documenting the sampling efforts, the DERR recommended that no further action would be required and the LUST file (DERR facility 4001904, release KLP) was closed in October 1998. No registered underground tanks remain at this facility (Appendix C).

North of the property is 9000 South Street, a seven-lane, asphalt-paved road with concrete curbs, gutters and sidewalks. North of the road is an Econo Lodge hotel. To the northeast is a Larry H. Miller Used Car Supermarket. To the west is the new Interstate 15 collector lane and bridge over 9000 South Street in the vicinity of where 255 West Street was located. West of the new road is the north-bound off-ramp from Interstate 15. To the south is a Jiffy Lube and a multi-tenant commercial building occupied by Utah Islamic Center, Sage CDL Training and Argenta home theater. The Jiffy Lube has above-ground oil tanks. To the southeast is At Home and parking lots. To the east is a Sconecutter restaurant at 225 West 9000 South Street. Farther to the east across the parking lot is a Sinclair gas station.

A search of the Utah Division of Water Rights database was conducted to determine the location of water rights diversions within ¼ mile of the center of the property. There is one water right point of diversion within ¼ mile of the center of the property. The Utah Division of Water Rights records indicate that the water right is for domestic, irrigation and stock watering purposes. There are no water rights on the subject property. A list of nearby water rights points of diversion is included as Appendix A.

1.3 Summary of Previous Sampling Activities

AGEC previously performed a Phase 1 Environmental Site Assessment (ESA) on the subject property. Findings of the study were reported to Wright Development Group Inc. under AGEC Project No. 1190500, dated July 5, 2019. The assessment included the adjacent Sconecutter restaurant parcel to the east. This assessment revealed no evidence of recognized environmental conditions in connection with the property with the following exceptions:

A. It appears the tire shop had numerous subsurface hydraulic lifts. AGEC was unable to find documentation when and how the lifts were abandoned. As the lifts may have leaked or still contain hydraulic oil, potentially containing PCBs, the lifts are a recognized environmental condition.

B. The floor drains in the building are presumably connected to the oil and grease separator west of the building. The integrity of the separator is unknown and is a potential source of contamination to the subsurface soil and groundwater. The oil and grease separator is a recognized environmental condition.

Previous sampling in the vicinity of the removed waste oil tank on site in 1998 did not detect significant soil contamination although the tank reportedly had holes and soil contamination was observed. Additional sampling in the vicinity of the tank could be performed to help determine if significant soil and groundwater contamination remains on site.

A release of diesel fuel was observed near a storm drain installation in 2000, near the north end of the subject property. The location and source of the release was not identified. A subsurface investigation near the north end of the property could be performed to help determine if this release has impacted the subject property.

To help determine if significant soil or groundwater contamination exists on site in the vicinity of the hydraulic lifts, oil and grease separator, waste oil tank and north edge of the property, AGEC proposed a limited subsurface sampling investigation by obtaining soil and groundwater samples from six boring locations inside the building and three outside (Figure 1). This sampling event was not intended to delineate the extent of the contamination, if present, in the soil or groundwater. Findings of the study were reported to Wright Development Group, Inc. under AGEC Project No. 1190535, dated August 16, 2019.

The interior borings (GP-1 to GP-6) were advanced approximately 12 to 15 feet to extend below the presumed bottom of the subsurface equipment into the groundwater. Based on several of the borings, it appears there is some concrete at the bottom of the hydraulic lifts. The borings were located adjacent to the lifts or patched areas in the concrete floor to avoid the buried concrete and allow sampling of the subsurface soil and groundwater.

The exterior borings were located in the vicinity of the waste oil tank (GP-7), the oil and grease separator (GP-8) and the north property edge by 9000 South Street (GP-9). The borings were advanced approximately 15 feet to extend below the presumed bottom of the former tank and oil and grease separator into the groundwater.

AGEC personnel arranged for a Utah-licensed drilling subcontractor (Earthprobe) to perform the subsurface sampling using a Geoprobe truck-mounted rig and a limited access Geoprobe 54LT rig. Soil and groundwater environmental samples were obtained from each of the environmental borings. The soil samples were obtained with the use of a Geoprobe driving an approximately 2-inch diameter sampling rod. The soil was logged and continuously sampled to the bottom of the borings. The subsurface soil below the fill generally consisted of lean clay to about 14 feet where poorly-graded sand was encountered. The soil was field screened with the use of a photo ionization detector (PID) to help identify soils that have been impacted by volatile organic compounds. Evidence of soil staining and petroleum odors were noted in Borings GP-4 to GP-6 and GP-8. Elevated PID readings were recorded for Borings GP-4 to GP-6, GP-8 and GP-9 and are indicated on Table 1 in Appendix B.

Soil samples were obtained from the borings at depths with the greatest evidence of soil staining and/or elevated PID readings. If no evidence of elevated PID readings were observed, one soil sample from each boring was obtained near the fill/native soil interface or groundwater interface. The soil samples were placed in new glass jars provided by the analytical laboratory with no head space while wearing new disposable gloves.

The groundwater samples were obtained from each boring with the use of a decontaminated steel screen set in the bottom of the boring. The water samples were obtained with a disposable hose and a peristaltic pump. The groundwater samples were transferred directly to 40 ml glass vials equipped with Teflon septa, preserved with 2 percent hydrochloric acid and 1-liter amber bottles as provided by the analytical laboratory. The soil and groundwater samples were obtained in general accordance with the sampling protocol as set by Utah State and the Environmental Protection Agency. The sample jars, vials and bottles were labeled with the location, depth, date and time, immediately stored in a cooler with ice and transported with chain of custody forms to a Utah-certified analytical laboratory. The six building interior soil and groundwater samples were submitted to the laboratory for analysis of oil and grease (O&G), PCBs and total volatile organic compounds (VOCs). The samples from GP-7 and GP-8 were analyzed for O&G, VOCs, TPH-diesel (TPH-DRO) and TPH-gasoline (TPH-GRO). The samples from GP-9 were analyzed for VOCs, TPH-DRO and TPH-GRO. Chain of Custody forms supplied by the analytical laboratory were used.

After the soil and groundwater samples were obtained, the depth to groundwater was measured between 7 and 8 feet in each boring. The borings were filled with granular bentonite clay and the concrete floor or asphalt pavement was patched.

PCBs were not detected above the laboratory method detection limits in the soil and groundwater samples. The detected concentrations of O & G, TPH-DRO, TPH-GRO and

naphthalene were compared to the Utah ISL and RBCA Tier 1 screening levels to help determine if the contaminant concentrations in the soil or groundwater were above the likely remedial action levels for underground tank or near surface releases. The other detected VOC contaminants, (acetone and carbon disulfide), were compared to the commercial/industrial and residential May 2019 EPA Regional Screening Levels (RSL) for Chemical Contaminants at Superfund Sites. RSLs are not necessarily cleanup standards. The RSL's role in site "screening" is to help identify areas, contaminants, and conditions that may require further attention at a particular site.

The only contaminant detected above the Utah ISL in the soil was O & G in sample GP-6 at 8 to 9 feet at 1,310 mg/kg which is above the ISL of 1,000 mg/kg. The other detected concentrations were below their respective Utah ISLs, as indicated on Table 1 in Appendix B. The detected concentration of acetone for the sample from GP-9 at 4 to 5 feet was below the May 2019 residential and commercial RSLs.

Contaminants detected in the groundwater samples above the laboratory method detection limits were limited to O & G in Borings GP-4 to GP-6. The concentrations of O & G were above the Utah ISL and RBCA Tier 1 screening levels of 10 mg/L in samples GP-4 (23.1 mg/L) and GP-6 (11.1 mg/L) and near the action level in GP-5 at 9.81 mg/L. The concentration of carbon disulfide in sample GP-8 was below the EPA tap water standard. The groundwater test results are summarized on Table 2 in Appendix B.

1.4 Target Cleanup and Objectives

As the property is intended to be redeveloped for commercial purposes with a multi-tenant retail strip building, the purpose of the corrective action at the site is to protect human health and the environment by reducing the oil and grease concentrations in the site soil and groundwater to levels below the Utah ISL, pursuant to UAC R311-211-6 and to the applicable Utah Water Quality Standards (UAC R317-6-2). As there are no soil standards or groundwater standards for TPH-GRO, TPH-DRO, or O&G/TRPH in the Utah Water Quality Standards, the Utah DERR ISLs will be applied as the cleanup standard for those analyses. These levels are summarized in Table 3 in Appendix B.

2.0 CORRECTIVE ACTION COMPARISON AND SELECTION

2.1 Site and Contaminant Characteristics

Site characteristics related to corrective action include the following:

- The associated impacted soils and groundwater are in an area adjacent to three subsurface hydraulic lifts in the south end of the building. The soil and groundwater was impacted by oil and grease. No other contaminants were detected above the applicable screening levels in the sampling on site.

- The historical waste oil UST was removed from west of the building in 1998. The product piping, if encountered, will be removed and properly disposed of during the excavation work.

- Based on the previous sampling investigations, the total volume of the impacted soils presumably related to the release that may need to be removed is estimated to be approximately 120 cubic yards. The area of impacted soil and groundwater above the ISL is estimated at approximately 800 square feet (20 by 40 feet). The depth of the impacted soil is generally from 7 to 9 feet below the ground surface. Presumably there is at least 5 to 6 feet of uncontaminated overburden soils above the impacted soil. Fill presumably surrounds the lifts to depths around 7 feet.

- The subsurface water table is approximately 7 to 8 feet below the ground surface with a presumed gradient to the northwest.

- The subsurface soil below the fill generally consisted of lean clay to about 14 feet where poorly-graded sand was encountered.

- The impacted groundwater above the ISL is presumably located around the three hydraulic lifts in an area approximately 20 feet east-west and 40 feet north-south.

- The impacted soils or groundwater are unlikely to extend off site. The excavation work will not extend into the sidewalk or street right of ways or off site to the south or east. If impacted soil remains below the adjacent streets, sidewalks and properties, Blue Stakes of Utah will be notified.

2.2 Corrective Action Options

Corrective action options considered and evaluated are as follows:

2.2.1 Removal of the contaminated soil above the Utah ISL soil standards.

2.2.2 Removal of the remaining product piping, if encountered.

2.2.3 Soil vapor extraction would not be effective at significantly reducing the contamination due to the clayey and silty soils encountered. This option was rejected as not feasible.

2.2.4 Continued sampling, monitoring and possible treatment of the groundwater contamination if it continues to exceed Utah groundwater ISL standards following the excavation of the impacted soil.

2.2.5 Management of groundwater encountered during subsurface soil removal and site development work (including permitting of discharges, as warranted).

2.3 Selected Corrective Action Options

2.3.1 Soil removal to Utah ISL standards.

2.3.2 The remaining product piping, if encountered, will be removed during the excavation work.

2.3.3 Sampling and monitoring of the groundwater contamination if it continues to exceed Utah groundwater ISLs standards (including permitting of discharges, as warranted).

2.3.4 Groundwater management, including collecting, storing, sampling and discharge of groundwater encountered during subsurface site development work, including subsurface utility corridors and storm water system construction. Discharges will be permitted, as warranted.

3.0 CORRECTIVE ACTION DESIGN AND CONSTRUCTION DETAILS

3.1 Soil Excavation

The proposed area of excavation involving the removal of the contaminated soil above the Utah ISL will include the impacted soil near the three hydraulic lifts in the south end of the building. The estimated area of remediation (Figure 2) is approximately 800 square feet (20 by 40 feet).

Some uncontaminated overburden soil is anticipated to be encountered, overlying 2 to 4 feet of contaminated soil likely remaining near the groundwater interface. The petroleum-impacted soils will be removed and transported to ET Technologies Soil Reclamation facility in Salt Lake City or another licensed disposal facility and disposed of. The existing soil sampling data will be utilized to setup the soil disposal profile with the disposal facilities.

It is anticipated that most of the impacted soil can be visually segregated due to the staining and petroleum odors. Soil with visual contamination will be considered impacted and transported to the disposal facility. A photo-ionization detector (PID) will be available during the excavation work but it is not anticipated that it will prove to be a useful screening tool as most of the volatile organic compounds have presumably naturally attenuated. Copies of the waste manifests and disposal documentation will be included in the subsequent soil excavation summary report.

The uncontaminated overburden soil will be transported to the Salt Lake County Landfill upon approval from the landfill. The hydraulic lifts, piping and concrete will be segregated and subsequently disposed of at appropriate recycling facilities.

Prior to mobilization, Blue Stakes of Utah will be notified and the excavation area will be marked for underground utilities. The groundwater is anticipated to be encountered approximately 7 to 8 feet below the ground surface and the excavation is anticipated to extend to approximately 1 to 2 feet below the water table. Dewatering of the excavation will likely be necessary.

Confirmatory soil samples will be collected from the side walls and from the bottom of the excavation. A State of Utah Certified Soil and Groundwater Sampler will conduct the sampling following standard soil and groundwater sampling protocols. The confirmatory samples will be transported under chain-of-custody documentation to a Utah-certified laboratory for analysis within allowable holding times. Samples will be analyzed for MTBE, benzene, toluene, ethylbenzene, xylenes, naphthalene (MBTEXN) and for total petroleum hydrocarbons - gasoline range organics (TPH-GRO), total petroleum hydrocarbons - diesel range organics (TPH-DRO), oil and grease (O & G) and total recoverable petroleum hydrocarbons (TRPH). The confirmation samples are anticipated to be collected on

approximate 10-foot intervals along the side walls and on a maximum 10-foot spacing on the bottom of the excavation.

Acceptable contaminant levels for the remaining soil will be below the Utah ISL. Confirmation soil samples that do not meet the project specifications will result in further excavation work and resampling activities until the remaining soil contaminants are found to be below the Utah ISL.

3.2 Groundwater Treatment

During the removal of the impacted soil, the excavation will be dewatered in an attempt to remove impacted groundwater from the area. The water will be temporarily stored in Frac tanks, treated by air sparging, skimmers and/or filters and slowly disposed of into the local sewer system through a filter sock after sampling confirms that the water meets the conditions specified in the UPDES permit. During the dewatering efforts, water samples will be obtained from the Frac tanks prior to discharge and during discharge to help confirm the water meets the appropriate permit requirements for pH, total dissolved solids (TDS), lead, MBTEXN, O & G, TPH-GRO and TPH-DRO. Acceptable levels of the contaminants prior to discharge will be established by the local sewer district.

If groundwater sampling indicates groundwater contamination exceeds Utah groundwater ISL standards after the soil has been excavated, additional groundwater will be pumped and treated as necessary until the remaining water meets the cleanup standards.

3.3 Excavation Backfilling

Upon completion of the dewatering efforts and impacted soil removal, the excavated area will be backfilled with imported, uncontaminated fill.

3.4 Groundwater Management

During redevelopment of the subject property, subsurface utilities and a storm water system may be installed at depths that may encounter contaminated groundwater. The developer will dewater the excavation area to remove impacted groundwater from the work area. The water will be temporarily stored in Frac tanks, treated by air sparging and/or activated charcoal filters, slowly disposed of into the local sewer system, upon approval from the local sewer district. Acceptable levels of the contaminants prior to discharge will be established by the local sewer district.

4.0 PERMITTING REQUIREMENTS

4.1 Air Discharge Permit

According to Utah Administrative Code (UAC) R307-413-8, an approval order is not required to conduct soil or groundwater remediation using soil ventilation or air stripping provided that emissions are less than the de minimis limits listed in UAC R307-R13-2. The de minimis discharge limits in R307-R13-2 are 5 tons per year for volatile organic carbons (VOCs), less than 500 pounds per year (lbs/year) for any hazardous air pollutant, and less than 2,000 lbs/year for any combination of hazardous air pollutants. In addition, the levels of hazardous air pollutants shall not exceed the Toxic Screening Levels presented in UAC R307-410-4.

4.2 Water Discharge Permit

A Notice of Intent (NOI) for a UPDES General Permit for Treated Groundwater will be submitted to the Utah Division of Water Quality (DWQ), requesting a Utah Pollutant Discharge Elimination System (UPDES) permit. The UPDES permit will be required for groundwater extracted from the excavation, to be treated and sampled prior to discharge to the municipal sewer system.

4.3 Local Construction Permits

Applicable construction and building permits required by Salt Lake County and Sandy City will be procured.

5.0 PUBLIC NOTIFICATION

Upon initial review of the Corrective Action Plan by the Utah DWQ, a summary letter/public notice explaining the proposed remedial activities will be published in a nearby newspaper. The public will have at least 30 days to comment on the proposed work. Once the public comment period has ended, the DWQ will review the public comments, if any. The work will be scheduled to begin within 30 days of the end of the public comment period. The public notice will include the following information.

PUBLIC NOTICE
PUBLIC NOTIFICATION AND COMMENT PERIOD
September 10 to October 10, 2020

Hydraulic Oil Cleanup Project
Former Firestone property at 253 West 9000 South Street, Sandy, Utah

Notice of Corrective Action
A subsurface site investigation at the former Firestone property has identified oil-impacted soil and groundwater. The release was reported to the Division of Water Quality (DWQ) on August 26, 2020.

A Corrective Action Plan (CAP) has been developed to properly address the oil-impacted soil and groundwater.

Site Description
The facility (site) is located at 253 West 9000 South Street, Sandy, Utah. A release of petroleum (hydraulic oil) to the subsurface soil and groundwater was documented during a subsurface investigation in August 2019 in the vicinity of several subsurface hydraulic lifts. The building is planned to be removed and the site redeveloped.

Cleanup Measures
In order to protect human health and the environment, the property owner representative, WDG East Sandy LLC, has agreed to the following corrective action measures:

If encountered, petroleum-impacted soil above the Utah Initial Screening Levels (ISL) will be removed from the site. The soil will be disposed of at a regulated disposal facility. The soil will be disposed of at a regulated disposal facility. In addition, groundwater sampling and monitoring will be conducted if groundwater contamination exceeds Utah groundwater ISL standards upon completion of the soil excavation work. Groundwater encountered during soil removal and site development work, including construction of utility corridors and storm water systems, will be collected, stored, treated, tested and discharged in accordance with applicable laws and permits.

A UPDES permit and authorization from Sandy City Public Works Department will be obtained prior to discharge of the treated water to the Sandy City Storm Drain System.

Public Comment

The public is invited to review and comment on the proposed Corrective Action plan (CAP). At the conclusion of the comment period, the CAP will either be approved as presented or modified based on public feedback.

Public comments are invited any time prior to October 10, 2020. Written comments may be directed to:

Division of Water Quality
P.O. Box 144870
Salt Lake City, UT 84114-4870

All comments received prior to October 10, 2020 will be reviewed. A public hearing may be held if written requests are received within the first 15 days of this public comment period that demonstrate significant public interest and substantive issues to warrant holding a hearing.

For More Information
The CAP and related reports are available for review online at:
https://deq.utah.gov/public-notices-archive/water-quality-public-notices

The documents are available for review during normal business hours at the Division of Water Quality, 195 N. 1959 W., Salt Lake City. Additional information may be obtained by calling Wynn John (801) 536-4355 or by writing the aforementioned address.

In compliance with the Americans with Disabilities Act, individuals with special needs (including auxiliary communicative aids and services) should contact Dana Powers, Office of Human Resources at (801) 536-4413 (TDD 536-4415).

6.0 SAMPLING AND MONITORING PLAN

During the excavation of the petroleum-impacted soil, confirmation soil samples will be obtained. The following sections provide soil sampling, analysis, data validation and reporting procedures that will be followed during the implementation of the soil monitoring program.

6.1 Sampling Locations and Procedures

During the excavation and removal activities, soil samples will be obtained along the excavation side walls and bottom. The confirmation samples are anticipated to be collected on approximate 10-foot intervals along the side walls near the groundwater interface and on an approximate 10-foot spacing on the bottom of the excavation. At least 15 confirmation soil samples are anticipated to be obtained.

If groundwater is encountered, groundwater samples will be obtained from the excavation area during the dewatering process to monitor the progress of the remedial efforts. The water samples will be obtained from the excavation area with the use of disposable bailers or new disposable polyethylene tubing and a peristaltic pump.

The soil and groundwater samples will be obtained by a Utah Certified Groundwater and Soil Sampler in general accordance with the sampling protocol as set by Utah State and the Environmental Protection Agency. Each soil and groundwater sample will be placed in glass jars, vials and bottles as provided by the laboratory while wearing new disposable gloves. The sample jars, vials and bottles will be labeled with the location, depth and time, immediately stored in a cooler with crushed ice to maintain an appropriate temperature of approximately 4° C and transported with chain of custody forms to a Utah-certified analytical laboratory.

The soil and groundwater samples will be submitted to the laboratory for analyses to determine if significant concentrations of gasoline range organics (GRO) and diesel range organics (DRO) total petroleum hydrocarbons (TPH), oil and grease/total recoverable petroleum hydrocarbons (TRPH), MTBE, benzene, toluene, ethyl-benzene, total xylenes and naphthalene (MBTEXN), using EPA Methods SW-846 TPH-DRO-8015, SW-846 8260 and E-1664B are present on the property at the sampled locations. Quality control level 2+ will be used by the analytical laboratory.

6.2 Equipment Decontamination Procedures

Where possible, disposable sampling equipment such as latex gloves, disposable bailers and polyethylene tubing will be used to eliminate the possibility of cross-contamination and to eliminate or simplify decontamination procedures. Decontamination of sampling equipment to be reused will consist of washing and scrubbing the equipment with a detergent and water solution followed by rinsing with water and then dried with disposable paper towels or allowed to air dry.

6.3 Data Validation and Assessment

The objectives of the data validation and assessment program for the sampling investigations are to examine and validate the data and documentation from field and laboratory instrumentation and method quality assurance elements to help confirm that requirements specified in this CAP are met.

The soil and groundwater samples will be analyzed in the laboratory for TPH, oil and grease/TRPH, and MBTEXN in accordance with test methods SW-846 8260, 8015 and 1664 using Quality Assurance level 2+. The data validation reports will include analysis of the sample holding times, laboratory method blanks, laboratory control sample analysis, matrix spike analysis, matrix spike duplicate analysis, completeness of data and an overall assessment of the sensitivity, accuracy, precision, completeness, representativeness and comparability of the data. The method blanks, matrix spikes, matrix spike duplicates and laboratory control samples will be analyzed for each group of samples analyzed together by the laboratories. The group of samples may contain samples from other project sites that were prepared and analyzed at the same time as the samples submitted for this project.

The quality control target goals for the analytical work (surrogate, matrix spike and matrix spike duplicate recoveries) performed for this project will be recoveries of ±20%. If recoveries fall outside the specified range, the data will be qualified as "estimated" or "rejected." The completion goal for the analytical results will be 95%. The laboratory raw data will be provided by the laboratories. A complete analytical data package will be available upon request.

6.4 Sampling Summary Reports

A Sampling Summary Report (SSR) will be prepared at the conclusion of the sampling events. The SSR will include an introduction summary, sampling results summary, data validation report and corrective actions applied if necessary. The sample laboratory results will be submitted in the summary report along with the Utah laboratory certifications, chain of custody forms and other pertinent information.

6.5 Additional Excavation Work

If additional excavation work is necessary, based on the confirmation soil sample results, the impacted area will be excavated in a similar manner and the contaminated soil will be removed for disposal at an approved disposal facility. Additional confirmation soil samples will be obtained from the sidewalls and bottom of the new excavation to help confirm the excavation work meets the corrective action standards.

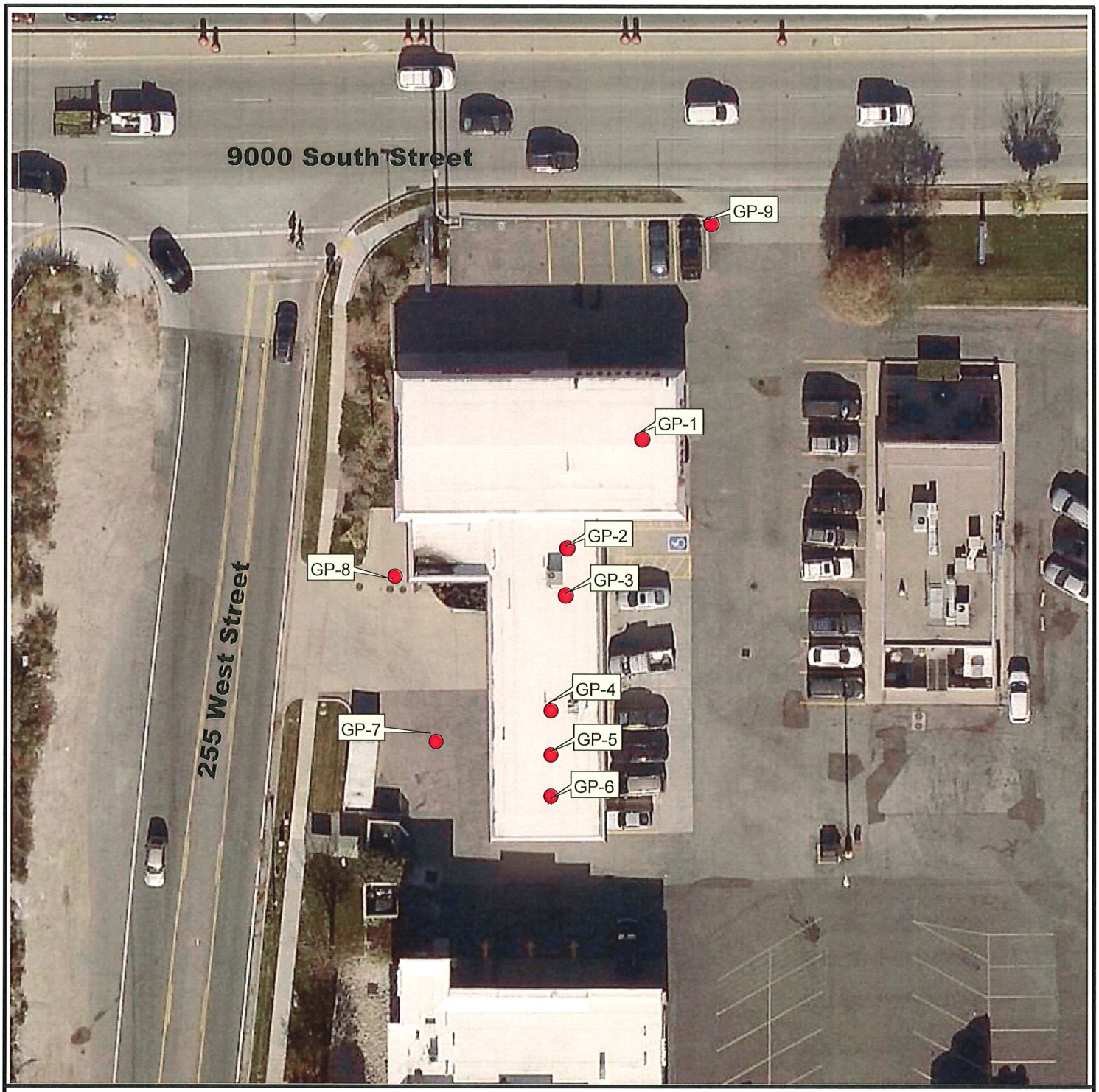
Upon approval of this CAP Summary Letter, the Public Notification described in Section 5 will be distributed.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Prepared by Thomas R. Atkinson

Reviewed by Douglas R. Hawkes, P.E, P.G.

FIGURES



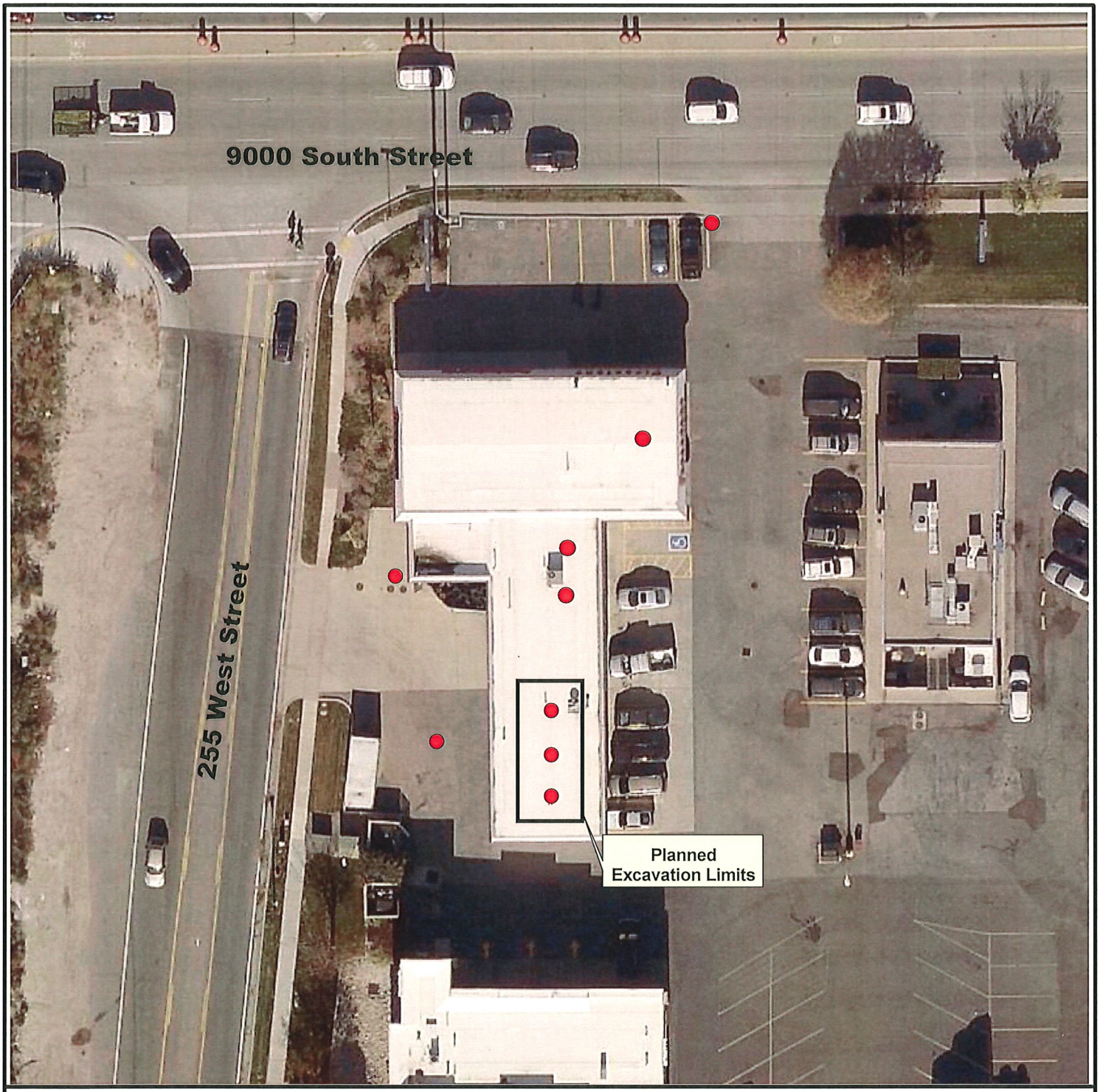
From SL County Aerial Photograph
November 10, 2018

VACANT FIRESTONE
253 WEST 9000 SOUTH STREET
SANDY, UTAH

N

Approximate Scale
1 inch = 40 feet

1200656	ABEC	Boring Locations	Figure 1



From SL County Aerial Photograph
November 10, 2018

N

Approximate Scale
1 inch = 40 feet

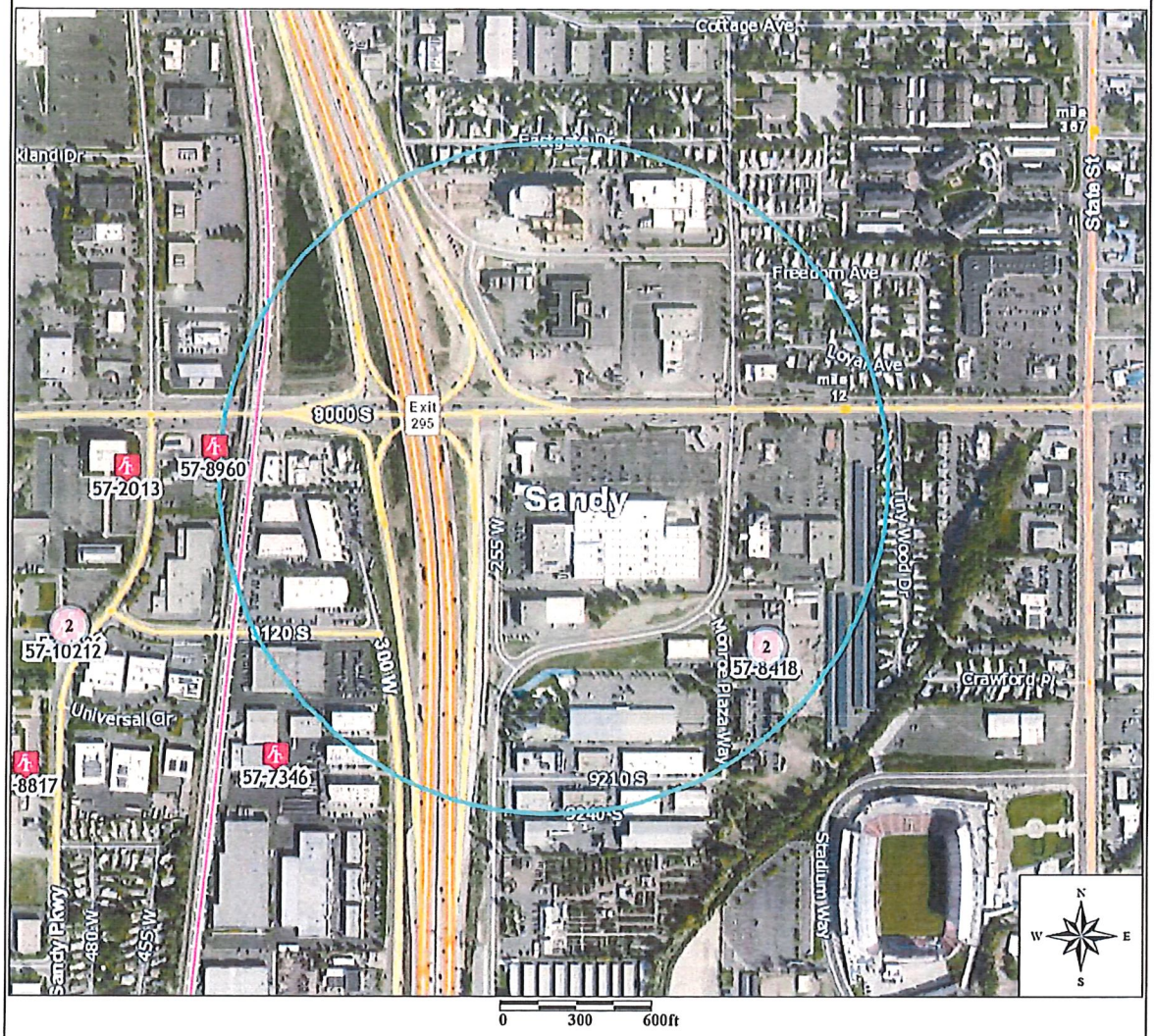
VACANT FIRESTONE
253 WEST 9000 SOUTH STREET
SANDY, UTAH

1200656	AGES	Planned Excavation Limits	Figure 2

APPENDIX A

WATER RIGHTS

Water Rights Map



Search Radius: 1320 ft.

From the SE corner North 2500 West 2000 section 01 township 3S range 1W SLbm

WR Number	Diversion Type	Well Log	Location	Status	Priority	Uses	CFS	ACFT	Address	Owner Name
57-8418	Underground	171	S802 W1188 E4 01 3S 1W SL	P	19610929	DIS	0.013	1.001	9119 SOUTH 150 WEST	JORGEN P. HERMANSEN

APPENDIX B

LABORATORY ANALYTICAL RESULTS TABLES

Table 1 - Soil Analytical Results
Sandy Firestone, 253 West 9000 South, Sandy, Utah

Sample ID	Depth (feet)	Sample Date	PID (ppm)	O & G (mg/kg)	TPH-DRO (mg/kg)	TPH-GRO (µg/kg)	Benzene (µg/kg)	Ethylbenzene (µg/kg)	MTBE (µg/kg)	Naphthalene (µg/kg)	Toluene (µg/kg)	Xylenes (µg/kg)	Acetone (µg/kg)
GP-1	7 to 8	8/1/2019	<2	<204	NA	<26.4	<2.64	<2.64	<2.64	<2.64	<2.64	<2.64	<13.2
GP-2	3 to 4	8/1/2019	<2	<180	NA	<23.5	<2.35	<2.35	<2.35	<2.35	<2.35	<2.35	<11.7
GP-3	7 to 8	8/1/2019	<2	<201	NA	<26.5	<2.65	<2.65	<2.65	<2.65	<2.65	<2.65	<13.3
GP-4	8	8/1/2019	380	455	NA	91.9	<2.32	<2.32	<2.32	<2.32	<2.32	<2.32	<11.6
GP-5	7	8/1/2019	490	266	NA	1,350	<2.54	<2.54	<2.54	3.65	<2.54	<2.54	23.1
GP-6	8 to 9	8/1/2019	300	**1,310**	NA	<24.4	<2.44	<2.44	<2.44	<2.44	<2.44	<2.44	<12.2
GP-7	7 to 8	8/1/2019	<2	<212	33.7	<28.3	<2.83	<2.83	<2.83	<2.83	<2.83	<2.83	<14.1
GP-8	4 to 5	8/1/2019	1,600	NA	32.0	<24.6	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	<12.3
GP-8	7 to 8	8/1/2019	55	<201	36.9	<26.7	<2.67	<2.67	<2.67	<2.67	<2.67	<2.67	<13.4
GP-9	4 to 5	8/1/2019	4,200	<184	29.7	<24.6	<2.46	<2.46	<2.46	<2.46	<2.46	<2.46	49.9
Utah ISL				1,000	500	150,000	200	5,000	3,000	51,000	9,000	142,000	
Utah RBCA Tier 1 SL				10,000	5,000	1,500,000	900	23,000	3,000	51,000	25,000	142,000	
EPA Residential RSL													61,000,000
EPA Commercial RSL													670,000,000

Bold = Concentrations above Utah Initial Screening Level (ISL)

Table 2 - Groundwater Analytical Results
Sandy Firestone, 253 West 9000 South, Sandy, Utah

Sample ID	Sample Date	O & G (mg/L)	TPH-DRO (mg/L)	TPH-GRO (µg/L)	Benzene (µg/L)	Ethylbenzene (µg/L)	MTBE (µg/L)	Naphthalene (µg/L)	Toluene (µg/L)	Xylenes (µg/L)	Carbon Disulfide (µg/L)
GP-1	8/1/2019	<5.00	NA	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-2	8/1/2019	<5.00	NA	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-3	8/1/2019	<5.00	NA	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-4	8/1/2019	***23.1***	NA	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-5	8/1/2019	9.81	NA	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-6	8/1/2019	***11.1***	NA	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-7	8/1/2019	<5.00	<0.496	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
GP-8	8/1/2019	<5.00	<0.495	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	2.98
GP-9	8/1/2019	NA	<0.494	<20.0	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00	<2.00
Utah ISL		10	1	1,000	5	700	200	700	1,000	10,000	
Utah RBCA Tier 1 SL		10	10	10,000	300	4,000	200	700	3,000	10,000	
EPA Tapwater RSL											810

NA = Not Analyzed
Bold = Concentrations above Utah Initial Screening Level (ISL)
Bold Italics = Concentrations above Utah RBCA Tier 1 Screening Level

Initial Screening Levels
November 1, 2005

Contaminants*	Groundwater *(mg/L)*	Soil *(mg/kg)*
Benzene	0.005	0.2
Toluene	1.0	9
Ethylbenzene	0.7	5
Xylenes	10.0	142
Naphthalene	0.7	51
Methyl t-butyl ether (MTBE)	0.2	0.3
Total Petroleum Hydrocarbons (TPH) as gasoline	1	150
Total Petroleum Hydrocarbons (TPH) as diesel	1	500
Oil and Grease or Total Recoverable Petroleum Hydrocarbons (TRPH)	10	1000

Tier 1 Screening Criteria
November 1, 2005

Tier 1 Screening Levels are applicable only when the following site conditions are met:
1.) No buildings, property boundaries or utility lines within 30 feet of the highest measured concentration of any contaminant that is greater than the initial screening levels but less than or equal to the Tier 1 screening levels AND,
2.) No water wells or surface water within 500 feet of highest measured concentration of any contaminant that is greater than the initial screening levels but less than or equal to the Tier 1 screening levels.

Contaminants *	Groundwater *(mg/L)*	Soil *(mg/kg)*
Benzene	0.3	0.9
Toluene	3	25
Ethylbenzene	4	23
Xylenes	10	142
Naphthalene	0.7	51
Methyl t-butyl ether (MTBE)	0.2	0.3
Total Petroleum Hydrocarbons (TPH) as gasoline	10	1500
Total Petroleum Hydrocarbons (TPH) as diesel	10	5000
Oil and Grease or Total Recoverable Petroleum Hydrocarbons (TRPH)	10	10000

UTAH DEPARTMENT of ENVIRONMENTAL QUALITY

COVID-19: In an effort to reduce the spread of COVID-19, The Utah Department of Environmental Quality is limiting person-to-person contact and will close our offices to the public starting on April 3. Please contact DEQ here (https://deq.utah.gov/general/contact-deq) to conduct business.

Standards: Utah Ground Water Quality Protection Program

Table 1 of R317-6-2.1

Parameter	CASRN	GWQS	Unit
Physical Characteristics			
Color		15.0	
Corrosivity		Noncorrosive	
Odor		3.0	
pH		6.5 – 8.5	
Inorganic Chemicals			
Bromate	7789-38-0	0.01	mg/l
Chloramine (as Cl2)	10599-90-3	4.0	mg/l
Chlorine (as Cl2)	7782-50-5	4.0	mg/l
Chlorine Dioxide	10049-04-4	0.8	mg/l
Chlorite	7758-19-2	1.0	mg/l
Cyanide (free)	143-33-9	0.2	mg/l
Fluoride	7681-49-4	4.0	mg/l

Nitrate (as N)	14797-55-8	10.0	mg/l
Nitrite (as N)	14797-65-0	1.0	mg/l
Total Nitrate + Nitrite (both as N)		10.0	mg/l
Metals			
Antimony	7440-36-0	0.006	mg/l
Arsenic	7440-38-2	0.05	mg/l
Asbestos (> 10 microns in length)	1332-21-4	7E+06	fibers/l
Barium	7440-39-3	2.0	mg/l
Beryllium	7440-41-7	0.004	mg/l
Cadmium	7440-43-9	0.005	mg/l
Chromium (total)	7440-47-3	0.1	mg/l
Copper	7440-50-8	1.3	mg/l
Lead	7439-92-1	0.015	mg/l
Mercury (inorganic)	7487-94-7	0.002	mg/l
Selenium	7782-49-2	0.05	mg/l
Silver	7440-22-4	0.1	mg/l
Thallium	7440-28-0	0.002	mg/l
Zinc	7440-66-6	5.0	mg/l
Organic Chemicals			
Pesticides and PCBs			
Alachlor	15972-60-8	0.002	mg/l
Aldicarb	116-06-3	0.003	mg/l
Aldicarb sulfone	1646-88-4	0.003	mg/l
Aldicarb sulfoxide	1646-87-3	0.004	mg/l
Atrazine	1912-24-9	0.003	mg/l

Carbofuran	1563-66-2	0.04	mg/l
Chlordane	57-74-9	0.002	mg/l
Dalapon (sodium salt)	75-99-0	0.2	mg/l
Dibromochloropropane (DBCP)	96-12-8	0.0002	mg/l
Dichlorophenoxyacetic acid (2, 4 -) (2, 4 - D)	94-75-7	0.07	mg/l
Dinoseb	88-85-7	0.007	mg/l
Diquat	85-00-7	0.02	mg/l
Endothall	145-73-3	0.1	mg/l
Endrin	72-20-8	0.002	mg/l
Ethylene dibromide (EDB)	106-93-4	0.00005	mg/l
Glyphosate	1071-83-6	0.7	mg/l
Heptachlor	76-4-8	0.0004	mg/l
Heptachlor epoxide	1024-57-3	0.0002	mg/l
Lindane	58-89-9	0.0002	mg/l
Methoxychlor	72-43-5	0.04	mg/l
Oxamyl (Vydate)	23135-22-0	0.2	mg/l
Pentachlorophenol	87-86-5	0.001	mg/l
Picloram	1918-02-1	0.5	mg/l
Polychlorinated biphenyls (PCBs)	1336-36-3	0.0005	mg/l
Simazine	122-34-9	0.004	mg/l
Toxaphene	8001-35-2	0.003	mg/l

2, 4, 5 - TP (Silvex)	93-72-1	0.05	mg/l
Volatile Organic Chemicals			
Benzene	71-43-2	0.005	mg/l
Benzo(a)pyrene (PAH)	50-32-8	0.0002	mg/l
Carbon tetrachloride	56-23-5	0.005	mg/l
Dichloroethane (1,2 -)	107-06-2	0.005	mg/l
Dichloroethylene (1,1 -)	75-35-4	0.007	mg/l
Dichloromethane	75-09-2	0.005	mg/l
Di (2-ethylhexyl) adipate	103-23-1	0.4	mg/l
Di (2-ethylhexyl) phthalate (PAE)	117-81-7	0.006	mg/l
2,3,7,8-TCDD (Dioxin)	1746-01-6	3E-08	mg/l
Dichlorobenzene (para -)	106-46-7	0.075	mg/l
Dichlorobenzene (o -)	95-50-1	0.6	mg/l
Dichloroethylene (cis - 1,2)	156-59-2	0.07	mg/l
Dichloroethylene (trans - 1,2)	156-60-5	0.1	mg/l
Dichloropropane (1,2 -)	78-87-5	0.005	mg/l
Ethylbenzene	100-41-4	0.7	mg/l
Hexachlorobenzene	118-74-1	0.001	mg/l

Hexachlorocyclopentadiene	77-47-4	0.05	mg/l
Monochlorobenzene	108-90-7	0.1	mg/l
Styrene	100-42-5	0.1	mg/l
Tetrachloroethylene	127-18-4	0.005	mg/l
Toluene	108-88-3	1	mg/l
Trichlorobenzene (1,2,4-)	120-82-1	0.07	mg/l
Trichloroethane (1,1,1-)	71-55-6	0.2	mg/l
Trichloroethane (1,1,2-)	79-00-5	0.005	mg/l
Trichloroethylene	79-01-6	0.005	mg/l
Vinyl chloride	75-01-4	0.002	mg/l
Xylenes (Total)	1330-20-7	10	mg/l
Other Organic Chemicals			
Five Haloacetic Acids (HAA5)		0.06	mg/l
Monochloroacetic acid (MCAA)	79-11-8		
Dichloroacetic acid (DCAA)	76-43-6		
Trichloroacetic acid (TCAA)	76-03-9		
Bromoacetic acid (MBAA)	79-08-3		
Dibromoacetic acid (DBAA)	631-64-1		

Total Trihalomethanes (TTHM)		0.08	mg/l
Bromoform	75-25-2		
Chloroform	67-66-3		
Bromodichloromethane	75-27-4		
Dibromochloromethane	124-48-1		
Radionuclides			
Combined Radium-226 and Radium-228	7440-14-4	5	pCi/l
Gross alpha particle activity, including Radium-226 but excluding Radon and Uranium		15	pCi/l
Uranium	7440-61-1	0.030	mg/l

APPENDIX C

DAVID EARLY TIRE #2 LUST FILE

FILE COPY

DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENVIRONMENTAL RESPONSE AND REMEDIATION

Michael O. Leavitt
Governor
Dianne R. Nielson, Ph.D.
Executive Director
Kent P. Gray
Director

168 North 1950 West
P.O. Box 144840
Salt Lake City, Utah 84114-4840
(801) 536-4100
(801) 359-8853 Fax
(801) 536-4414 T.D.D.
www.deq.state.ut.us Web

ERRU-480-98

August 7, 1998

David Early
1612 East 3300 South
Salt Lake City, Utah 84106

RE: Underground Storage Tanks (USTs)
Located at David Early #2, 253 West 9000 South, Sandy, Utah
Facility ID. #4001904, 500 gallon Waste Oil UST

Dear Mr. Early:

A review of the information you have submitted in the closure notice received on August 4, 1998, for the above referenced UST, indicates that no corrective action is required at the site at this time. The information you have submitted indicates that any detectable petroleum contamination at the site complies with state UST rules. Based upon these rules, there appears to be no threat to human health or the environment.

Corrective action may be needed in the future if contamination is found that threatens human health or the environment. Please contact William Moore at (801) 536-4100, if you have any questions regarding this matter.

Sincerely,

Kent P. Gray, Executive Secretary (UST)
Utah Solid and Hazardous Waste Control Board

KPG/WEM/kf

UTAH DERR/LUST RELEASE AND INITIAL "RBCA" SITE ASSESSMENT REPORT

SCANNED

Release Site No. 04/18KLP
Facility ID No. 4001904
Project Manager
Potential PST Funded Site? N

DERR-1998-005846
Spill Report/Info received by GKA

Date Received 4/21/98
Date Assigned
Date Confirmed

Name of reporting party Closure inspection Company Name Phone:
Name of RP (current o/o) David Early Phone:
Name of Release Locaion David Early #2 Phone:
Release site street address 253 W. 9000 S. City: Sandy, UT

Type of Release: ___ (piping: sucdon/pressurized) ___ tank (corrosion/fitdngs) ___ spill/overfill ___ pump island
Age (Years) and Construction of Tank(s) unknown - steel, Piping steel
Release Date(s) 4/20/98 - closure Suspected or Confirmed? Estimated Amount
Method of Determination: ___ failed TTT (volumetric/other) w/ leak rate of ___ gal/hr; ___ Leak Detector Alarm
___ Inventory loss (___ gal); ___ failed LTT (volumetric/other) w/ leak rate of ___ gal/hr
___ Field Instrumentation (Model/Type ___) w/ maximum readings of ___ units
✓ Permanent Closure (in-place/removal) w/ ✓ soil staining; ✓ odors; ___sheen on H_2O; ___ Analytical
___ Analytical Results; Soil (mg/Kg) B___, T___, E___, X___, N___, TPH___, O&G___, TRPH___
___ Analytical Results; Water (ug/L) B___, T___, E___, X___, N___, TPH___, O&G___, Solvents___
Substance Released: ___ Gas (UL/Reg) ___Diesel ✓Waste Oil ___New Oil ___Other (specify)
Native Soil Type Clay; Depth to contaminated soil (ft below grade)
Depth to Groundwater (GW) (ft below grade) 89'; Local/Regional GW flow dir. ___/___
Slope direction of local topography ___; Separation distance from soil contamination to GW (ft) ___
Distance/Direction to nearest water well (ft) ___/___; Dist./Dir. to nearest surface water (ft) ___/___
Dist./Dir. to nearest utility conduits (ft): ___/___Water; ___/___Sewer; ___/___Gas; ___/___Storm drain; ___/___Electric
Dist./Dir. to nearest structure/building (ft): ___/___; Dist./Dir. to nearest property boundary (ft) ___/___
Current Land Use: ___Residential; ___Commercial; ___Industrial; ___Other (describe)
Surrounding Land Use: ___Residential; ___Commercial; ___Industrial; ___Other (describe)
Misc.: Annual precipitation (inches/year) ___; Ground Cover at Site; ___

RELEASE IMPACTS

FUMES: ___Home* ___Business* ___Utilities* ___Outdoors ___Soils ___Water ___Other (specify)
DAMAGE: ___Soils ___ Groundwater (~___ft BLS) ___Surface Water* ___Drinking Water* ___Utilities*
___Land Surface* ___Biota/Wildlife* ___Free Product* ___ 3rd party impacts*
Utah State Risk Manager notified of 3rd party impacts (direct/potential) on: ___/___/___by:
Agencies Notified/On-Site: ___LHD ___DEQ/DERR ___DEQ/DE ___Fire Dept. ___EPA ___Other
** May indicate the need for emergency abatement action(s) & other agency involvement*

INITIAL ABATEMENT/CORRECTIVE ACTION PERFORMED

Estimated volume of contaminated soil removed/left in-place (cubic yards or tons)
Disposal location used
Number and type of confirmation samples collected
Estimated volume of contaminated groundwater removed (gallons)
Disposal location used
Number and type of confirmation samples collected
Was the extent and degree of contamination defined (Yes/No)? If "No", describe future work planned at the site:
Saw staining in sandy backfill and possibly in native ~~odor~~ soil. Soils had odor also, black-gray 6-8' below bottom end of tank

Staff Recommendations:

Attach site map showing depths, locations & results of all environmental samples collected as well as other relevant info.

UTAH UST PROGRAM — Facility ID No: 4001904

Permanent Closure Inspection

I. Ownership of Tank(s)

Owner Name: David Early
Address: 1612 E. 3300 S.
City: Salt Lake City State: UT Zip Code: 84106
Area Code: 801 Phone Number: 486-4324 Contact Person: David Early

II. Location of Tank(s)

Facility Name: David Early # 2
Street Address: 253 W. 9000 S.
City: Sandy State: UT Zip Code: 84070
Surrounding neighborhood: (check the best description of land use)
residential ✓ industrial/commercial Other

TANKS CLOSED	Tank No. 1	Tank No.	Tank No.	Tank No.	Tank No.
1. Estimated Capacity (gallons)	500				
2. Type (Steel, FRP, Composite)	Steel				
3. Substance Stored	used oil				
4. Date last used	Summer 1994				
4. Date Closed	4/20/98				
5. How closed (Rmvd, inplace, CIS)	removed				

Original # of tanks 1 - Closed tanks 1 + New tanks 0 = # of tanks remaining 0

TANK CLEANING AND REMOVAL:

GW & Soil Sampler: Jack Ashinhurst Cert. #: GS0191 Expiration Date: 4/98 renewed to 2000
UST Remover: Jack Ashinhurst Cert. #: TR 0064 Expiration Date: 6/99
1. Owner/Operator has an approved closure plan: (Y) N Copy of closure plan is on Site: (Y) N
2. Product removed: (Y) N By: Owner Disposed at: 1994
3. Sludge removed: (Y) N By: Safety-Kleen Disposed at: Safety-Kleen
4. Tanks cleaned: (Y) N By: Safety-Kleen Rinsate disposed at: Safety-Kleen
5. Non-explosive atmosphere inside tank obtained by: ___ Purging ___ Inerting. LEL or % Oxygen obtained:
6. Product lines were: ___ Cleaned, secured in place, and capped ___ Removed, disposal site: Intermountain Steel
7. Tank disposal site: Intermountain Steel 8. Soil disposal site:

SITE ASSESSMENT:

PID or FID meter readings (indicate location on the site plat.): ___ ___ ___ ___
Meter Type: ___ Gain or span: ___ Calibration specs: ___
1. Soil contamination is evident: (Y) N Depth of contamination: 0-3 feet ___ greater than 3 feet ✓ ~8'
2. Water contamination is evident: Y (N)? Depth to water table: ~10' Slope direction of surface topography W
3. # of samples collected: ___ GW 2 Soil 1 USC 4. Certified Lab: American West
5. Analysis Methods: TPH BTEX BTEXN (O&G) TRH (HOC) Other: ___
6. Inspector observed collection of samples: (Y) N Indicate location and depth of samples on the site plat.
7. Inspector collected duplicate samples and submitted them to the State Lab for analysis: Y (N)
8. Contaminated soil overexcavated: Y N (N/A) If yes, confirmation samples were collected: Y N

Will wait for sample results.

Inspector's Signature: Gary Astin Cert# TI0073 Date: 4/20/98

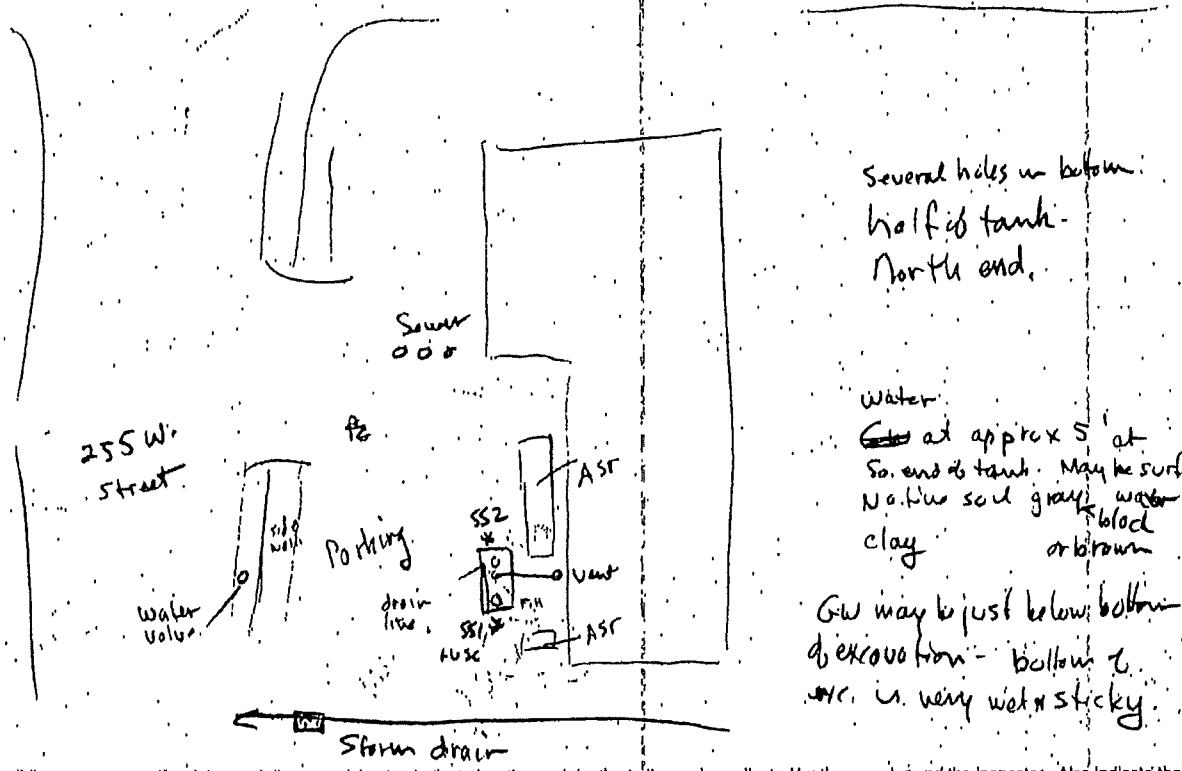
Distribution: White-DERR, Yellow-Inspector, Pink-Facility/Owner

Revised 12\95

CLOSURE INSPECTION SITE P[redacted]

Facility ID No. 4001904

04/18 KLP



Show locations of all buildings, streets, tanks, piping and dispenser islands. Indicate location and depth of all samples collected by the sampler and the inspector. Also indicate the location of any reported PID or FID readings.

Potential Receptors: Distance (in feet) to the nearest:

Residences now in sight | Commercial buildings 5' | Property line 30' W to street | Active water well ?

Surface water ? | Underground: Sewer ~~30'~~ | Water line ? | Natural gas line ?

Telephone line ? | Electrical line ? | Storm drain 20' S | Other (specify) ?

Comments: Other than storm drain, no underground utilities on this side of the building. Tank approx 4' dia 6' long. Odor staining in clayey sand-silt at north end of tank. May not be native soil. Took sample from next bucket down - gray silty, sandy clay w/ possible slight odor very wet. GW prob. just below. Depth approx 8-10'

I _____ (print name) certify that I inspected the above-named facility on _____ (month, day, year, time)

Inspector's Signature: Cert# Date:

Distribution: White-DERR, Yellow-Inspector, Pink-Facility/Owner

Revised 12\95

UNDERGROUND STORA[redacted]TANK PERMANENT CLOSURE NOTIC[redacted] (Revised 01/01/97)

Facility ID # 4001904

[redacted] / PERR

☐ HAND DELIVERED

State Use Only	
Date Processed	8/4/98 by WC
Date Mailed to ~~EHO~~	N/A
Samples In LUST File #	
Samples to LUST Review	
LUST Status	UST NFA <Seven

Closure Notice prepared at the request of the owner/operator (identified below) by A. J. Ashinhurst

of (company name) Ashinhurst Petroleum Service Phone # (801) 254-5351

Address 2353 W. Buckley Cir City So. Jordan State UT Zip 84095

FACILITY INFORMATION

Tank Owner David Early Phone # (801) 486-4324

[ ] sole proprietorship [ ] partnership [X] corporation

Address 1612 East 3300 South City S.L.C. State UT Zip 84106

Facility Name David Early #2

Address 253 West 9000 South City Sandy State UT Zip 84070

Contact person Ryan Reese Phone # (801) 255-4251

Number of regulated tanks at the facility before closure: 1

Number of regulated tanks at the facility after closure: 0

TANKS CLOSED

Tank #	1						
Date installed	unk						
Capacity	500						
Substance stored*	Used Oil						
Date last operated	1994						
Date closed	4-20-98						
How closed (Removed/In place)	Rem						

* Indicate the specific substance stored in each tank to be closed (regular, unleaded, diesel, waste oil, etc.)

TANK REMOVER Name A. J. Ashinhurst Cert. # TR0064 Exp. date 6-99

Company Ashinhurst Petroleum Service Phone # (801) 254-5351

Address 2353 W. Buckley Cir City So. Jordan State UT Zip 84095

SOIL/GROUNDWATER SAMPLER Name A. J. Ashinhurst Cert. # GS 0191 Exp. date 4-00

Company Ashinhurst Petroleum Service Phone # (801) 254-5351

Address 2353 W. Buckley Cir. City So. Jordan State UT Zip 84095

CLOSURE INFORMATION

[X] Fuel was emptied [X] Sludge was removed [X] Tank was cleaned.

Tank was: [ ] Purged [X] Inerted. Method Used: Dry Ice

Location of Closure Records David Early

For In-Place Closure: tanks filled with _____

For Change-In-Service: Substance to be stored _____

DISPOSAL SITES USED:

	Location Name	Contact Name	Phone #	Date	Amount
Tank(s)	Atlas Steel	Doug	978-8787	4-20-98	Tank # 1
Product From Tank(s)	Safety Kleen	Bob	975-0742	"	200 gal
Contaminated Water From Tank Cleaning	Safety Kleen	Bob	975-0742	"	10 gal
Sludge	Safety Kleen	Bob	975-0742	"	5 gal
Contaminated Water From Excavation	N/A				gal
Contaminated Soil	N/A				yd^3

Is any contaminated soil which was over-excavated still on-site? X Yes No ___ Not applicable

Was Free Product encountered during closure activities? NO If yes, please indicate thickness, _____Inches

SITE ASSESSMENT

Complete the Facility Site Plat (Closure Notice) and Sample Information Table (Closure Notice) on pages 3 and 4 to show the locations, depths, and other information on all soil/groundwater samples taken for closure. The samples must be consistently identified by sample ID # on the site plat, table, and lab analysis report.

[X] Completed Facility Site Plat (Closure Notice) is attached.
The following must be included (enter the distance, and direction (N,S,E,W) from the area of contamination or, where applicable, use OH for overhead, NP for not present):
___Water Line ___Sewer Line ___ Natural Gas ___ Storm Drain ___Telephone ___ Electrical ___ Property Line ___ Buildings

[X] Completed Sample Information Table (Closure Notice) is attached.
[X] Certified lab analytical environmental sample results are attached.
[X] Unified Soil Classification (USC) sample results are attached.
[X] Chain of Custody form is attached.
Samples were properly: [ ] Collected [ ] Labeled [ ] Packaged [ ] Transported
[X] Samples were in sight of the person in custody at all times or in a secured locked place.

I certify under penalty of law that the closure site assessment at this facility was conducted in accordance with R311-202 (parts 280.52 and 280.72) and R311-205 U.A.C., and that any additional samples required by R311-202 parts 280.52 and 280.72 and R311-205-2(a)(1) were properly collected.

Signature of Certified Groundwater/Soil Sampler _____

Full name of Certified Sampler Adrian J. Ashinhurst Date 7-30-98

If contamination at the facility is confirmed, any person providing remedial assistance for a fee must be a Certified UST Consultant. The Certified UST Consultant providing assistance is:

CERTIFIED UST CONSULTANT Name N/A Cert. # CC Exp. date _____

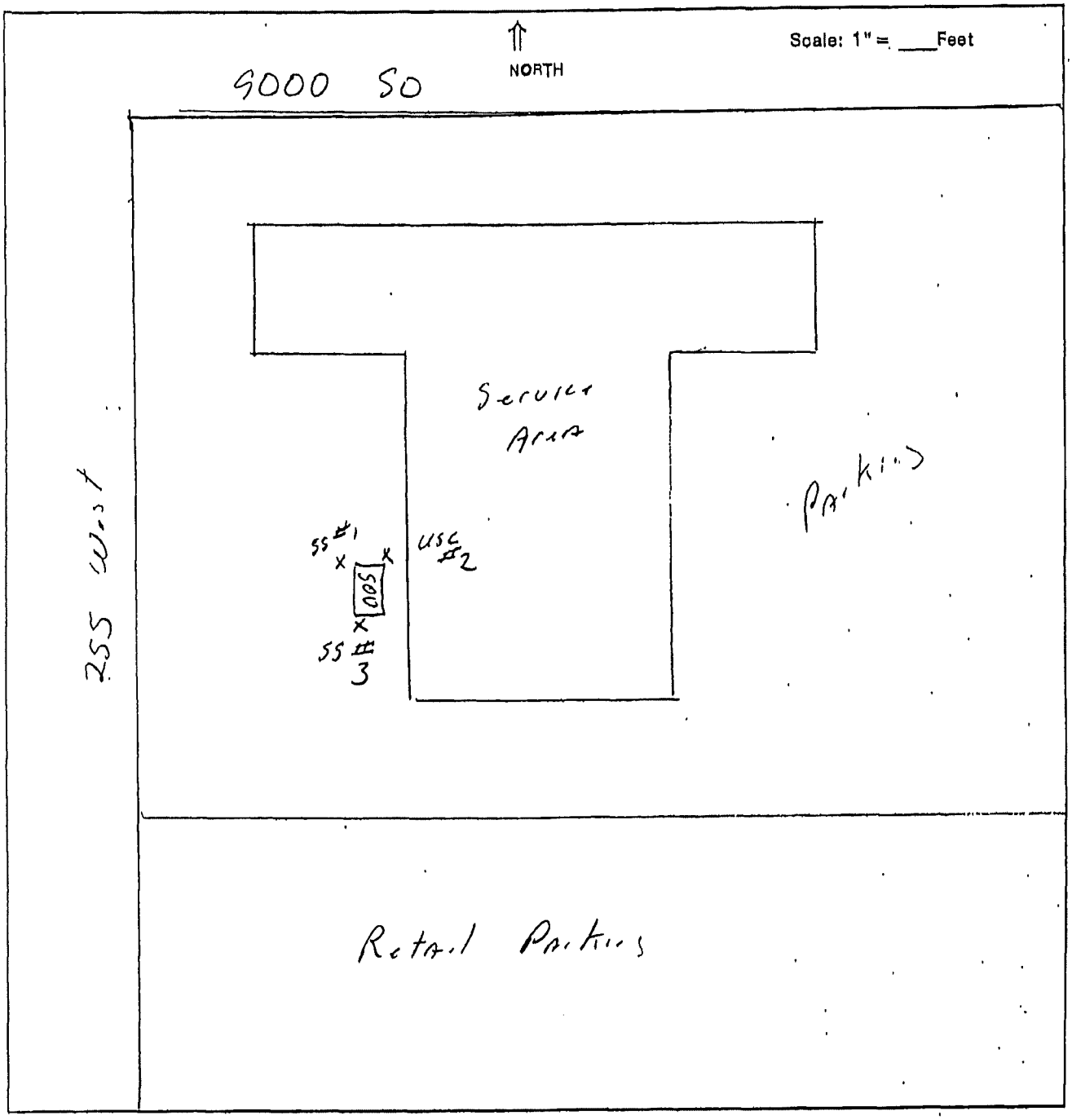
Company _____ Phone # (___) _____

Address _____ City _____ State _____ Zip _____

F[illegible]TY SITE PLAT (CLOSURE NOTICE)

The site plat must be drawn to an appropriate [illegible]dified scale. It must show actual sampling lo[illegible]ns, substances stored in tanks, and other relevant information. Tank and sample identification numbers must be consistent with the information given on p. 1 and 4 of the closure notice

Facility ID # 4001904 Drawn By A. J. Ashinhurst Date 8-1-98



X = Sample locations (SS-#, WS-#, USC-#)
▲ = Monitoring Wells (MW-#,)
O = Soil boring (SB-#), or Geoprobe Boring (GP-#)
● = Water Wells (domestic, livestock, etc.)
Slope of Surface Topography: (N, NW, W, SW, S, SE, E, NE)
Land Use At Site: __Residential __Commercial __Industrial
Surrounding Land: __Residential __Commercial __Industrial

Site Plat Must Indicate Actual Locations Of:
✔ Current & former tanks, piping & dispensers
✔ Excavations, GW monitoring wells & soil stockpiles
✔ Location & depth of all samples taken
✔ Buildings, fences, & property boundaries
✔ Utility conduits (sewers, gas, water, storm drains, electrical etc.)
✔ Depth to groundwater (if encountered)

[redacted] INFORMATION TABLE (Closure Notice) [redacted]

Complete table for all samples that were taken for closure. Sample ID numbers on me table must be consistent with the sample ID numbers given on the site plat and in the lab analysis report.

Sample #/Lab ID	Substance stored in tank	Sample type[1]	Depth[2]	Compounds[3]	Analysis method(s)[4]
1 L32891-1	Used Oil	Soil	8'	O&G, VOX	EPA 1664 & 8260
2 L32891-2	"		8'	USC	USC
3 L32891-3	"	Soil	8'	O&G VOX	1664 & 8260

1 Soil (SS), Groundwater (GW), or Unified Soil Classification (USC).
2 Final depth (in feet) below grade at which samples were taken.
3 Contaminant compound(s) analyzed for each sample (TPH, BTEXN, O&G, etc).
4 Appropriate analysis methods for contaminant compound(s) in each sample (8015 mod., 8020, 413.1, etc).

State Certified Laboratory used: American West Analytical Laboratories

Address 463 West 3600 South City S.L.C. State UT Zip 84115

Contact person Steve Getz Phone # (801) 263-8686

Please explain any unusual or extenuating circumstances encountered during the site assessment or closure:

I certify under penalty of law that I am the Owner of the tank(s) described above and that I am familiar with the information on this form and that it is true, accurate and complete and further, that the procedures described herein were followed during tank closure.

Signature of UST Owner [signature]

Full name of Owner David W. Eanly Date 8-4-98

Return completed Closure Notice form, Facility Site Plat and Sample Information Table, Soil/Groundwater sample lab analysis results, USC sample results, and Chain of Custody form within 90 days of UST Closure to:

State of Utah Dept. of Environmental Quality
Division of Environmental Response and Remediation UST Section
P.O. Box 144840
168 North 1950 West
Salt Lake City, Utah 84114-4840

Form Approved. OMB No. 2050-0068. Approval expires 1/31/95

Notification for Underground Storage Tanks

Implementing Agency Name and Address

STATE USE ONLY
ID NUMBER
DATE RECEIVED
A. Date Entered Into Computer ______
B. Data Entry Clerk Initials ______
C. Owner Was Contacted to Clarify Responses, Comments

TYPE OF NOTIFICATION

☐ A. NEW FACILITY ☐ B. AMENDED ☒ C. CLOSURE

____ No. of tanks at facility ____ No. of continuation sheets attached

INSTRUCTIONS

Please type or print in ink all items except "signature" in section V. This form must be completed for each location containing underground storage tanks. If more than five (5) tanks are owned at this location, photocopy the following sheets, and staple continuation sheets to the form.

GENERAL INFORMATION

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1974, that are in the ground as of May 8, 1986, or that are brought into use after May 8, 1986. The information requested is required by Section 9002 of the Resource Conservation and Recovery Act, (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or in the absence of such records, your knowledge, belief, or recollection.

Who Must Notify? Section 9002 of RCRA, as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means—

a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances, and

b) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

c) If the State agency so requires, any facility that has undergone any changes to facility information or tank system status (only amended tank information needs to be included).

What Tanks Are Included? Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances," and (2) whose volume (including connected underground piping) is 10% or more beneath the ground. Some examples are underground tanks storing: 1. Gasoline, used oil, or diesel fuel, and 2. industrial solvents, pesticides, herbicides or fumigants.

What Tanks Are Excluded? Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:

1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;
4. pipeline facilities (including gathering lines) regulated under the Natural Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State laws;
5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid traps or associated gathering lines directly related to oil or gas production and gathering operations;
9. storage tanks situated in an underground area (such as a basement, cellar, mineworking, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

What Substances Are Covered? The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 101 (14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute).

Where To Notify? Send completed forms to:

DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENVIRONMENTAL RESPONSE
168 NORTH 1950 WEST 1ST FLOOR
SALT LAKE CITY, UTAH 84116

When To Notify? 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use. 3. If the State requires notification of any amendments to facility, send information to State agency immediately.

Penalties: Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed $10,000 for each tank for which notification is not given or for which false information is submitted.

I. OWNERSHIP OF TANK(S)

Owner Name (Corporation, Individual, Public Agency, or Other Entity)
David Early

Street Address
1612 East 3300 So.

City State ZIP Code
S.L.C. UT 84106

County
Salt Lake

Phone Number (Include Area Code)
801 486-4324

II. LOCATION OF TANK(S)

If required by State, give the geographic location of tanks by degrees, minutes, and seconds. Example: Lat. 42, 36, 12 N Long. 85, 24, 17 W

Latitude ________ Longitude ________

(If same as Section I, mark this box ☐)

Facility Name or Company Site Identifier, as applicable
David Early

Street Address (P.O. Box not acceptable)
253 West 9000 So.

City State Zip code
Sandy UT 84106

County Municipality
S. L.

EPA Form 7530-1 (Rev. 2-92)

Printed on Recycled Paper

III. TYPE OF OWNER	IV. INDIAN
☐ Federal Government ☒ Commercial ☐ State Government ☐ Private ☐ Local Government	Tanks are located on land within an Indian Reservation or on other trust lands. ☐ Tanks are owned by native American nation, tribe, or individual. ☐

Tribe or Nation: _____

V. TYPE OF FACILITY

Select the Appropriate Facility Description

___ Gas Station	___ Railroad	___ Trucking/Transport
___ Petroleum Distributor	___ Federal - Non-Military	___ Utilities
___ Air Taxi (Airline)	___ Federal - Military	___ Residential
___ Aircraft Owner	___ Industrial	___ Farm
___ Auto Dealership	___ Contractor	X Other (Explain) Auto Shop

VI. CONTACT PERSON IN CHARGE OF TANKS

Name	Job Title	Address	Phone Number (Include Area Code)
DAVID EARLY	Pres	1612 E. 33rd St.	486-3330

VII. FINANCIAL RESPONSIBILITY

I have met the financial responsibility requirements in accordance with 40 CFR Subpart H: YES

Check All that Apply

☑ Self Insurance	☐ Guarantee	☐ State Funds
☐ Commercial Insurance	☐ Surety Bond	☐ Trust Fund
☐ Risk Retention Group	☐ Letter of Credit	☐ Other Method Allowed Specify

VIII. CERTIFICATION (Read and sign after completing all sections)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Name and official title of owner or owner's authorized representative (Print)	Signature	Date Signed
DAVID W. EARLY Pres		8-4-98

Paperwork Reduction Act Notice

EPA estimates public reporting burden for this form to average 30 minutes per response including time for reviewing instructions, gathering and maintaining the data needed and completing and reviewing the form. Send comments regarding this burden estimate to Chief, Information Policy Branch PM-223, U.S. Environmental Protection Agency, 401 M Street, Washington D.C. 20460, marked "Attention Desk Officer for EPA." This form amends the previous notification form as printed in 40 CFR Part 280, Appendix I. Previous editions of this notification form may be used while supplies last.

Tank Identification Number	[redacted]	Tank No. ____	Tank No. ____	[redacted] No. ____	Tank No. ____
7. Substances Currently or Last Stored in Greatest Quantity by Volume					
Gasoline					
Diesel					
Gasohol					
Kerosene					
Heating Oil					
Used Oil	X				
Other, Please specify					
Hazardous Substance CERCLA name and/or, CAS number					
Mixture of Substances Please specify					
X. TANKS OUT OF USE, OR CHANGE IN SERVICE					
1. Closing of Tank					
A. Estimated date last used (mo./day/year)	4-20-98				
B. Estimate date tank closed (mo./day/year)	4-20-98				
C. Tank was removed from ground	X				
D. Tank was closed in ground					
E. Tank filled with inert material					
Describe					
F. Change in service					
2. Site Assessment Completed	X				
Evidence of a leak detected	~~No~~ Yes				

IX. DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location.)

Tank Identification Number	Tank No. 1	Tank No. ____	Tank No. ____	Tank No. ____	Tank No. ____
1. Status of Tank (mark only one) Currently in Use					
Temporarily Out of Use (Removed from ground but kept on site)					
Permanently Out of Use (Removed from ground but kept on site)	X				
Amendment of Information					
2. Date of Installation (mo./year)	UNK				
3. Estimated Total Capacity (gallons)	500				
4. Material of Construction (Mark all that apply)					
Asphalt Coated or Bare Steel	X				
Cathodically Protected Steel					
Epoxy Coated Steel					
Composite (Steel with Fiberglass)					
Fiberglass Reinforced Plastic					
Lined Interior					
Double Walled					
Polyethylene Tank Jacket					
Concrete					
Excavation Liner					
Unknown					
Other, Please specify					
Has tank been repaired?	No				
5. Piping (Material) (Mark all that apply) Bare Steel					
Galvanized Steel	X				
Fiberglass Reinforced Plastic					
Copper					
Cathodically Protected					
Double Walled					
Secondary Containment					
Unknown					
Other, Please specify					
6. Piping (Type) (Mark all that apply)					
Suction; no valve at tank					
Suction; valve at tank					
Pressure					
Gravity Feed	X				
Has piping been repaired?	No				

ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Client: Ashinhurst Petroleum
Date Sampled: April 20, 1998
Date Received: April 21, 1998

Contact: Jack Ashinhurst
Date Extracted: April 28, 1998
Date Analyzed: April 28, 1998

Analysis Requested:
Oil and Grease

Method Ref.Number:
EPA 1664 (Gravunetric)

Field Sample ID:
4001904
#1

Lab Sample ID:
L32891-1

Analytical Results — Oil & Grease

Umts= mg/kg(ppm)

Compoumd:	Reporting Limit:	Amoumt Detected:
Oil and Grease	50.	210.

< 300 dc

Released By: Diane Baker
Laboratory Supervisor

Report Date: April 28, 1998

SOIL ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Client: Ashinhurst Petroleum
Date Sampled: April 20, 1998
Lab Sample ID.: L32891
Set Description: Three Solid Samples

Contact: Jack Ashinhurst
Date Received: April 21, 1998
Received By:: Rebekah Richardson

Analysis Requested: Unified Soil Classification

Method Ref. Number: D2488-84, X4.2

Analytical Results

Lab Sample ID.:	Field Sample ID.:	Classification:
L32891-2	4001904 #2	Silt (ML)

Released by: _____
Laboratory Supervisor

USC Master

Report Date 5/1/98

ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Client: Ashinhurst Petroleum
Date Sampled: April 20, 1998
Date Received: April 21, 1998

Contact: Jack Ashinhurst
Date Extracted: April 28, 1998
Date Analyzed: April 28, 1998

Analysis Requested:
Oil and Grease

Method Ref.Number:
EPA 1664 (Gravimetric)

Field Sample ID:
4001904
#3

Lab Sample ID:
L32891-3

Analytical Results — Oil & Grease

Units = mg/kg(ppm)

Compound:	Reporting Limit:	Amount Detected:
Oil and Grease	50.	<50.

Released By: Diana Baker
Laboratory Supervisor

Report Date: April 28, 1998

ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Client: Ashinhurst Petroleum
Lab Sample ID.: L32891
Set Description: Three Solid Samples

Contact: Jack Ashinhurst
Received By: Rebekah Richardson

Analysis Requested:	Method Ref. Number:	Date Analyzed:
Halogenated Compounds and Volatile Aromatics	EPA Method 8260 (Purge & Trap GC/MS)	April 24, 1998

Lab Sample ID.:
L32891-Method Blank

Analytical Results — HALOGENATED COMPOUNDS

Units = µg/L (ppb)

Compound:	Reporting Limit:	Amount Detected:
Benzyl chloride	2.0	< 2.0
bis (2-Chloroethoxy) methane	2.0	< 2.0
bis (2-Chloroisopropyl) ether	2.0	< 2.0
Bromobenzene	2.0	< 2.0
Bromodichloromethane	2.0	< 2.0
Bromoform	2.0	< 2.0
Bromomethane	2.0	< 2.0
Carbon tetrachloride	2.0	< 2.0
Chloroacetaldehyde	2.0	< 2.0
Chlorobenzene	2.0	< 2.0
1-Chlorohexane	2.0	< 2.0
Chloroethane	2.0	< 2.0
2-Chloroethylvinyl ether	2.0	< 2.0
Chloroform	2.0	< 2.0
Chloromethane	2.0.	< 2.0
Chloro methyl methyl ether	2.0	< 2.0
Chlorotoluene	2.0	< 2.0
Dibromochloromethane	2.0	< 2.0
Dibromomethane	2.0	< 2.0
1,2-Dichlorobenzene	2.0	< 2.0
1,3-Dichlorobenzene	2.0	< 2.0
1,4-Dichlorobenzene	2.0	< 2.0
Dichlorodifluoromethane	2.0	< 2.0
1,1-Dichloroethane	2.0	< 2.0
1,2-Dichloroethane	2.0	< 2.0

Lab Sample ID.:
L32891-Method Blank

Analytical Results — HALOGENATED COMPOUNDS

Units = µg/L (ppb)

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Compound:	Reporting Limit:	Amount Detected:
1,1-Dichloroethene	2.0	< 2.0
cis-1,2-Dichloroethene	2.0	< 2.0
trans-1,2-Dichloroethene	2.0	< 2.0
1,2-Dichloropropane	2.0	< 2.0
cis-1,3-Dichloropropene	2.0	< 2.0
trans-1,3-Dichloropropene	2.0	< 2.0
Methylene chloride	2.0	< 2.0
1,1,2,2-Tetrachloroethane	2.0	< 2.0
1,1,1,2-Tetrachloroethane	2.0	< 2.0
Tetrachloroethene	2.0	< 2.0
1,1,1-Trichloroethane	2.0	< 2.0
1,1,2-Trichloroethane	2.0	< 2.0
Trichloroethene	2.0	< 2.0
Trichlorofluoromethane	2.0	< 2.0
Trichloropropane	2.0	< 2.0
Vinyl chloride	2.0	< 2.0

Analytical Results — VOLATILE AROMATICS

Units = µg/L (ppb)

Compound:	Reporting Limit:	Amount Detected:
Benzene	2.0	< 2.0
Toluene	2.0	< 2.0
Ethylbenzene	2.0	< 2.0
Total Xylene	2.0	< 2.0
Naphthalene	4.0	< 4.0

Released by: _____
Laboratory Supervisor

Report Date 4/29/98

ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Client: Ashinhurst Petroleum
Date Sampled: April 20, 1998
Lab Sample ID.: L32891
Set Description: Three Sohd Samples

Contact: Jack Ashinhurst
Date Received: April 21, 1998
Received By: Rebekah Richardson

Analysis Requested:	Method Ref. Number:	Date Analyzed:
Halogenated Compounds and Volatile Aromatics	EPA Method 8260 (Purge & Trap GC/MS)	April 24, 1998

Lab Sample ID.:	Field Sample ID.:
L32891-1	4001904 #1

Analytical Results — HALOGENATED COMPOUNDS

Units = µg/Kg (ppb) †

Compound:	Reporting Limit:	Amount Detected:
Benzyl chloride	2.0	< 2.0
bis (2-Chloroethoxy) methane	2.0	< 2.0
bis (2-Chloroisopropyl) ether	2.0	< 2.0
Bromobenzene	2.0	< 2.0
Bromodichloromethane	2.0	< 2.0
Bromoform	2.0	< 2.0
Bromomethane	2.0	< 2.0
Carbon tetrachloride	2.0	< 2.0
Chloroacetaldehyde	2.0	< 2.0
Chlorobenzene	2.0	< 2.0
1-Chlorohexane	2.0	< 2.0
Chloroethane	2.0	< 2.0
2-Chloroethylvinyl ether	2.0	< 2.0
Chloroform	2.0	< 2.0
Chloromethane	2.0	< 2.0
Chloro methyl methyl ether	2.0	< 2.0
Chlorotoluene	2.0	< 2.0
Dibromochloromethane	2.0	< 2.0
Dibromomethane	2.0	< 2.0
1,2-Dichlorobenzene	2.0	< 2.0
1,3-Dichlorobenzene	2.0	< 2.0
1,4-Dichlorobenzene	2.0	< 2.0
Dichlorodifluoromethane	2.0	< 2.0
1,1-Dichloroethane	2.0	< 2.0
1,2-Dichloroethane	2.0	< 2.0

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Lab Sample ID.:
L32891-1

Field Sample ID.:
4001904
#1

Analytical Results — HALOGENATED COMPOUNDS

Units = µg/Kg (ppb) †

Compound:	Reporting Limit:	Amount Detected:
1,1-Dichloroethene	2.0	< 2.0
cis-1,2-Dichloroethene	2.0	< 2.0
trans-1,2-Dichloroethene	2.0	< 2.0
1,2-Dichloropropane	2.0	< 2.0
cis-1,3-Dichloropropene	2.0	< 2.0
trans-1,3-Dichloropropene	2.0	< 2.0
Methylene chloride	2.0	< 2.0
1,1,2,2-Tetrachloroethane	2.0	< 2.0
1,1,1,2-Tetrachloroethane	2.0	< 2.0
Tetrachloroethene	2.0	< 2.0
1,1,1-Trichloroethane	2.0	< 2.0
1,1,2-Trichloroethane	2.0	< 2.0
Trichloroethene	2.0	< 2.0
Trichlorofluoromethane	2.0	< 2.0
Trichloropropane	2.0	< 2.0
Vinyl chloride	2.0	< 2.0

Analytical Results — VOLATILE AROMATICS

Units = µg/Kg (ppb) †

Compound:	Reporting Limit:	Amount Detected:
Benzene	2.0	< 2.0
Toluene	2.0	< 2.0
Ethylbenzene	2.0	< 2.0
Total Xylene	2.0	< 2.0
Naphthalene	4.0	< 4.0

† All compounds are reported on a dry weight basis.

Released by: _____
Laboratory Supervisor

Report Date 4/29/98

ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Client: Ashinhurst Petroleum
Date Sampled: April 20, 1998
Lab Sample ID.: L32891
Set Description: Three Solid Samples

Contact: Jack Ashinhurst
Date Received: April 21, 1998
Received By: Rebekah Richardson

Analysis Requested:	Method Ref. Number:	Date Analyzed:
Halogenated Compounds and Volatile Aromatics	EPA Method 8260 (Purge & Trap GC/MS)	April 24, 1998

Lab Sample ID.:	Field Sample ID.:
L32891-3	4001904 #3

Analytical Results — HALOGENATED COMPOUNDS

Units = µg/Kg (ppb) †

Compound:	Reporting Limit:	Amount Detected:
Benzyl chloride	2.0	< 2.0
bis (2-Chloroethoxy) methane	2.0	< 2.0
bis (2-Chloroisopropyl) ether	2.0	< 2.0
Bromobenzene	2.0	< 2.0
Bromodichloromethane	2.0	< 2.0
Bromoform	2.0	< 2.0
Bromomethane	2.0	< 2.0
Carbon tetrachloride	2.0	< 2.0
Chloroacetaldehyde	2.0	< 2.0
Chlorobenzene	2.0	< 2.0
1-Chlorohexane	2.0	< 2.0
Chloroethane	2.0	< 2.0
2-Chloroethylvinyl ether	2.0	< 2.0
Chloroform	2.0	< 2.0
Chloromethane	2.0	< 2.0
Chloro methyl methyl ether	2.0	< 2.0
Chlorotoluene	2.0	< 2.0
Dibromochloromethane	2.0	< 2.0
Dibromomethane	2.0	< 2.0
1,2-Dichlorobenzene	2.0	< 2.0
1,3-Dichlorobenzene	2.0	< 2.0
1,4-Dichlorobenzene	2.0	< 2.0
Dichlorodifluoromethane	2.0	< 2.0
1,1-Dichloroethane	2.0	< 2.0
1,2-Dichloroethane.	2.0	< 2.0

Lab Sample ID.:
L32891-3

Field Sample ID.:
4001904
#3

AMERICAN WEST ANALYTICAL LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Analytical Results — HALOGENATED COMPOUNDS

Units = µg/Kg (ppb) †

Compound:	Reporting Limit:	Amount Detected:
1,1-Dichloroethene	2.0	< 2.0
cis-1,2-Dichloroethene	2.0	< 2.0
trans-1,2-Dichloroethene	2.0	< 2.0
1,2-Dichloropropane	2.0	< 2.0
cis-1,3-Dichloropropene	2.0	< 2.0
trans-1,3-Dichloropropene	2.0	< 2.0
Methylene chloride	2.0	< 2.0
1,1,2,2-Tetrachloroethane	2.0	< 2.0
1,1,1,2-Tetrachloroethane	2.0	< 2.0
Tetrachloroethene	2.0	< 2.0
1,1,1-Trichloroethane	2.0	< 2.0
1,1,2-Trichloroethane	2.0	< 2.0
Trichloroethene	2.0	< 2.0
Trichlorofluoromethane	2.0	< 2.0
Trichloropropane	2.0	< 2.0
Vinyl chloride	2.0	< 2.0

Analytical Results — VOLATILE AROMATICS

Units = µg/Kg (ppb) †

Compound:	Reporting Limit:	Amount Detected:
Benzene	2.0	< 2.0
Toluene	2.0	< 2.0
Ethylbenzene	2.0	< 2.0
Total Xylene	2.0	< 2.0
Naphthalene	4.0	< 4.0

† All compounds are reported on a dry weight basis.

Released by: Diane Bates
Laboratory Supervisor

Report Date 4/29/98

LOGIN CHAIN OF CUSTODY REPORT (ln01)
Apr 21 1998, 01:46 pm

Login Number: L32891
Account: ASHI00 Ashinhurst Petroleum
Site : 4001904

Contact: Jack Ashinhurst

Laboratory Sample Number		Client Sample Number	Method Description	Collect Date	Receive Date	Due PR Date	
L32891-1		#1		20-APR-98	21-APR-98	PA 30-APR-98	
Paul, share samples with Amee. PO#D.E. #2							
Solids	S	OGB	Oil & Grease (413.1 Equiv)	Expires:18-MAY-98			
Solids	S	VOX/BTXN	VOX with BTEXN	Expires:04-MAY-98	vox		1 Contain
L32891-2		#2		20-APR-98	21-APR-98	PA 30-APR-98	
Solids	S	USC	Uniform Soil Classification		usc/hall		1 Contain
L32891-3		#3		20-APR-98	21-APR-98	PA 30-APR-98	
Paul, share samples with Amee. PO#D.E. #2							
Solids	S	OGB	Oil & Grease (413.1 Equiv)	Expires:18-MAY-98			
Solids	S	VOX/BTXN	VOX with BTEXN	Expires:04-MAY-98	vox		1 Contain

Signature: _____

Date: _____

CHAIN OF CUSTODY

CLIENT: Ashworth Petroleum

ADDRESS: 2353 W. Burley Cir.
So. Jordan UT 84095

PHONE/FAX: 254-5351 254-5542

CONTACT: Jack mobi 598-1538

SITE: 4001904

AMERICAN WEST ANALYTICAL LABORATORIES
463 West 3600 South
Salt Lake City, Utah 84115
(801) 263-8686
Fax (801) 263-8687

LAB # 32891

SAMPLER'S SIGNATURE

SAMPLE ID	SAMPLE DATE/TIME	MATRIX	# OF CONTAINERS	BTX/TPH	VOLATILES	SEMIVOLATILES	D LIST METALS	ET PROFILE	O+G 60 BTEX/VOX	418.1	TURN AROUND TIME	COMMENTS
#1	4-20 3:30		1					✓			5	
#2	" "		1						✓			
#3	" "		1					✓				

TURN AROUND TIMES
I = Priority I
II = Priority II
III = 5 Day Rush
S = Standard

Quote # /P.O. # D.E. #2

Special Instructions:

Relinquished By: Signature	Date/Time	Received By: Signature	Date/Time
PRINT NAME Adrian J. Ashworth	4-21 12:40	PRINT NAME	
Relinquished By: Signature	Date/Time	Received By: Signature	Date/Time
PRINT NAME		PRINT NAME	
Dispatched By: Signature	Date/Time	Received for Laboratory By: Rebekah Richardson	Date/Time 4-21-98 1240
PRINT NAME		PRINT NAME Rebekah Richardson	

Utah's RBCA Tier 1 Worksheet

- *Owners/Operators complete the unshaded portions.*
- *The Screening Levels are applicable only when the requirements for distance to receptors are met.*

FACILITY INFORMATION

David Early #2
Facility Name
253 W. 9000 S. Sandy UT 84070
Facility Location and Address (no Box Numbers)
David Early
Facility Owner Name and Address (City/State/Zip Code)
Facility Owner Phone # (801) 255-4231
Area Code Phone Number

(for DERR use only)
Facility ID: # 4-1904
Release ID: EKbP
Notification Date: 4/21/98
Release Reported By: Closure Inspector Gary Astin
DERR Project Manager: Robin Jenkins
Person Completing Worksheet:

SITE ASSESSMENT INFORMATION

(for DERR use only)
a. Site Classification
(use Table A-1 for most precise classification)
Classification: 4 ~~NFA~~
Impacts: soil
Required Response Actions: NFA

b. Contaminant Source Information

Product Released	Amount Released (gal)	Size (gal) & # of USTs	Cause of Release (if known)				
Gasoline			tank	piping	dispenser	overfill/spill	Other:
Diesel			tank	piping	dispenser	overfill/spill	Other:
Waste Oil	X	500	tank	piping	dispenser	overfill/spill	Other:
Unknown			tank	piping	dispenser	overfill/spill	Other:
Other			tank	piping	dispenser	overfill/spill	Other:

Sources Removed: X tank ___ piping ___ dispenser ___ free product ___ contaminated soil
Other Information:

c. Land Use Information
Current Land Use at the Site: ___ residential ✓ commercial ___ industrial
Surrounding Neighborhood: ___ residential ✓ commercial ___ industrial
(Note: Surrounding land use is Residential if one or more residences share a common property line with the Facility)

d. Soil Information
Depth to Top and Base of Contaminated Soil (feet below land surface): 8' Top 8' Base
Soil Type(s): silt (ML) Depth (feet below land surface):
Method of Soil Type Identification (*check applicable*): ✓ Unified Soil Classification ___ Geologist's description

e. Groundwater Information
Was groundwater present in excavations? ___ Yes ✓ No Thickness of Free Product: NA
Depth to groundwater (feet below land surface): 8-10'
Is groundwater impacted at any concentration: ___ Yes X No
Groundwater flow direction (*circle applicable*): E, W, N, S, SE, SW, NE, NW ___ Inferred? ___ Measured?
Slope direction of surface topography (*circle applicable*): E, W, N, S, SE, SW, NE, NW

f. Distance from Source to Nearest Potential Receptor
(If any receptors are within 30 feet you must go to Tier 2)
Receptors *(enter distance to each in feet)*
Subsurface Utilities: 40' Water line 30' Sewer line ___ Natural Gas 20' Storm Drain ___ Telephone ___ Electrical ___ Other (specify)
30' Property Line 8' Buildings (specify type: >100' Residence ✓ Commercial ___ other, specify)

Distance to Other Receptors
(for DERR use only)
(If any receptors are within 500 feet you must go to Tier 2)
Receptors Within 500 feet *(enter distance to each in feet and attach water well data sheets and maps; show facility location on each map)*
4000' Municipal Well 1000' Domestic Well 2000' Irrigation Well
1000' Surface water (*specify type: lake, stream, creek, river, wetland*): Jordan River

FACILITY SITE MAP

The owner/operator must submit a facility site map, as close as possible to scale, indicating the north direction, and shows locations of the following properly labeled features:

- Current and/or former UST systems (indicate product type for each)
- Utility lines (underground)
- Buildings or other structures
- Excavations
- Soil stockpiles
- Location of the release and known contamination
- Property lines
- Monitoring wells
- Sample locations

SUPPLEMENTAL INFORMATION

Halogenated hydrocarbons all <0.002 mg/kg

* Nearby building is not expected to be threatened by oil & grease.

Owner/Operator Must Submit Copies of Laboratory Analytical Data for all samples collected

RBCA TIER 1 SCREENING LEVEL EVALUATION

(for DERR use only)

(The Screening Levels are applicable only when distance-to-receptor criteria are met)

	Groundwater (mg/L)		Soil (mg/kg)	
CONSTITUENTS	Screening Level	Highest Concentration at Source	Screening Level	Highest Concentration at Source (Closure)
Benzene	0.3	none encountered	0.9	<0.002
Toluene	7		61	"
Ethylbenzene	4		23	"
Xylenes	73		235	"
Naphthalene	0.1		10	"
MTBE	0.2		0.3	"
TPH-gasoline	10		1500	na
TPH-diesel	10		5000	na
Oil and Grease/TRPH	10		10000	210

RECOMMENDED TIER 1 ACTIONS

(For DERR Use Only)

- [✓] All contaminant concentration levels are below Tier 1 screening levels and no receptors are within the critical distances. * See above
  Recommendation - No further action.
- [ ] All contaminant concentrations are below Tier 1 screening levels but receptors are within the critical distances.
  Recommendation - Perform a Tier 2 risk assessment or clean up to applicable levels.
- [ ] Contaminant concentration(s) exceed Tier 1 screening levels or receptors are within critical distances.
  Recommendation - Perform a Tier 2 risk assessment or cleanup to applicable levels.

Evaluation completed by: _____ 10/5/18

DERR Project Manager's Signature — Date

_____ _____

Signature of Person Completing Tier 1 Worksheet if different than DERR Project Manager — Date

Michael O. Leavitt
Governor
Dianne R. Nielson, Ph.D.
Executive Director
Kent P. Gray
Director

State of Utah

DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENVIRONMENTAL RESPONSE AND REMEDIATION

168 North 1950 West
P.O. Box 144840
Salt Lake City, Utah 84114-4840
(801) 536-4100
(801) 359-8853 Fax
(801) 536-4414 T.D.D.
www.deq.state.ut.us Web

MEMORANDUM

DERR-1998-005849

TO: Bryan D. Whitaker, Manager BW
Underground Storage Tank Branch

THROUGH: Paul Zahn PZ
Leaking Underground Storage Tank Section

FROM: Robin Jenkins
Leaking Underground Storage Tank Section RDJ

DATE: October 13, 1998

SUBJECT: Facility Identification No. 4001904, Release Site EKLP
Leaking Underground Storage Tank (LUST) Site Closure

I have reviewed the file for the above-referenced facility, which includes information provided by the facility owner. My recommendation that no further action is required at the facility is based on the review of the information contained in the case file, after due consideration of the corrective action clean-up standards policy (e.g., Utah Admin. Code R311-211). I recommend that due to the confirmed release (e.g., contaminant levels above laboratory minimum detection levels), which I conclude to be relatively insignificant as outlined herein, no Reporting and Remediation compliance schedule be sent to the responsible party. In addition, no closeout letter will be sent to the responsible party because Bill Moore of the UST section issued the owner a letter requiring no further action.

Case file information justifying no further action includes the following:

- A 500-gallon waste oil UST was excavated and removed on April 20, 1998. Gary Astin of the UST section was on-site and observed staining in the UST's backfill. The UST and backfill were removed and closure soil samples taken. The samples were analyzed for oil and grease, BTEXN-MTBE, and halogenated hydrocarbons. One sample exhibited non-detectable levels; the second sample exhibited only 210 mg/kg oil and grease, which is below the RCL for that parameter.

It is recommended that the case file for this LUST site be closed for the above-referenced facility based on a review limited to the informafion submitted indicating that no significant petroleum contamination exists or remains on-site, and does not appear to constitute a current or potential threat to human health or the environment. This recommendation for close-out is based on the condition that if future evidence indicates the existence of contamination at or emanating from this site, additional investigation and corrective action may be required.

APPENDIX D

DERR INCIDENT FILE

Utah Department of Environmental Quality
Division of Environmental Response and Remediation
195 North 1950 West Salt Lake City, Utah 84116
Bus. Hours: 801-536-4100
Report Spills 24/7/365: 801-536-4123

Report Number 14592

ENVIRONMENTAL INCIDENT REPORT - HYDRAULIC LIFT - SANDY

Report Taken By:	Morgan Atkinson		
Date / Time Reported:	8/26/2020 12:15		

REPORTING PARTY DATES AND TIMES

Reporting Party:	Tom Atkinson	**Title:**	
Company:	AGEC	**Phone:**	(801) 566-6399
Date & Time Discovered:	8/1/2019 9:0		

RESPONSIBLE PARTY

Name:	David Early Tires - Firestone	**Phone:**	
Address:			

INCIDENT LOCATION

Incident Address:	253 W 9000 South		
Nearest Town:	SANDY	**County:**	SALT LAKE
Highway:		**Mile Marker:**	
UTM:	(E) 423928 (N) 4493375	**Land Ownership:**	Private

INCIDENT SUMMARY

Environmental sampling conducted for a Phase II Property transaction discovered Oil and Grease impacts to soil and groundwater above screening levels.

The Phase II Report has been sent to DERR and DWQ.

CHEMICAL(S) REPORTED

Hydraulic Oil UKN Gallons

IMPACTED MEDIA

Media	Media Other	Land Use	Waterway Name	Near Water	Distance	NRC Rpt. #
Groundwater	N/A	Commercial	N/A		N/A	N/A

NOTIFICATIONS MADE

Agency	Contact	Date	Time	By	Active?
DWQ	Wynn John	8/26/2020	12:05	MPA	Active

ACTIONS TAKEN

Date	Agency	Action	Action Details