

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
C 27107 PROPERTY  
T21S R15E, PORTIONS OF SECTIONS 5, 8, AND 9  
EMERY COUNTY, UTAH 84525**

**Project No. 2649-003**



**Prepared for:**

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**March 23, 2023**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
SITLA C 27107 PROPERTY  
T21S R15E, PORTIONS OF SECTIONS 5, 8, AND 9  
EMERY COUNTY, UTAH 84525**

## 1. SUMMARY

We have conducted a Phase I Environmental Site Assessment of the C 27107 Property located in portions of Sections 5, 8, and 9 of Township 21 South, Range 15 East (T21S R15E) in Emery County, Utah. This assessment has been conducted at the request of the Utah School and Institutional Trust Lands Administration (SITLA). It is our understanding that SITLA is the current property owner. The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes described in ASTM E1527-21, recognized environmental conditions<sup>1</sup> in connection with the subject property.

The subject property consists of 278.58 acres of undeveloped desert land. At the time of our site reconnaissance, we observed no evidence of recognized environmental conditions on the subject property.

Our research indicates that the subject property has been undeveloped desert land since prior to 1938. The only land disturbance appears to be drainage ditches and dikes constructed to aid storm drainage away from the east adjacent U.S. Highway 6/191 and Denver and Rio Grande railroad line, both of which have been present since prior to 1938. No indication of past or present structures or other land usage were found for the subject property.

The subject property was not identified on any ASTM-specified or supplemental databases reviewed. No hazardous substance or petroleum product storage sites were identified adjoining the subject property. One release site, a diesel spill along Highway 6/191, was listed for the areas adjacent to the subject property. However this spill site was located to the southeast, in a downgradient position, and is not likely to have affected the subject property.

This assessment has identified no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

Detailed discussion is presented in the following sections of this report.

## 2. INTRODUCTION

This Phase I Environmental Site Assessment was conducted within the scope and limitations of the Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process as presented in American Society for Testing and Materials (ASTM) Standard E1527-21. This practice is intended to reflect a commercially prudent and reasonable inquiry to identify recognized environmental conditions in connection with a property.

### 2.1 Detailed Scope of Work

In accordance with ASTM E1527-21, the Phase I Environmental Site Assessment consists of the following elements: 1) Obtain User-Provided Information Required by the 40 C.F.R. Part 312 *All*

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<sup>1</sup> The term recognized environmental condition means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a recognized environmental condition (ASTM E1527-21).

*Appropriate Inquiries* Regulation, 2) Review Physical Settings Information, 3) Review Government Records, 4) Review Historical Records, 5) Site Reconnaissance, 6) Interviews, and 7) Report.

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of the ASTM E1527-21 practices. Non-scope considerations include (but are not limited to) asbestos-containing building materials unrelated to releases to the environment, lead-based paint unrelated to releases to the environment, wetlands, or radon. No implication is intended as to the relative importance of inquiry into such non-scope considerations, nor is this list intended to be all-inclusive.

No non-scope considerations are included in this scope of work.

## **2.2 Limitations and Exceptions of Assessment**

Although conducting a Phase I Environmental Site Assessment can minimize the potential risks and liabilities associated with real estate transactions, they cannot be completely eliminated. Limitations exist as to the availability of documentation and constraints of visual and/or physical observations. This assessment has been undertaken within reasonable limits of time and cost. Accuracy and completeness of record information varies among information sources, including government sources. The information provided has not been independently verified unless we have actual knowledge or it appears obvious that certain information is incorrect. The information presented in this report shall not be interpreted as a warranty as to the presence or absence of recognized environmental conditions in connection with the subject property.

Our services consist of professional opinions made in accordance with generally accepted principles and practices set forth in ASTM E1527-21. This warranty is in lieu of all other warranties either expressed or implied.

## **2.3 Continued Viability of Environmental Site Assessments**

An environmental site assessment performed in accordance with ASTM E1527-21 and completed less than 180 days prior to the date of acquisition or date of intended transaction is presumed to be valid. After 180 days or if information regarding recognized environmental conditions in connection with the subject property becomes known, the following portions of the environmental site assessment may need to be updated prior to the date of acquisition or date of intended transaction:

- Interviews with owners, operators, and occupants (conducted March 8, 2023);
- Government records review (conducted March 9, 2023);
- Site reconnaissance (conducted March 18, 2023);
- Searches for recorded environmental cleanup liens (a user responsibility); and
- The declaration by the environmental professional responsible for the assessment or update (signed March 23, 2023).

## **2.4 Reliance**

This report is prepared for the sole benefit of SITLA, and may not be relied upon by any other person or entity without the written authorization of Wasatch Environmental, Inc. (Wasatch).

## **3. PRIOR REPORTS**

Mr. Torgerson, representative of the subject property owner, stated that he was not aware of any prior Phase I Environmental Site Assessment reports prepared for the subject property.

**4. SITE DESCRIPTION**

**4.1 Location**

The subject property consists of 278.58 acres located within portions of Sections 5, 8, and 9, T21S R15E in Emery County, Utah (see Figures 1 through 4 in Appendix A). Parcel numbers were not found for the subject property. Location details were provided by SITLA and are included as Figure 2.

**4.2 Site and Vicinity General Characteristics**

The subject property and vicinity generally consist of undeveloped desert land, crossed by U.S. Highway 6/191 and a Denver and Rio Grande Western railroad line to the east of the subject property (see Figures 3 and 4 in Appendix A). The subject property lies approximately 6.5 miles west-northwest of the town of Green River, Utah.

**4.3 Current Uses of the Subject Property**

The subject property is currently undeveloped desert land. Site photographs are presented in Appendix B.

**4.4 Description of Structures, Roads, Other Improvements on the Site**

The subject property is unoccupied desert land. Other than drainage ditches and dikes which appear to have been constructed to aid stormwater runoff from the highway and railroad located east of the subject property, no structures, roads, or improvements have been constructed on the subject property.

The subject property is accessed by Highway 6/191, which is located as near as 50 feet east of the subject property boundary.

There are no potable water supplies, sewage disposal systems or heating/cooling systems on the subject property.

**4.5 Current Uses of Adjoining Properties**

At the time of our site visit, current uses of adjoining properties consisted of the following:

North: Undeveloped desert

East: U.S. Highway 6/191 adjoins portions of the subject property to the east, with a Denver and Rio Grande Western railroad line and undeveloped desert land located east of the highway.

South: Undeveloped desert

West: Undeveloped desert

**5. USER PROVIDED INFORMATION**

ASTM E1527-21 defines a "User" as the party seeking to complete an environmental site assessment of the subject property. If the User is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property, it is the User's responsibility to communicate such information to the environmental professional. ASTM E1527-21 provides a User Questionnaire to assist the User and the environmental professional in gathering information from the User that may be material to identifying recognized environmental conditions.

It is our understanding this Phase I Environmental Site Assessment is being performed in anticipation of a potential sale. For the purpose of this assessment, Mr. Bryan Torgerson, representative for the owner (SITLA), completed the User Questionnaire presented in Appendix C.

**5.1 Environmental Liens and Activity/Use Limitations**

ASTM E1527-21 requires the User to identify environmental liens and activity/use limitations currently recorded against the subject property. This information is typically found during the course of research for the issuance of title insurance and would be shown in the policy of title insurance issued to the owner, buyer, or lender on the subject property. If the User has actual knowledge of any environmental liens or activity/use limitations encumbering the subject property or in connection with the subject property, the User should communicate such information to the environmental professional.

At the time of this assessment, Mr. Torgerson was not aware of any environmental liens or activity/use limitation land records encumbering the subject property.

**5.2 Specialized Knowledge or Experience**

Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened releases. If the User has any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property, the User should communicate this information to the environmental professional.

Mr. Torgerson reported no specialized knowledge or experience regarding recognized environmental conditions in connection with the subject property.

**5.3 Valuation Reduction for Environmental Issues**

The User should inform the environmental professional if the User believes that the purchase price of the subject property is lower than the fair market value due to contamination. The User is not required to disclose the purchase price to the environmental professional.

Mr. Torgerson was not aware of any property valuation reduction for environmental issues.

**5.4 Commonly Known or Reasonably Ascertainable Information**

Commonly known or reasonably ascertainable information within the local community about the subject property must be taken into account by the User. If the User is aware of any commonly known or reasonably ascertainable information within the local community about the subject property that is material to recognized environmental conditions in connection with the subject property, the User should communicate such information to the environmental professional.

Mr. Torgerson was not aware of any commonly known or reasonably ascertainable information material to recognized environmental conditions in connection with the subject property.

**5.5 Degree of Obviousness**

The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the subject property and the ability to detect releases or threatened releases by appropriate investigation, including the information collected as part of this assessment.

Mr. Torgerson was not aware of any obvious indications of the presence or likely presence of releases or threatened releases at the subject property.

**6. RECORDS REVIEW**

The purpose of records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. The records review includes: a review of physical setting sources; a review of standard federal, state, and tribal environmental record sources; and historical use information.

## 6.1 Historical Use Information

The objective of reviewing historical sources is to develop a history of the previous uses of the subject property, adjoining properties, and surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions. This task requires reviewing standard historical sources that are reasonably ascertainable, and are likely to be useful.

For the purposes of this report, the following historical sources were reviewed:

- **Prior Reports:** No prior environmental site assessment reports were provided.
- **Fire Insurance Maps:** It is our experience that fire insurance maps are generally not available for the area of the subject property.
- **Aerial Photographs:** We obtained aerial photographs from the Utah Geological Survey (UGS) dated 1938, 1955, 1968, 1974, and 1981. We also obtained aerial photographs from Google Earth dated 1997, 2006, 2013, and 2019 (presented as Figure 3, Appendix A). Historical aerial photographs are presented in Appendix D.
- It is our experience that historical city directories are generally not available for the area of the subject property.
- **Historical Topographic Maps:** We reviewed topographic maps from the United States Geological Survey dated 1969 and 2020. The 2020 topographic map is presented in Figure 4.
- **Interview Information:** We spoke with Mr. Bryan Torgerson on March 8, 2023.

### 6.1.1 Subject Property

The Subject Property is currently undeveloped desert land and has been since prior to 1938. The only evidence of land disturbance are drainage ditches and dikes which appear to have been constructed to aid storm drainage away from U.S. Highway 6/191 and the Denver and Rio Grand Western railroad line which lie to the east of the subject property.

### 6.1.2 Adjoining Properties (to the extent identified)

The only evidence of historic development in the subject property area are U.S. Highway 6/191 and the Denver and Rio Grand Western railroad line to the east of the subject property. Both the highway and the railroad line are apparent on the 1938 aerial photograph of the subject property vicinity, the earliest historical resource that was available for this assessment.

## 6.2 Physical Setting Source(s)

ASTM E1527-21 requires a review of a current United States Geological Survey 7.5-minute topographic map. ASTM E1527-21 also requires a review of site-specific physical setting information obtained during our review of agency files (discussed in Section 6.3). Additional physical setting sources may be reviewed to assist in evaluating the potential for hazardous substances or petroleum products to migrate to the subject property from an offsite source.

We reviewed the Desert and Jessie's Twist, Utah, 7.5-minute topographic maps that depict the area that includes the subject property (Figure 4 in Appendix A). The subject property is situated at an elevation of approximately 4,290 to 4,340 feet above mean sea level. The subject property and nearby area generally slope to the southeast. The subject property is relatively flat desert with arroyos up to 12 feet in depth at the southern end.



Depth to groundwater at the subject property is not known, but based on the surface topography and lack of surface water near the subject property, groundwater is likely relatively deep.

### **6.3 Standard and Supplemental Environmental Record Sources, Federal and State**

Environmental Risk Information Services, (*ERIS*) has conducted government database research for the subject property (see Appendix E). A listing of the ASTM-specified standard databases and any additional federal, state, tribal and local environmental record sources obtained by *ERIS* and the results of the database search are summarized in Appendix E, Map Findings Summary.

#### **6.3.1 Subject Property**

The subject property was not identified on any of the standard or supplemental government record sources.

#### **6.3.2 Adjoining Properties**

Only one listing was found for adjoining properties in the standard and supplementary government record sources: a diesel spill along Highway 6/191 in 2007. The spill occurred southeast of the subject property in a topographically downgradient location and did not likely affect the subject property.

#### **6.3.3 Other Government Database Listings**

No other database listings were found for the subject property or surrounding areas in the *ERIS* database report.

### **6.4 Interviews with State and/or Local Government Officials**

ASTM E1527-21 requires that a reasonable attempt be made to interview at least one staff member of the local fire department, health agency, state environmental agency having jurisdiction over hazardous waste disposal or other environmental matters, or an agency responsible for the issuance of building permits or groundwater permits that document the presence of activity and use limitations.

We contacted Orion Rogers with the Southeast Utah Health Department. There were no records of environmental responses for the subject property or surrounding area.

## **7. SITE RECONNAISSANCE**

On March 18, 2023, Wasatch Senior Geologist John Rezac conducted an unaccompanied site reconnaissance. Site photographs are presented in Appendix B.

### **7.1 Methodology and Limiting Conditions**

Our reconnaissance included observations of the approximate perimeter of the subject property, observations of the property interior, and a cursory observation of the adjoining properties. Our observations were not limited.

### **7.2 General Observations**

The subject property is undeveloped desert land which is drained by deep (up to 12 feet) arroyos at the south end. Surface soils at the subject property consisted of soft, fine-grained sand. Vegetation consisted of sparse grasses, shrubs, and prickly pear cacti. No evidence of past or present buildings, roads, or other structures were observed. No surface water was observed, though moisture conditions in the arroyos indicated relatively recent storm flow. Dikes and drainage ditches were apparent on the property (especially the northern portion) which appeared to have been constructed to aid storm drainage

for Highway 6/191 and the Denver and Rio Grande Railroad line to the east. Dikes were composed of local sandy soils with what appeared to be imported rock used as shoring in a few places.

**7.2.1 Underground Storage Tanks**

No evidence of underground storage tanks, such as fill ports or vent pipes, was observed on the subject property.

**7.2.2 Aboveground Storage Tanks**

No aboveground storage tanks were observed on the subject property.

**7.2.3 Drums or Containers**

No drums or containers of hazardous substances or petroleum products were observed on the subject property.

**7.2.4 Odors**

No strong, pungent, or noxious odors were noted on the subject property.

**7.2.5 Pools of Liquid**

No pools of liquids were observed on the subject property.

**7.2.6 Polychlorinated Biphenyls (PCBs)**

Although no longer commercially produced in the United States, PCBs may be present in products and materials produced before the 1979 PCB ban. Products that may contain PCBs include but are not limited to transformers, capacitors and other electrical equipment, oil used in motors and hydraulic systems, old electrical devices or appliances containing PCB capacitors. Newer electrical equipment would not be expected to contain PCBs.

No electrical or hydraulic equipment known or likely to contain PCBs was observed on the subject property.

**7.2.7 Interior Stains or Corrosion**

No interior stains or corrosion were observed.

**7.2.8 Interior Floor Drains and Sumps**

No interior floor drains or sumps were observed.

**7.2.9 Pits, Ponds, or Lagoons**

No pits, ponds, or lagoons were observed on the subject property.

**7.2.10 Stained Soil or Pavement**

No stained soil or pavement was observed on the subject property.

**7.2.11 Stressed Vegetation**

No stressed vegetation was observed on the subject property.

### 7.2.12 Solid Waste

No excess solid waste or surface evidence of buried solid waste was observed on the subject property. A few small pieces of lumber, wind-blown plastic garbage, and the frame of an old automobile (a 1930s or 1940s model) were observed on the subject property. The automobile frame did not include the fuel tank.

### 7.2.13 Wastewater

No wastewater or other liquid was observed discharging into a drain, ditch, or stream on or adjacent to the subject property.

### 7.2.14 Wells

No wells were observed on the subject property.

## 8. INTERVIEWS

ASTM E1527-21 requires that interviews with a key site manager and a reasonable number of occupants should be made in an attempt to obtain information indicating recognized environmental conditions at the subject property.

### 8.1 Key Site Manager

As stipulated in ASTM E1527-21, it is the responsibility of the subject property owner to identify the key site manager. For the purposes of this report, Mr. Bryan Torgerson, representative of the current subject property owner, was identified by Utah School and Institutional Trust Lands Administration as the key site manager. On March 8, 2023, we interviewed Mr. Torgerson. Mr. Torgerson indicated that the subject property was raw undeveloped land and was not aware of any environmental concerns originating from the subject property, and he was not aware of any regional environmental concerns that might affect the subject property.

### 8.2 Occupant Interview

There are no occupants of the subject property.

## 9. SCOPE LIMITING CONDITIONS/DEVIATIONS

During the completion of this Phase I Environmental Site Assessment, no significant scope limiting conditions or deviations were encountered that resulted in significant data gaps affecting our ability to form reasonable opinions regarding recognized environmental conditions.

## 10. FINDINGS AND OPINIONS

The following sections present our findings and opinions related to known or suspect recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, and *de minimis* conditions identified through the course of this assessment.

The subject property consists of 278.58 acres of undeveloped desert land. At the time of our site reconnaissance, we observed no evidence of recognized environmental conditions on the subject property. Our research indicates that the subject property has been undeveloped desert land since prior to 1938. The only land disturbance appears to be drainage ditches and dikes constructed to aid storm drainage away from the east adjacent U.S. Highway 6/191 and Denver and Rio Grande railroad line, both

of which have been present since prior to 1938. No indication of past or present structures or other land usage were found for the subject property.

The subject property was not identified on any ASTM-specified or supplemental databases reviewed. No hazardous substance or petroleum product storage sites were identified adjoining the subject property. One release site, a diesel spill along Highway 6/191, was listed for the areas adjacent to the subject property. However this spill site was located to the southeast, in a downgradient position, and is not likely to have affected the subject property.

### 10.1 De Minimis Conditions

A *de minimis* condition, as defined by ASTM E1527-21, is a release of hazardous substances or petroleum products that generally does not present a threat to human health or the environment, and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

- Wasatch identified no *de minimis* conditions in connection with the subject property.

### 10.2 Historical Recognized Environmental Conditions

A historical recognized environmental condition, as defined by ASTM E1527-21, is a past release of hazardous substances or petroleum products affecting the subject property that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority. Historical recognized environmental conditions, by definition, are past releases that are no longer considered recognized environmental conditions.

- Wasatch identified no historical recognized environmental conditions in connection with the subject property.

### 10.3 Controlled Recognized Environmental Conditions

A controlled recognized environmental condition, as defined by ASTM E1527-21, is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place.

- Wasatch identified no controlled recognized environmental conditions in connection with the subject property.

### 10.4 Recognized Environmental Conditions

A recognized environmental condition, as defined by ASTM E1527-21, is (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Wasatch identified no recognized environmental conditions in connection with the subject property.

**10.5 Significant Data Gaps**

A significant data gap, as defined by ASTM E1527-21, is a data gap that affects the ability of the environmental professional to identify recognized environmental conditions.

- Wasatch encountered no significant data gaps through the course of this assessment.

**11. CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 for the C 27107 Property located in portions of Sections 5, 8, and 9, T21S R15E in Emery County, Utah. Any exceptions to, or deletions from, this practice are described in Section 9 of this report. This assessment has identified no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

This report is based on our review of available historical and environmental records; visual observations of the surface of the subject property and adjoining properties; and personal interviews with available persons having knowledge of the subject property. Sections 10 and 11 of the report, Findings and Opinions, and Conclusions are considered an Executive Summary and should be reviewed in conjunction with the entire report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Sincerely,

**WASATCH ENVIRONMENTAL, INC.**



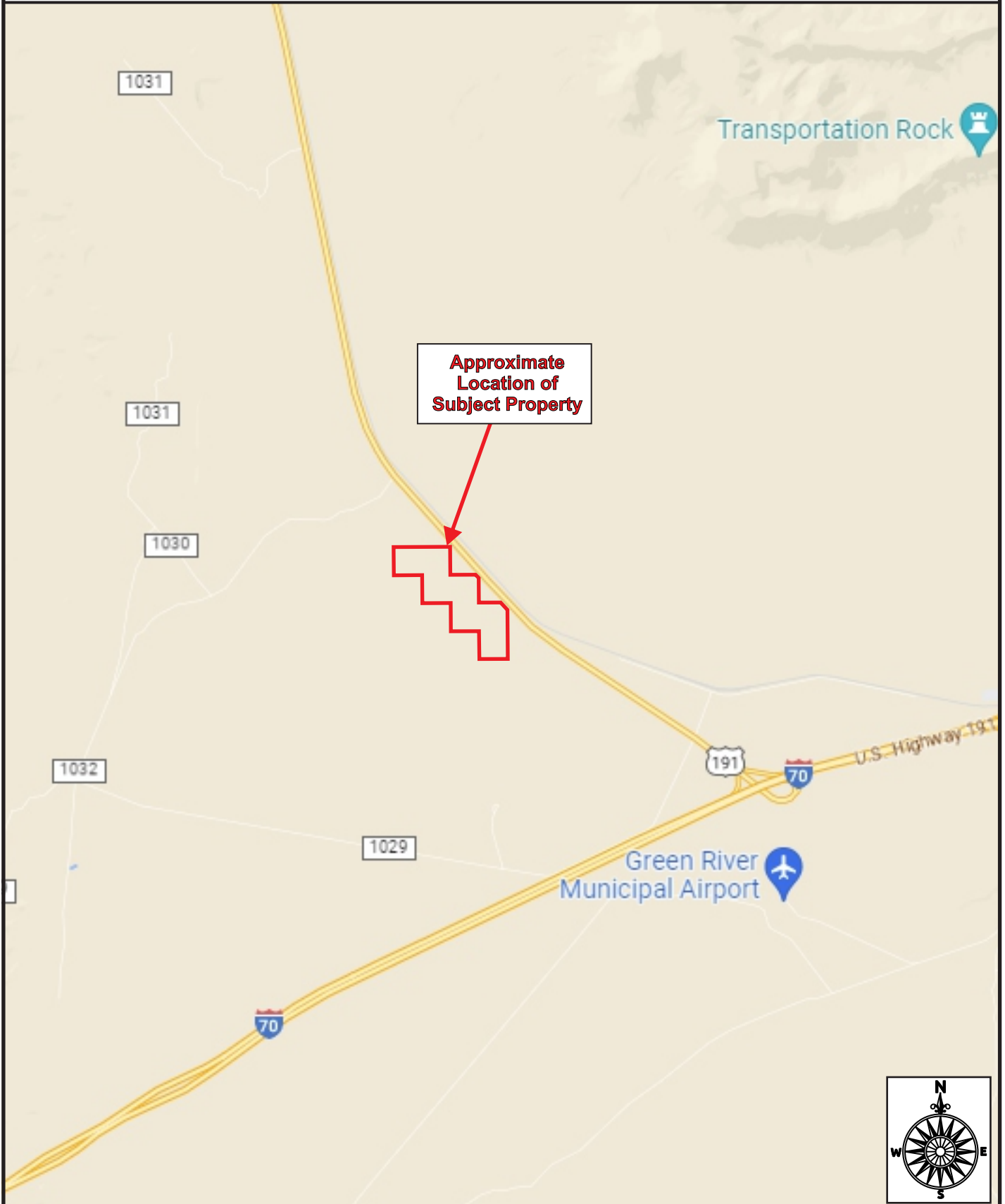
John Rezac  
Senior Geologist



Julie Kilgore, President  
Principal Environmental Manager

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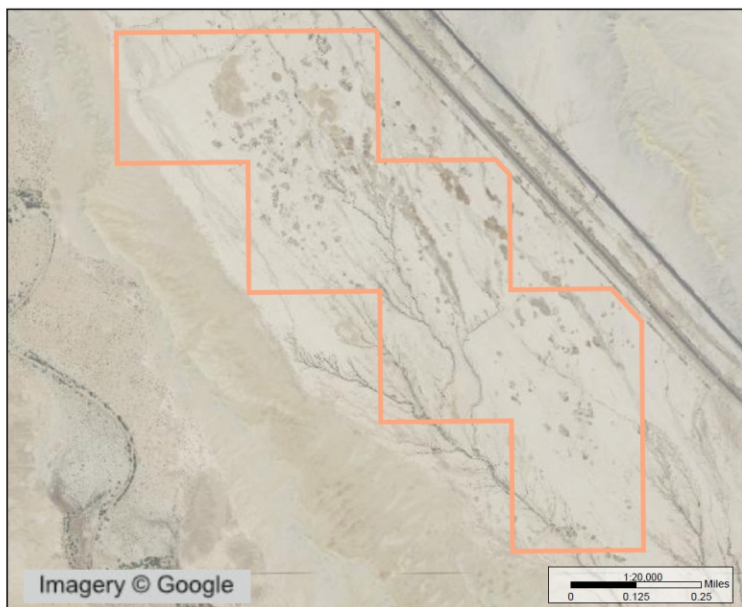
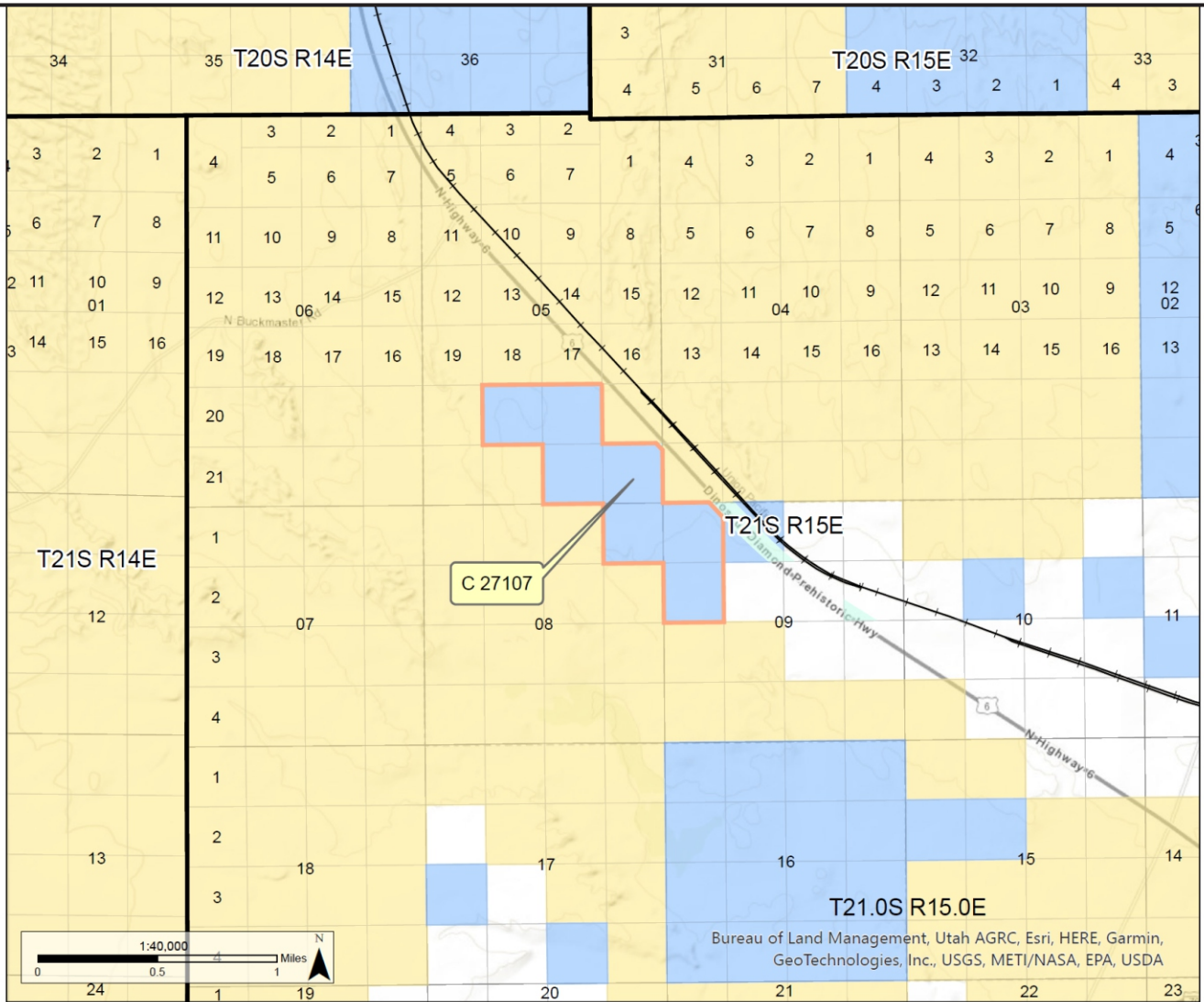
**Appendix A**  
**Maps and Figures**



Vicinity Map

Figure 1

# C 27107 PROPERTY WEI 2649-003



**Certificate Of Sale No. C 27107**  
**Trust Lands Administration**  
 Within T21S R15E S5/8/9 SL  
 Emery County

State of Utah  
 School & Institutional  
 Trust Lands Administration  
 Produced: 9/8/2022 SITLA

Certificate Of Sale No. C 27107 ( 278.58 Acres )

**Land Ownership and Administration**

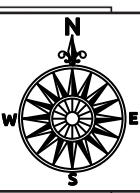
- Bureau of Land Management
- Private
- State Trust Lands
- Other State

NAD 1983 UTM Zone 12N

User: nicholaswilcox  
 Path: V:\GIS\GIS\_Group\Nrc\Projects\SITLA\_Edit\SITLA\_Edit.aprx

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or other purposes. Users of this information should review or consult the primary data and information to verify the accuracy and reliability of the information. SITLA provides this data in good faith and shall in no event be liable for any special, indirect or consequential damages to any party, arising out of or in connection with the use of the data hereon.

Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed from the most updated SITLA ownership GIS data may require contacting the GIS staff directly at GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the resolve issues as they are brought to our attention. Color Aerial Photo (Google Imagery - 6 inch High Resolution)



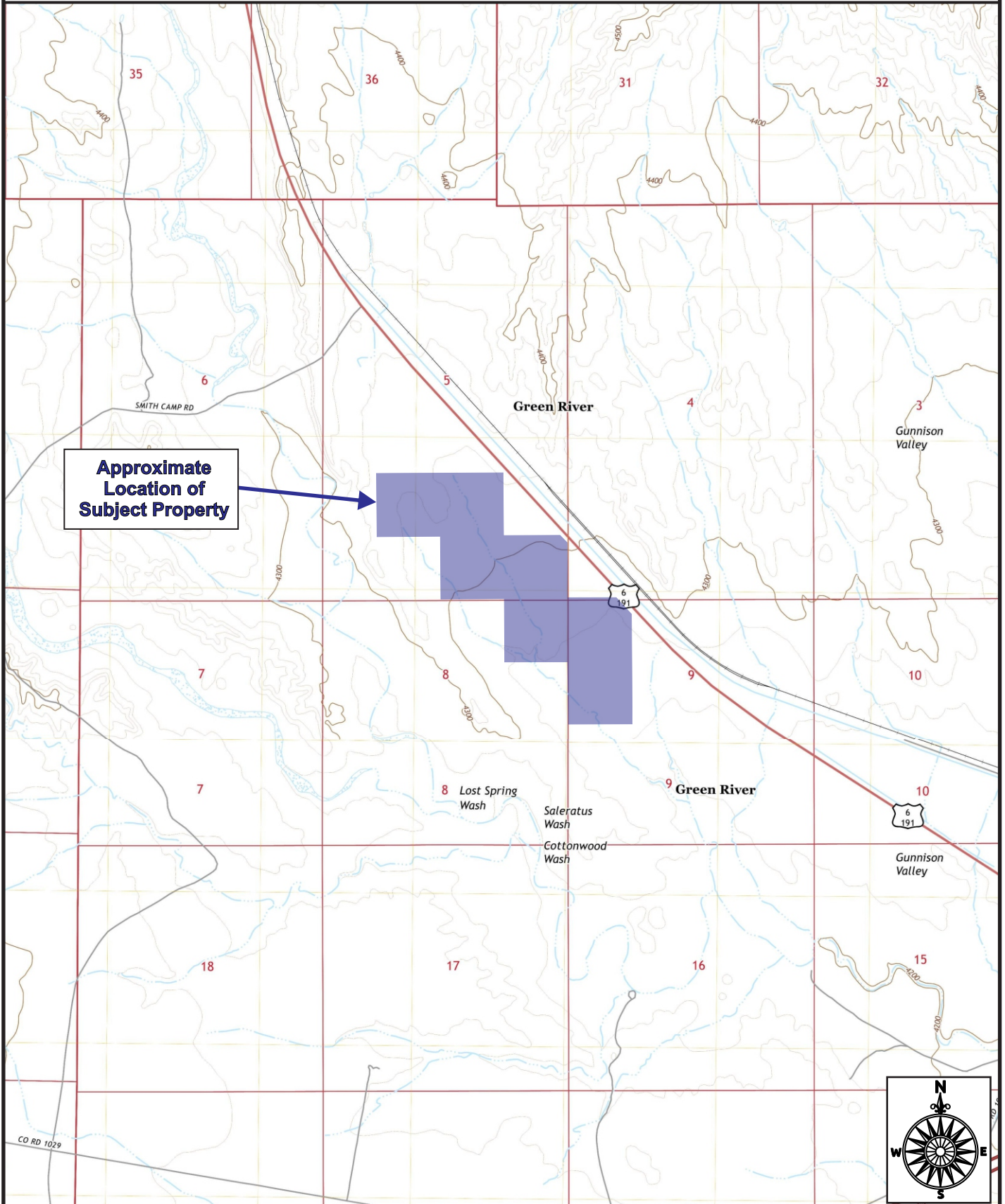
**Client-Provided Map Figure 2**





2019 Aerial Photograph

Figure 3



2020 Topographic Map, Adapted From U.S. Geological Survey  
Desert/Jessies Twist, Utah 7.5 Minute Quadrangle

Figure 4

**Appendix B**

**Site Photographs**



Photo 1: View from the subject property northwest corner, looking southeast



Photo 2: View from subject property elevation high point in the northwest corner, looking east-northeast



Photo 3: View from subject property elevation high point in the northwest corner, looking southeast



Photo 4: View from southwest side of the subject property, looking east-southeast



Photo 5: Upper end of arroyo gullies, southwest side of the subject property, looking southeast



Photo 6: Southwest corner of the subject property, looking northeast



Photo 7: Looking northwest along arroyo at south end of the subject property



Photo 8: Looking east across south central portion of the subject property, old automobile frame in center



Photo 9: Looking north along drainage ditch in east central portion of the subject property



Photo 10: Looking northwest from east central side of the subject property





Photo 11: Looking northeast from center of the subject property



Photo 12: Looking southwest from northeast corner of the subject property, dike with rock shoring at end

**Appendix C**  
**User Questionnaire**

## USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs)<sup>1</sup> offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"),<sup>2</sup> the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Site Name: Green River HWY 6 Parcel Date: 3-6-2023  
Bryan W. Torgerson - Deputy Associate Director  
Name and Title of Person Completing Questionnaire

- (1.) Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

No  Yes (Describe or attach information)

- (2.) Did a search of recorded land title records identify any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

No  Yes (Describe or attach information)

- (3.) Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No  Yes (Describe or attach information)

Nearby lands are BLM lands & are raw undeveloped property.

- (4.) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

No  Yes (Describe or attach information)

It is raw land that was appraised & marketed @ FMV.

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

No  Yes (Describe or attach information)

<sup>1</sup>Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2003

<sup>2</sup>P.L. 107-118.

(5.) Are you aware of commonly known or reasonably ascertainable information about the property (such as any prior Phase I Environmental Site Assessments) that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the property?

No  Yes (Describe or attach information)

The land is raw undeveloped land that has had  
a mineral lease & a grazing lease.

(b.) Do you know of specific chemicals that are present or once were present at the property?

No  Yes (Describe or attach information)

\_\_\_\_\_  
\_\_\_\_\_

(c.) Do you know of spills or other chemical releases that have taken place at the property?

No  Yes (Describe or attach information)

\_\_\_\_\_  
\_\_\_\_\_

(d.) Do you know of any environmental cleanups that have taken place at the property?

No  Yes (Describe or attach information)

\_\_\_\_\_  
\_\_\_\_\_

(6.) Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

No  Yes (Describe or attach information)

\_\_\_\_\_  
\_\_\_\_\_

(7.) Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in connection with the property; or any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in connection with the property?

No  Yes (Describe or attach information)

\_\_\_\_\_  
\_\_\_\_\_

(8.) Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

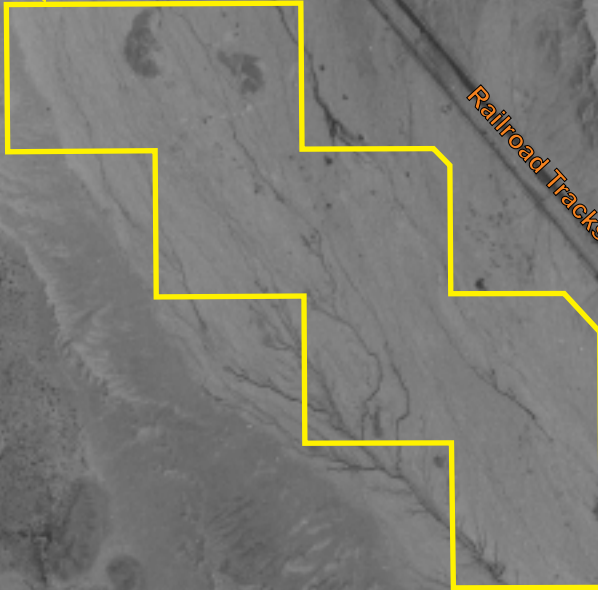
No  Yes (Describe or attach information)

\_\_\_\_\_  
\_\_\_\_\_

**Appendix D**

**Historical Aerial Photographs and Topographic Maps**

Approximate  
Location of  
Subject Property

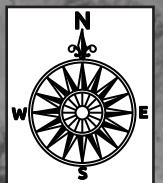


Railroad Tracks

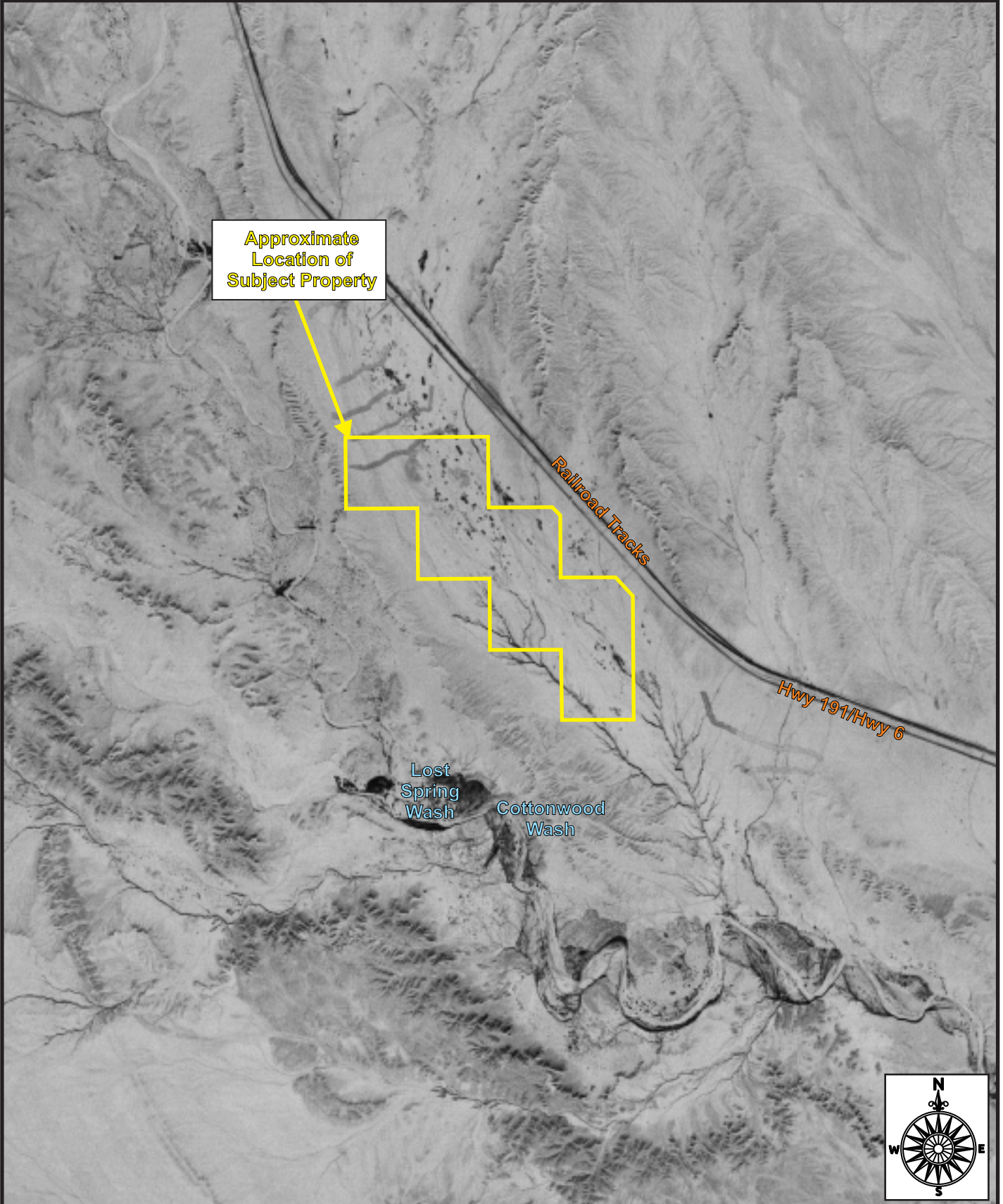
Hwy 191/Hwy 6

Lost  
Spring  
Wash

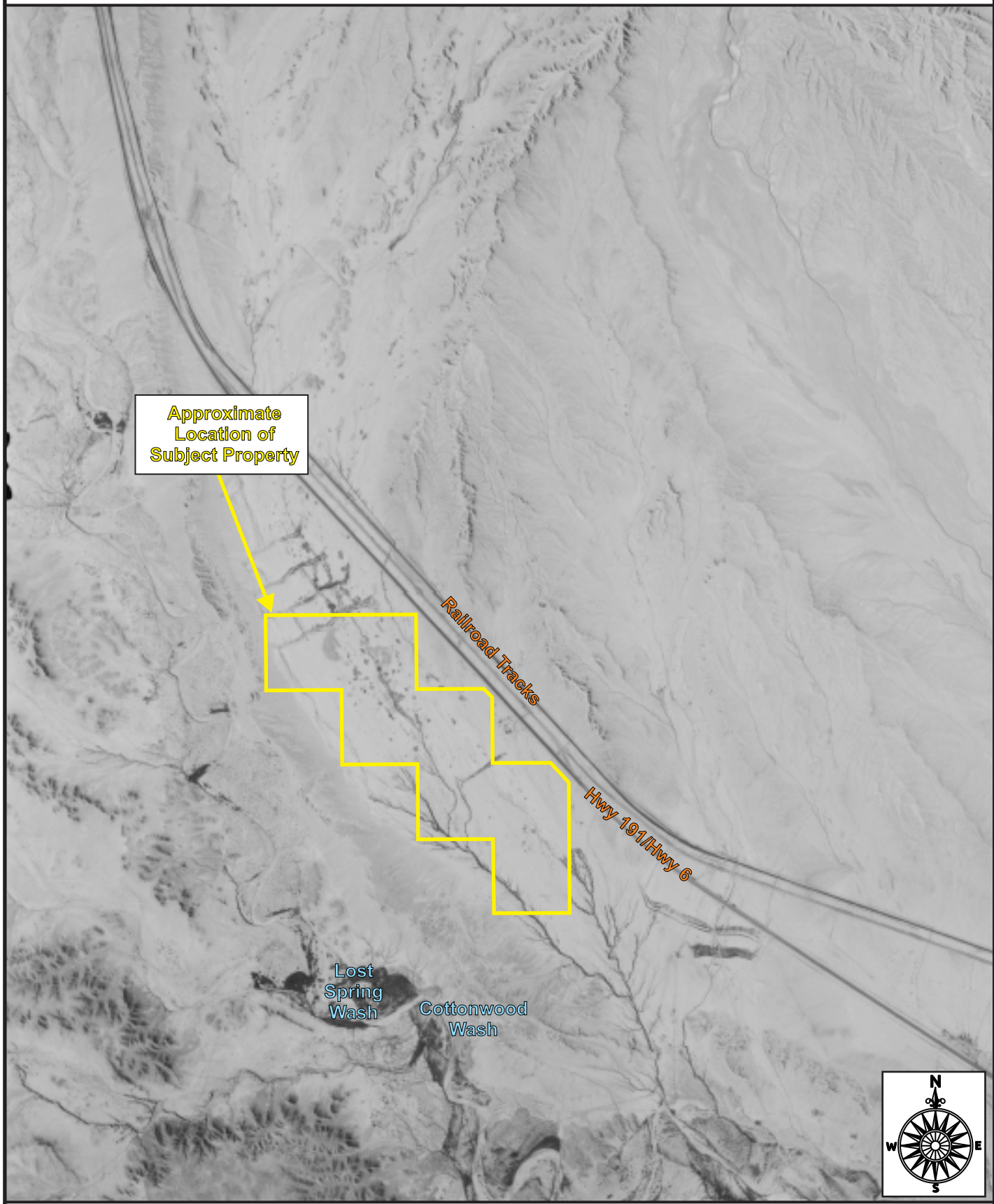
Cottonwood  
Wash



1938 Aerial Photograph

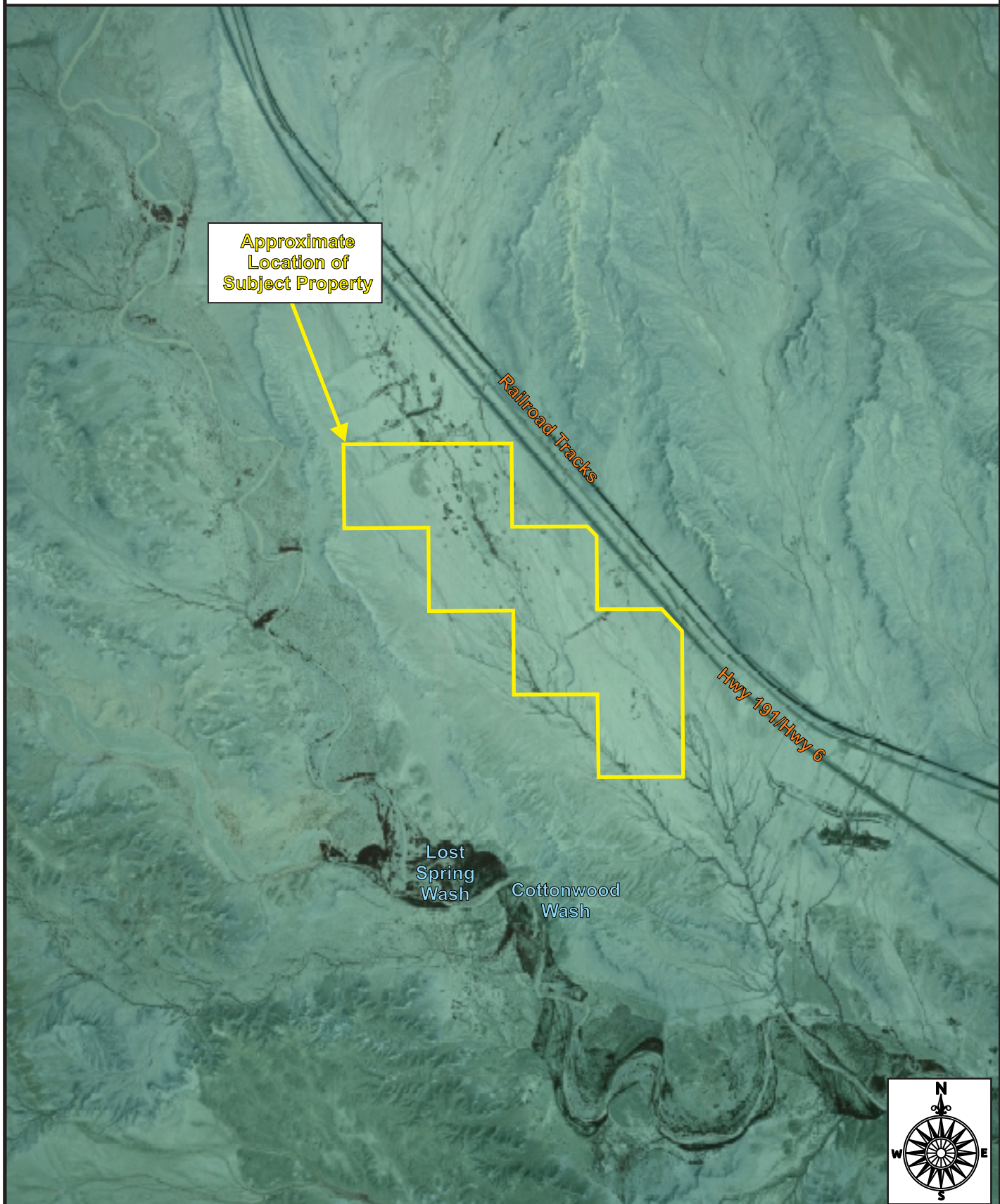


1955 Aerial Photograph

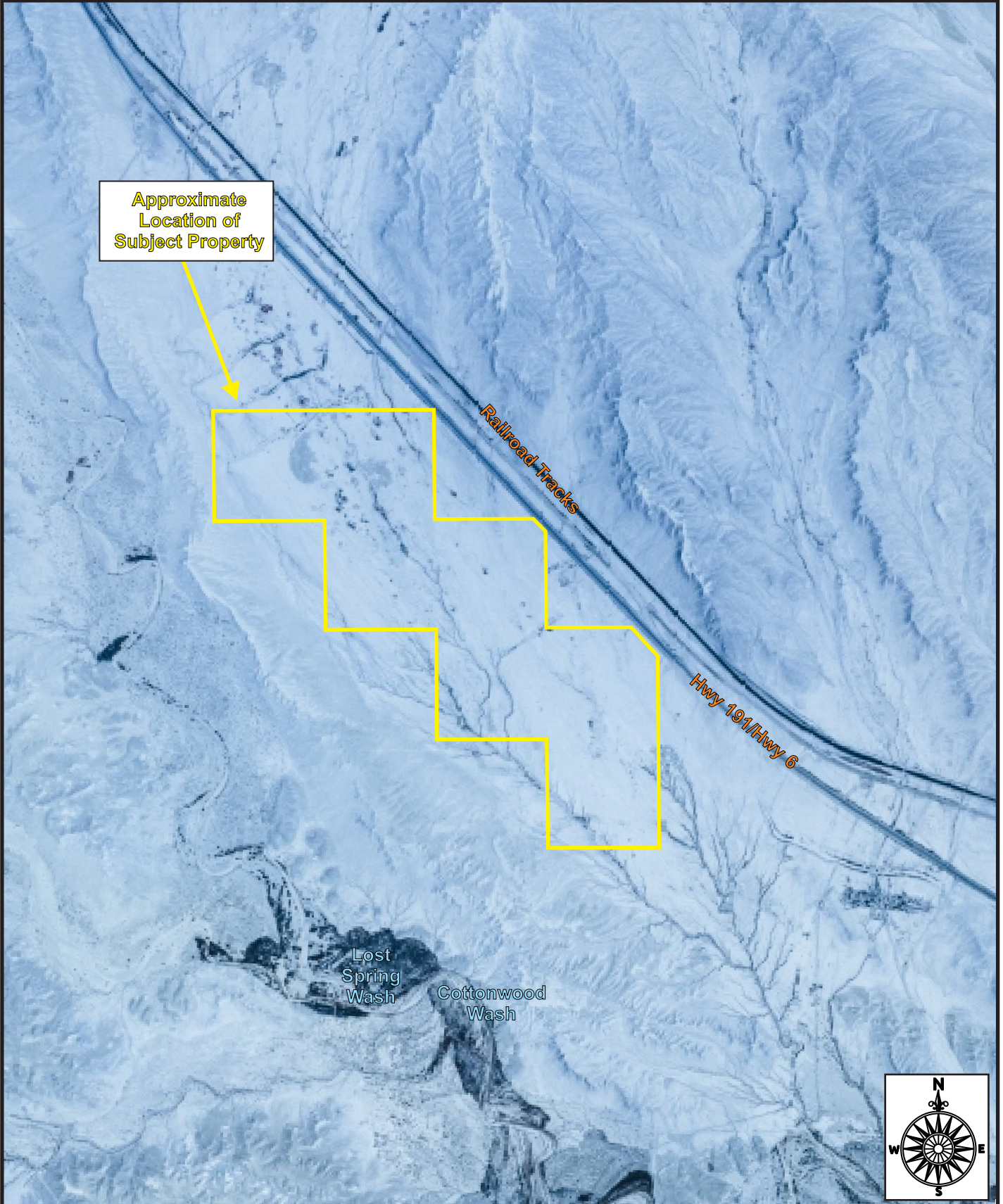


1968 Aerial Photograph

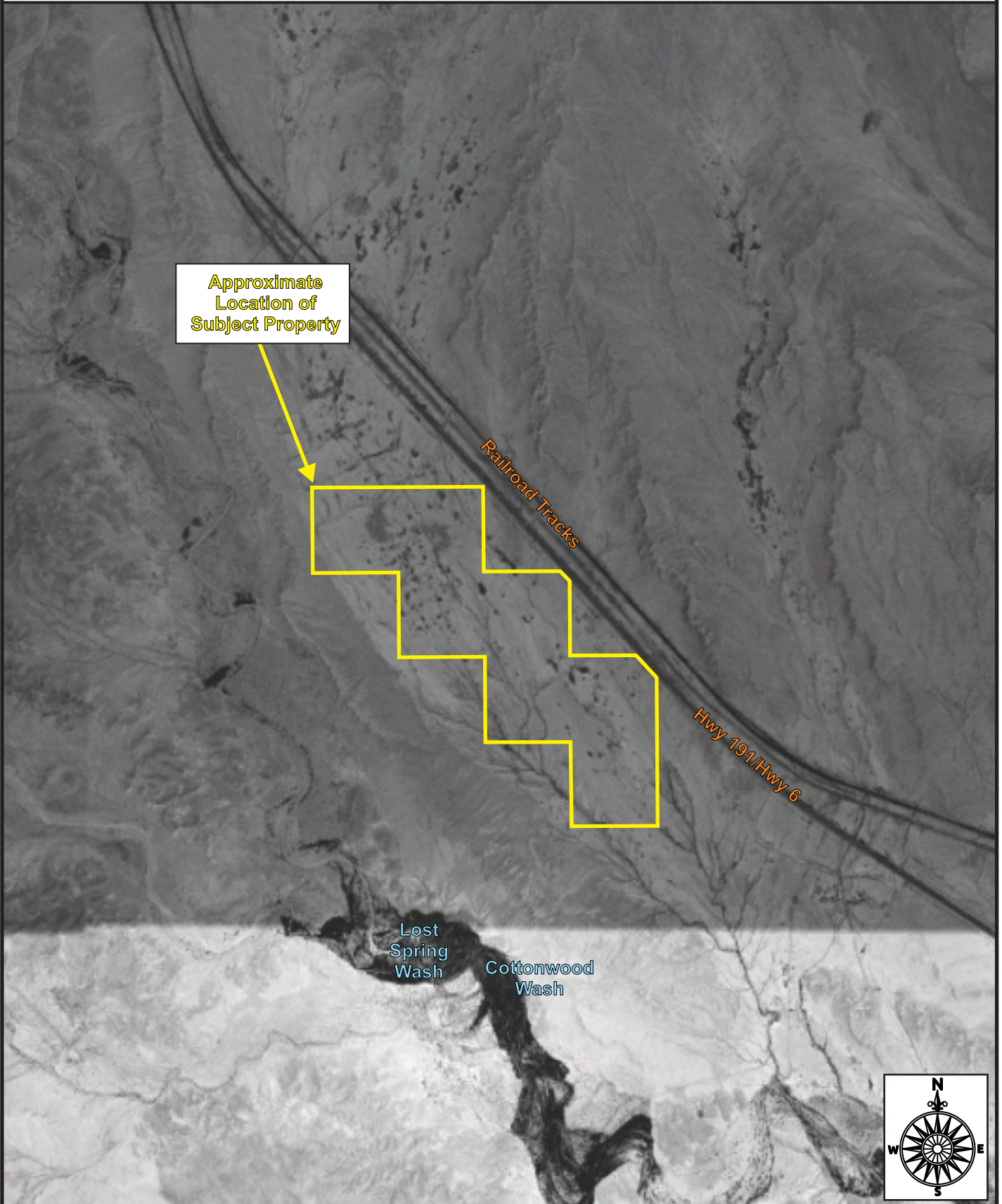




1974 Aerial Photograph



1981 Aerial Photograph



Approximate  
Location of  
Subject Property

Railroad Tracks

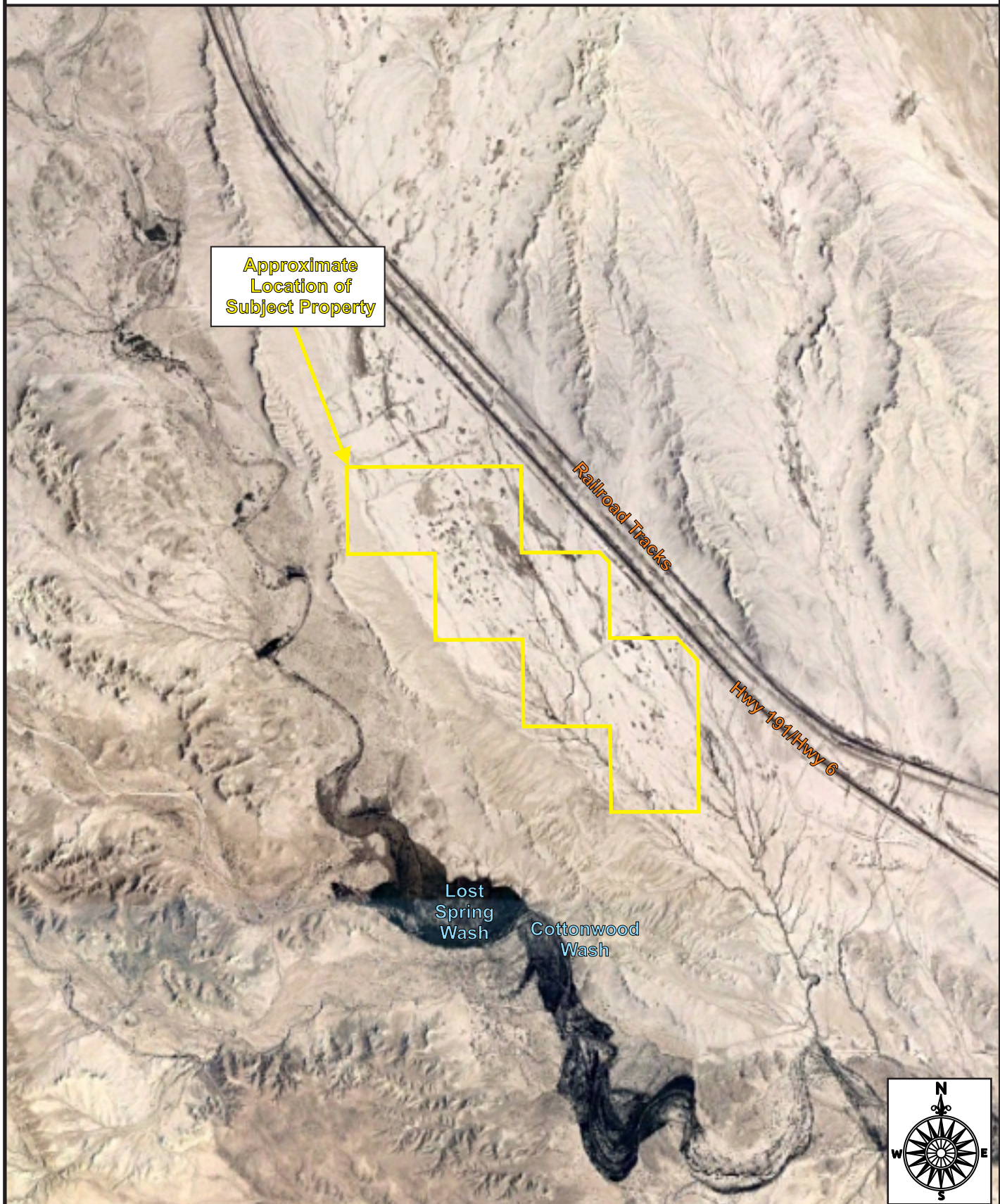
Hwy 191/Hwy 6

Lost  
Spring  
Wash

Cottonwood  
Wash



1997 Aerial Photograph



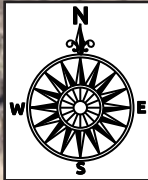
Approximate  
Location of  
Subject Property

Railroad Tracks

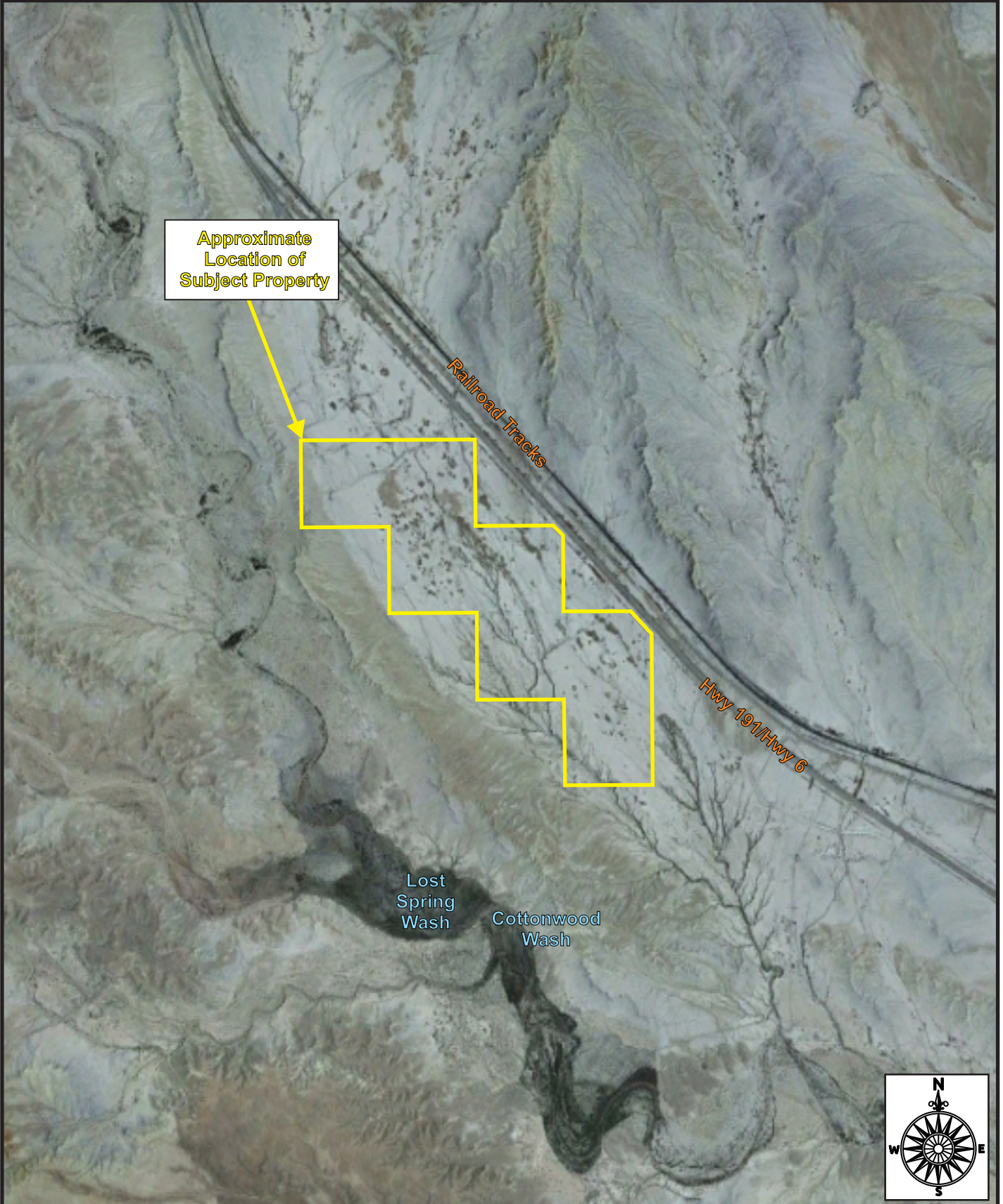
Hwy 191/Hwy 6

Lost  
Spring  
Wash

Cottonwood  
Wash



2006 Aerial Photograph



2013 Aerial Photograph

## **Appendix E**

### **Government Database Information**



---

# DATABASE REPORT

**Project Property:** *C 27107 Property  
39.009033, -110.286871  
Green River UT*

**Project No:** *2649-003*

**Report Type:** *Database Report*

**Order No:** *23030702348*

**Requested by:** *Wasatch Environmental*

**Date Completed:** *March 9, 2023*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

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# Executive Summary

## Property Information:

**Project Property:** C 27107 Property  
39.009033, -110.286871 Green River UT

**Project No:** 2649-003

### **Coordinates:**

**Latitude:** 39.00903285  
**Longitude:** -110.28749448  
**UTM Northing:** 4,318,020.41  
**UTM Easting:** 561,689.59  
**UTM Zone:** 12S

**Elevation:** 4,291 FT

## Order Information:

**Order No:** 23030702348  
**Date Requested:** March 7, 2023  
**Requested by:** Wasatch Environmental  
**Report Type:** Database Report

## Historicals/Products:

**ERIS Xplorer** [ERIS Xplorer](#)  
**Excel Add-On** Excel Add-On

# Executive Summary: Report Summary

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

#### State

NPL UT	Y	1	0	0	0	0	0	0
CONTAM POTENTIAL	Y	0.5	0	0	0	0	-	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HSWF	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
LAST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
UST LAPSE	Y	0.25	0	0	0	-	-	0
DTNK	Y	0.25	0	0	0	-	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
RESPONSE	Y	0.5	0	0	0	0	-	0
INST	Y	0.5	0	0	0	0	-	0

#### Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

#### County

*No County standard environmental record sources available for this State.*

#### Additional Environmental Records

##### Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
<b>State</b>								
SPILLS	Y	0.125	0	1	-	-	-	1
CDL	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental record sources available for this State.*

---

**Total:** 0 1 0 0 0 1

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">1</a>	SPILLS	Land Star Trucking	Hwy 6 near Green River Green River UT	ESE	0.09 / 469.02	-8	<a href="#">16</a>

*DERR ID | Date Discovered:* 6372 | 02/04/2007

## Executive Summary: Summary by Data Source

### **Non Standard**

#### **State**

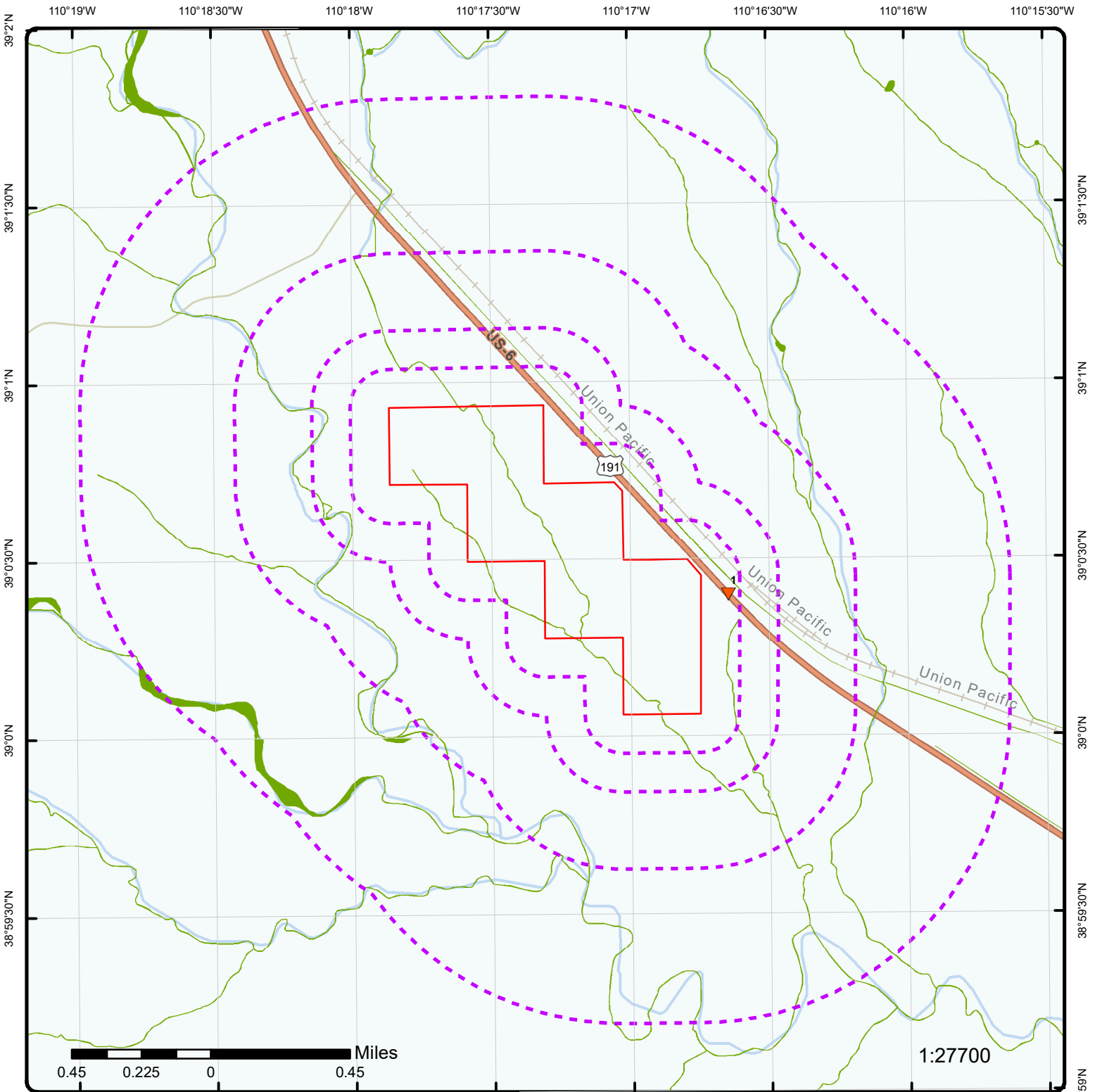
#### **SPILLS - Spill Reports 1988 current through February 7, 2013**

A search of the SPILLS database, dated Jan 11, 2023 has found that there are 1 SPILLS site(s) within approximately 0.12 miles of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
Land Star Trucking	Hwy 6 near Green River Green River UT	ESE	0.09 / 469.02	<a href="#">1</a>

***DERR ID | Date Discovered: 6372 | 02/04/2007***





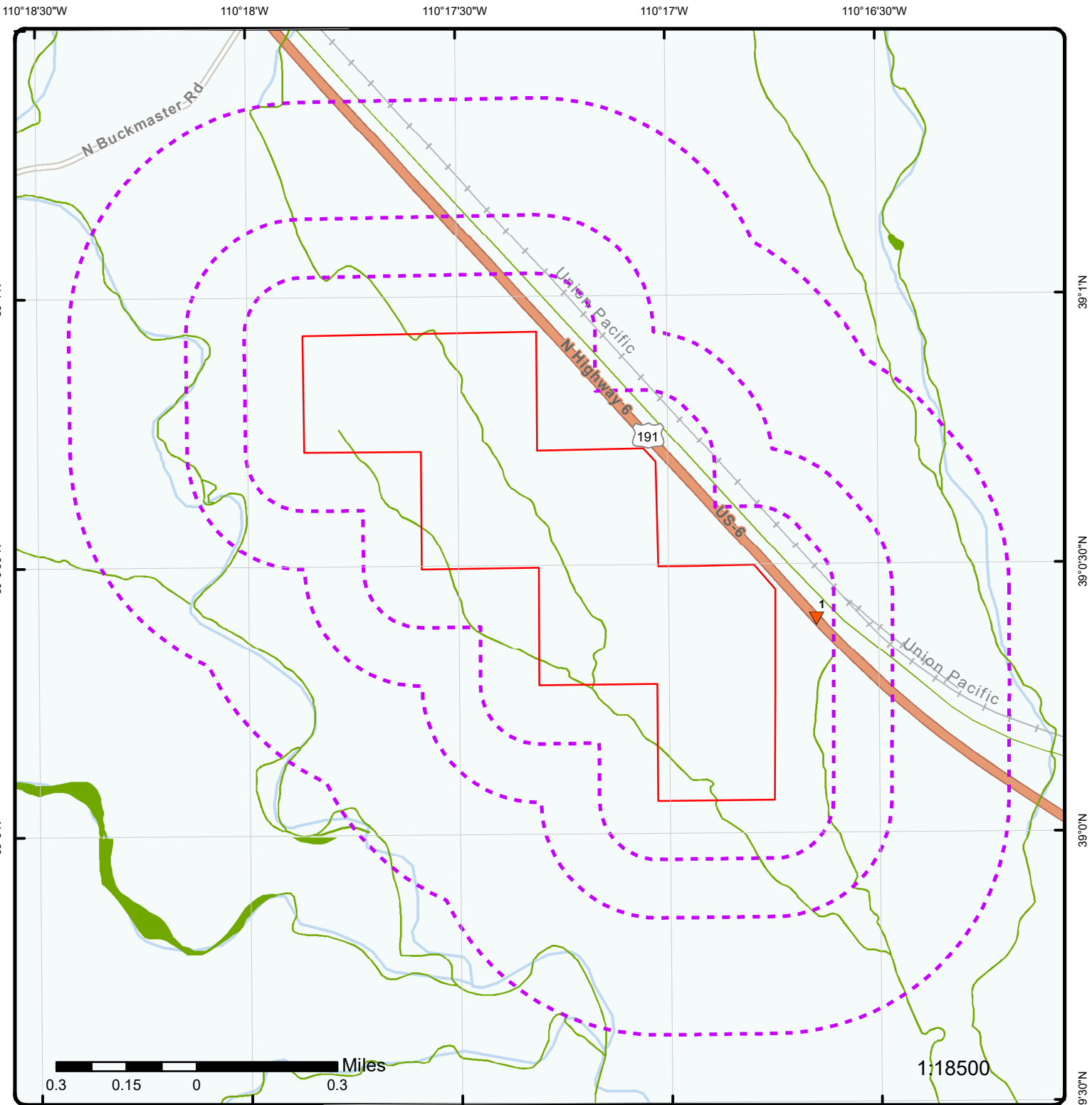
### Map: 1.0 Mile Radius

Order Number: 23030702348

Address: 39.009033, -110.286871, Green River, UT



- |                              |                        |                     |                     |  |
|------------------------------|------------------------|---------------------|---------------------|--|
| Project Property             | Buffer Outline         | Freeways; Highways  | State               | FWS Special Designation Areas  |
| Sites with Higher Elevation  | Traffic Circle; Ramp   | Country             | National Wetland    | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| Sites with Same Elevation    | Major & Minor Arterial | Indian Reserve Land | Plume               |  |
| Sites with Lower Elevation   | Traffic Circle; Ramp   | 100 Year Flood Zone | 500 Year Flood Zone |  |
| Sites with Unknown Elevation | Local Road             | Rail                |                     |  |
| Areas with Higher Elevation  |                        |                     |                     |  |
| Areas with Same Elevation    |                        |                     |                     |  |
| Areas with Lower Elevation   |                        |                     |                     |  |
| Areas with Unknown Elevation |                        |                     |                     |  |



**Map: 0.5 Mile Radius**

Order Number: 23030702348  
 Address: 39.009033, -110.286871, Green River, UT



- |                              |                        |                     |                     |  |
|------------------------------|------------------------|---------------------|---------------------|--|
| Project Property             | Buffer Outline         | Freeways; Highways  | State               | FWS Special Designation Areas  |
| Sites with Higher Elevation  | Traffic Circle; Ramp   | Country             | National Wetland    | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| Sites with Same Elevation    | Major & Minor Arterial | National Wetland    | Indian Reserve Land |  |
| Sites with Lower Elevation   | Traffic Circle; Ramp   | Plume               | 100 Year Flood Zone |  |
| Sites with Unknown Elevation | Local Road             | 500 Year Flood Zone |                     |  |
| Areas with Higher Elevation  | Rail                   |                     |                     |  |
| Areas with Same Elevation    |                        |                     |                     |  |
| Areas with Lower Elevation   |                        |                     |                     |  |
| Areas with Unknown Elevation |                        |                     |                     |  |

110°18'W

110°17'30"W

110°17'30"W

110°16'30"W

39°1'N

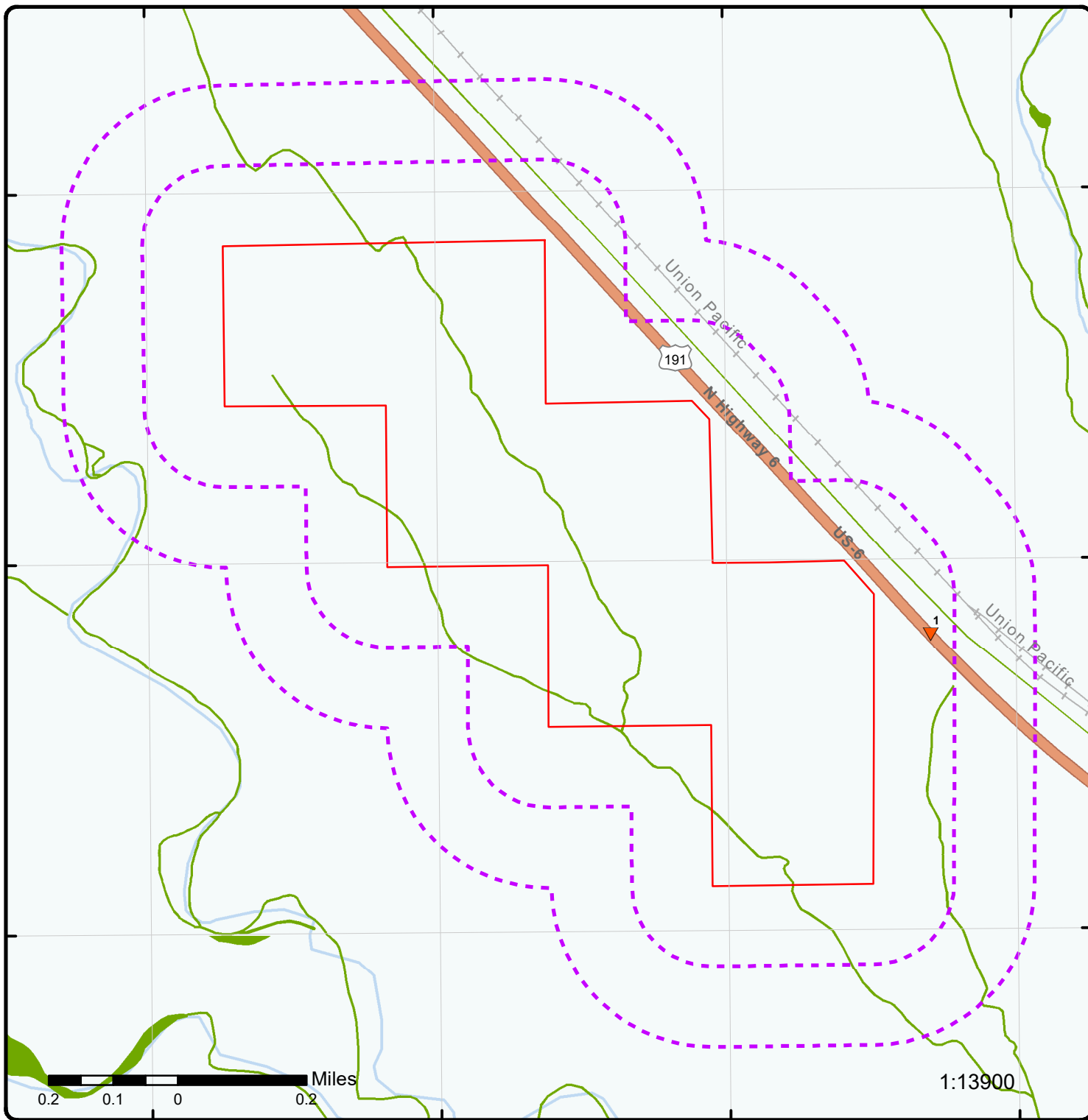
39°1'N

39°0'30"N

39°0'30"N

39°0'N

39°0'N



### Map: 0.25 Mile Radius

Order Number: 23030702348  
Address: 39.009033, -110.286871, Green River, UT



- |                              |                        |                     |                     |  |
|------------------------------|------------------------|---------------------|---------------------|--|
| Project Property             | Buffer Outline         | Freeways; Highways  | State               | FWS Special Designation Areas  |
| Sites with Higher Elevation  | Traffic Circle; Ramp   | Country             | National Wetland    | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| Sites with Same Elevation    | Major & Minor Arterial | Indian Reserve Land | 100 Year Flood Zone |  |
| Sites with Lower Elevation   | Traffic Circle; Ramp   | Plume               | 500 Year Flood Zone |  |
| Sites with Unknown Elevation | Local Road             | Rail                |                     |  |
| Areas with Higher Elevation  |                        |                     |                     |  |
| Areas with Same Elevation    |                        |                     |                     |  |
| Areas with Lower Elevation   |                        |                     |                     |  |
| Areas with Unknown Elevation |                        |                     |                     |  |

110°18'W

110°17'30"W

110°17'W

39°1'N

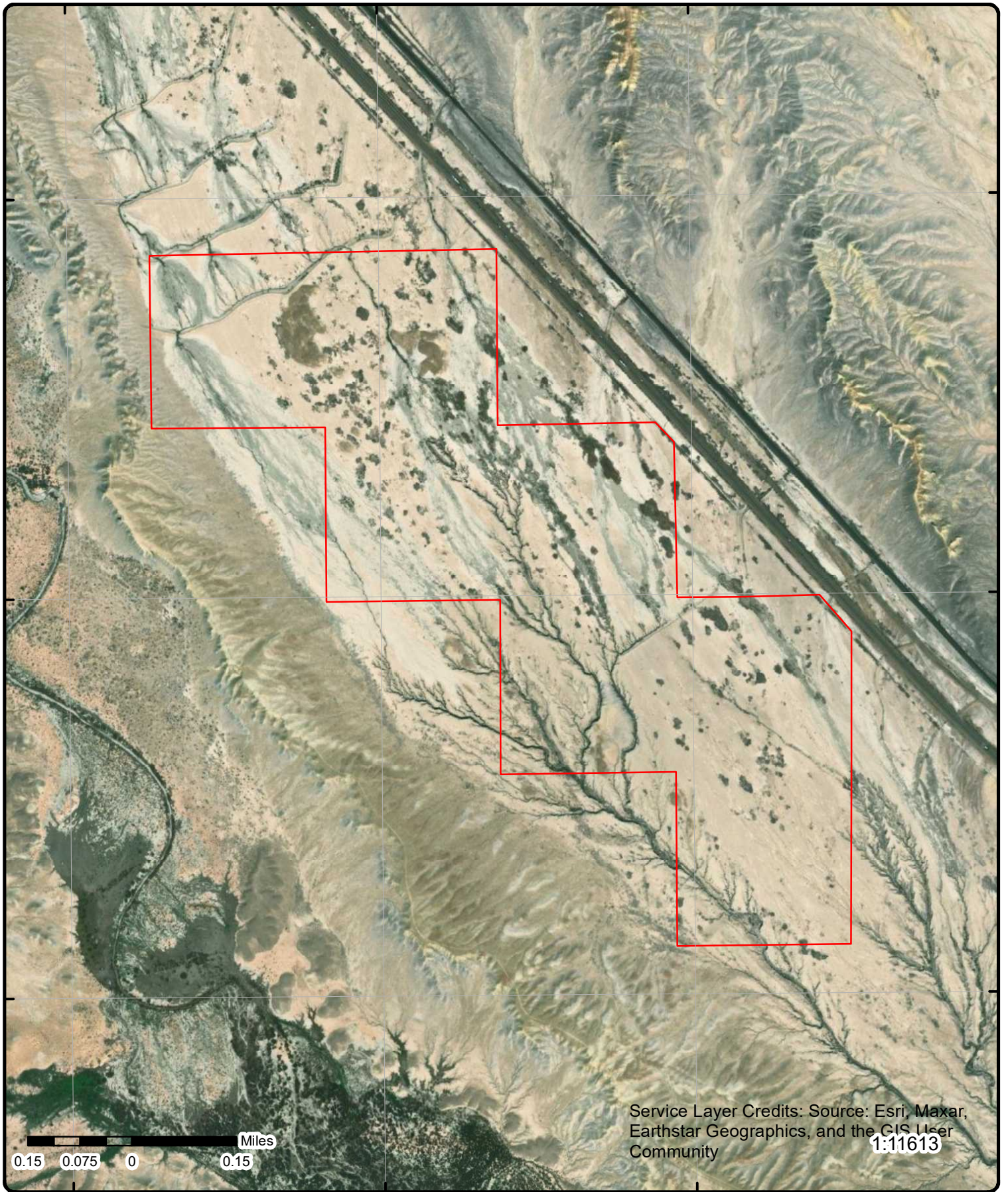
39°1'N

39°0'30"N

39°0'30"N

39°0'N

39°0'N



0.15 0.075 0 0.15 Miles

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
1:11613

**Aerial** Year: 2021

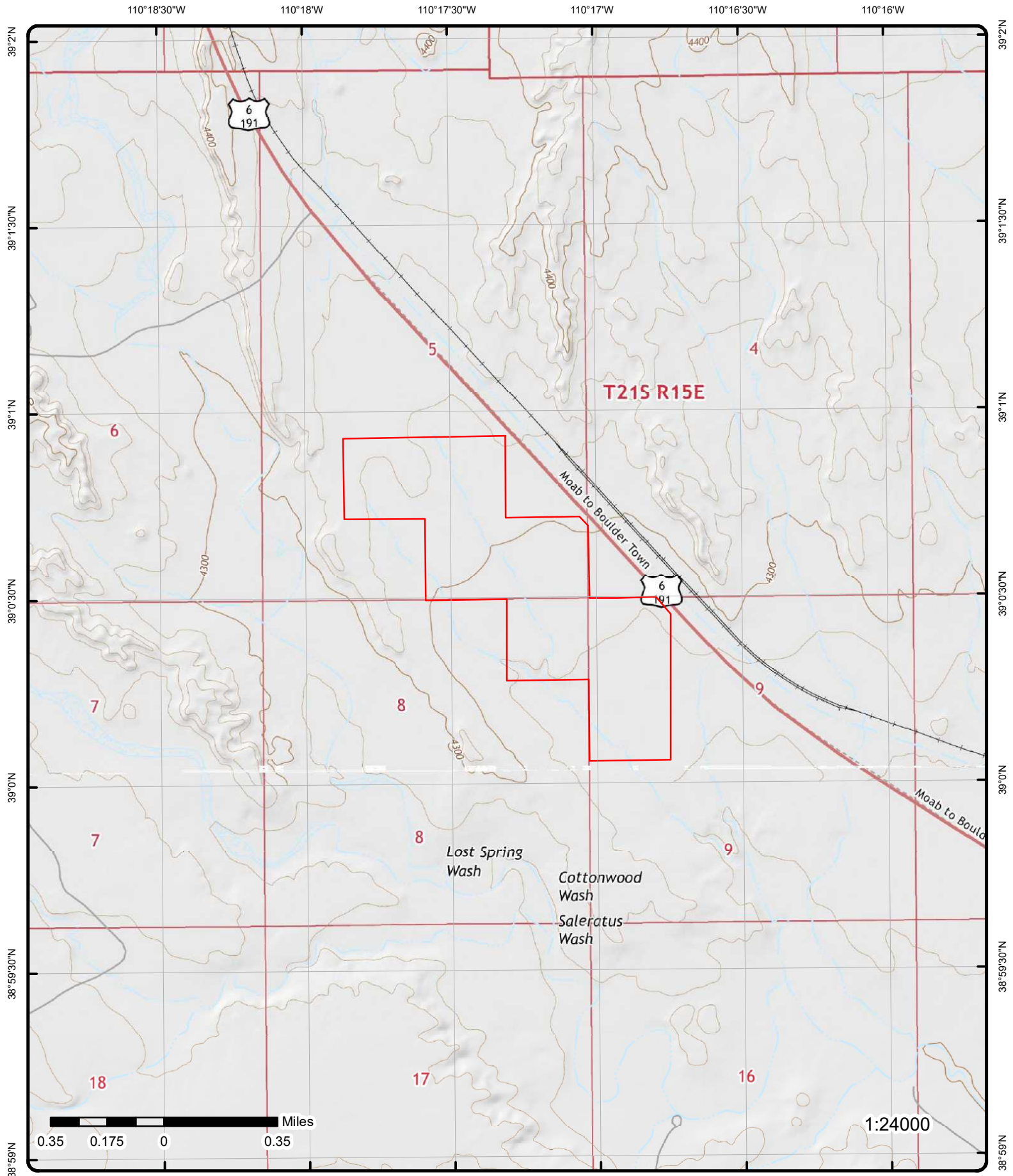
Order Number: 23030702348

Address: 39.009033, -110.286871, Green River, UT



© ERIS Information Inc.

Source: ESRI World Imagery



# Topographic Map Year: 2017

Order Number: 23030702348

Address: 39.009033, -110.286871, UT



Quadrangle(s): Desert, UT; Jessies Twist, UT; Blue Castle Butte, UT; Green River, UT

© ERIS Information Inc.

Source: USGS Topographic Map

# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 1	ESE	0.09 / 469.02	4,283.08 / -8	Land Star Trucking Hwy 6 near Green River Green River UT	SPILLS

<b>DERR ID:</b>	6372	<b>Rpt Pty Title:</b>	
<b>Site Desc:</b>	Environmental Incidents	<b>Rpt Pty Ph:</b>	
<b>Date Discovered:</b>	02/04/2007	<b>Resp Pty Ph:</b>	
<b>Date Time Rptd:</b>		<b>Inc Hwy:</b>	
<b>TBL Start Date:</b>		<b>Inc Mile Maker:</b>	
<b>TBL End Date:</b>		<b>Inc Indian Land:</b>	
<b>TBL Imp Media:</b>		<b>County:</b>	Grand
<b>TBL Chemical:</b>		<b>Northing:</b>	4317760.0
<b>Rpt Taken By:</b>		<b>Easting:</b>	562559.0
<b>Rpt Pty Name:</b>			
<b>Title Event Name:</b>	Land Star Trucking (Null RP Substituted)		
<b>Incident Summary:</b>			

Truck rollover caused 40-50 gal diesel fuel release to soil. Spill will be cleaned up today.

**Impacted Media**

**ID:** 8529  
**Land Use:**  
**Impacted Media:** Soils  
**Impacted Media Oth:**  
**Waterway Name:**  
**Dist to Surface Water:**  
**In Near Water:** 0

**ID:** 2441  
**Land Use:**  
**Impacted Media:** Soils  
**Impacted Media Oth:**  
**Waterway Name:**  
**Dist to Surface Water:**  
**In Near Water:** 0

**Chemical**

**Chemical:** diesel fuel  
**Chemical Other:**  
**Amount:**  
**Amount Type:**  
**Amount Other:**

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.



# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

#### **Formerly Utilized Sites Remedial Action Program:**

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

#### **National Priority List:**

[NPL](#)

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Nov 3, 2022**

#### **National Priority List - Proposed:**

[PROPOSED NPL](#)

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Nov 3, 2022**

#### **Deleted NPL:**

[DELETED NPL](#)

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Nov 3, 2022**

**SEMS List 8R Active Site Inventory:**

[SEMS](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

**Government Publication Date: Jan 25, 2023**

**Inventory of Open Dumps, June 1985:**

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

**Government Publication Date: Jan 25, 2023**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Jan 23, 2023**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

**Government Publication Date: Jan 23, 2023**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Jan 23, 2023**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Jan 23, 2023**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Jan 23, 2023**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jan 23, 2023**

**RCRA Sites with Controls:**

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Jan 23, 2023**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Dec 22, 2022**

**Federal Institutional Controls- ICs:**

FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Dec 22, 2022**

**Land Use Control Information System:**

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Institutional Control Boundaries at NPL sites:**

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

**Government Publication Date: Nov 3, 2022**

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Nov 6, 2022**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

**Government Publication Date: Sep 13, 2022**

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

[FRP](#)

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Dec 31, 2021**

**Delisted Facility Response Plans:**

[DELISTED FRP](#)

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Dec 31, 2021**

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date: Aug 30, 2022**

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date: Jun 29, 2022**

**LIEN on Property:**

[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

**Government Publication Date: Jan 25, 2023**

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

**Government Publication Date: Dec 22, 2022**

**State**

**Utah National Priorities List:**

[NPL UT](#)

The National Priorities List (NPL) is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). Before a cleanup of a hazardous waste site can take place under Superfund, it must be included on the National Priority List. The NPL is a published list of hazardous waste sites that are eligible for extensive, long-term cleanup action under the Superfund program. When no responsible party can be found, listing on the NPL allows EPA and the State to access the Superfund Trust fund to pay for site cleanup. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

**Government Publication Date: Nov 15, 2022**

**Potential Contaminated Sites:**

[CONTAM POTENTIAL](#)

This database of Comprehensive Environmental Response, Compensation, and Liability System sites is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The CERCLA Branch of the DERR performs site investigations of potentially contaminated sites within the State of Utah to determine whether or not they pose a threat to human health and the environment and should be included on the Federal Superfund National Priorities List. Sites are extracted from the Utah Environmental Interactive Map. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

**Government Publication Date: Feb 13, 2023**

**Solid Waste Facilities and Landfills:**

SWF/LF

A list of solid waste facilities provided by the Utah Department of Environmental Quality Interactive Map.

**Government Publication Date: Sep 26, 2022**

**Historical Solid Waste and Landfill Facilities:**

HSWF

The Division of Solid and Hazardous Waste of the Department of Environmental Quality (DEQ) maintains a list of historically closed landfills. Public Land Survey System (PLSS) locations provided by the source are subject to accuracy limitations inherent to the PLSS system.

**Government Publication Date: Sep 22, 2014**

**Sites With Leaking Underground Storage Tanks (LUST):**

LUST

A list of Leaking Underground Storage Tank (LUST) sites made available by the Underground Storage Tank Branch of the Department of Environmental Quality (DEQ), Division of Environmental Response and Remediation (DERR). The listing includes sites from the DEQ's LUST Sites List as well as LUST sites from the DEQ's Environmental Interactive Map, and the Facility UST sites data layer (applicable release sites) from the Utah Open Data Portal.

**Government Publication Date: Dec 16, 2022**

**Sites With Leaking Aboveground Storage Tanks (LAST):**

LAST

A list of state regulated aboveground petroleum storage tank releases from the Utah Department of Environmental Quality.

**Government Publication Date: Jan 24, 2023**

**Delisted Leaking Storage Tank:**

DELISTED LST

This database contains a list of closed leaking storage tank sites that were removed from the Utah State Underground Storage Tank program of the Department of Environmental Quality (DEQ).

**Government Publication Date: Jan 24, 2023**

**Sites With Underground Storage Tanks (UST):**

UST

A list of Underground Storage Tank (UST) sites made available by the Underground Storage Tank Branch of the Department of Environmental Quality (DEQ), Division of Environmental Response and Remediation (DERR). The listing includes sites from the DEQ's UST Sites list as well as UST sites from the DEQ's Environmental Interactive Map, and the Facility UST sites data layer from the Utah Open Data Portal.

**Government Publication Date: Dec 16, 2022**

**Sites With Aboveground Storage Tanks (AST):**

AST

A list of state regulated aboveground petroleum storage tanks from the Utah Department of Environmental Quality.

**Government Publication Date: Jan 24, 2023**

**Tanks Lapse List:**

UST LAPSE

A list of tank facilities that do not have an active Certificate of Compliance due to lapsing, revocation, or installation in process. The listed USTs at these facilities are ineligible to receive deliveries of fuel. Made available by the Underground Storage Tanks Compliance Branch of the Utah Department of Environmental Quality.

**Government Publication Date: Jan 17, 2023**

**Delisted Storage Tanks:**

DTNK

This database contains a list of closed storage tank sites that were removed from the Utah State Underground Storage Tank program of the Department of Environmental Quality (DEQ).

**Government Publication Date: Jan 17, 2023**

**List of Targeted and Non-targeted Brownfields:**

BROWNFIELDS

List of Brownfields Projects, either targeted or not targeted for cleanup, made available by the Department of Environmental Quality (DEQ) Division of Environmental Response and Remediation (DERR). The DERR conducts Brownfields activities under authorities of the Voluntary Release Cleanup Act, Hazardous Substances Mitigation Act and the Small Business Liability Relief Brownfields Revitalization Act. These statutes provide mechanisms by which the DERR oversees the assessment and cleanup of Brownfields.

Government Publication Date: Oct 11, 2022

**Voluntary Cleanup Site List:**

VCP

The Voluntary Cleanup Program (VCP) of the Utah Department of Environmental Quality (DEQ) was created to promote the voluntary cleanup of contaminated sites. The VCP is intended to encourage redevelopment of Brownfields and other impacted sites by providing a streamlined cleanup program. This data is compiled from the DEQ's Division of Environmental Response & Remediation (DERR) VCP/Brownfields Section Site List and the DERR VCP Map Data from the Utah Environmental Interactive Map tool.

Government Publication Date: Oct 10, 2022

**Response Action Sites:**

RESPONSE

The Voluntary Cleanup Program/Brownfields Section of the Department of Environmental Quality (DEQ) maintains a list of sites at which Response Actions are planned or have been completed.

Government Publication Date: Mar 10, 2022

**Sites with Institutional Controls:**

INST

Sites included in the Voluntary Cleanup Program (VCP), Superfund and Underground Storage Tank Facilities list that have environmental covenants and institutional controls in place.

Government Publication Date: Dec 19, 2022

**Tribal**

**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 8, which includes Utah, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

**Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 8, which includes Utah, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

**Delisted Tribal Leaking Storage Tanks:**

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

**Delisted Tribal Underground Storage Tanks:**

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

**County**

**No County standard environmental record sources available for this State.**

**Additional Environmental Record Sources**

**Federal**

**Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Aug 18, 2022

**Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Aug 24, 2021**

**Perfluorinated Alkyl Substances (PFAS) Releases:**

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Aug 24, 2021**

**Federal Agency Locations with Known or Suspected PFAS Detections:**

[PFAS FED SITES](#)

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. Sites on this list do not necessarily reflect the source/s of contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

**Government Publication Date: Jun 30, 2022**

**PFOA/PFOS Contaminated Sites:**

[PFAS NPL](#)

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

**Government Publication Date: Oct 4, 2022**

**Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

**SSEHRI PFAS Contamination Sites:**

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

**Government Publication Date: Dec 12, 2019**

**National Response Center PFAS Spills:**

[ERNS PFAS](#)

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

**Government Publication Date: Feb 23, 2022**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: Sep 1, 2020**



**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Aug 30, 2022**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

**Government Publication Date: Jan 25, 2023**

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

**Government Publication Date: Oct 15, 2022**

**Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Jun 25, 2022**

**Delisted Drycleaner Facilities:**

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Jun 25, 2022**

**Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

**Government Publication Date: Jul 12, 2022**

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 2, 1984**

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Mar 31, 2021**

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: May 11, 2021**

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

MINES

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

**Government Publication Date: Aug 3, 2022**

**Surface Mining Control and Reclamation Act Sites:**

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

**DOE Legacy Management Sites:**

[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 1, 2022

**Alternative Fueling Stations:**

[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG) fuel type locations.

Government Publication Date: Jan 3, 2023

**Superfunds Consent Decrees:**

[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jan 11, 2023

**Air Facility System:**

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

**Registered Pesticide Establishments:**

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

**Polychlorinated Biphenyl (PCB) Transformers:**

[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

**Polychlorinated Biphenyl (PCB) Notifiers:**

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Nov 3, 2022**

**State**

**Spill Reports 1988 current through February 7, 2013:**

SPILLS

Regulated industry, permitted facilities, waste transporters and others are required by state laws to report chemical spills and other environmental incidents within certain time frames, depending on the type of incident. These incidents are reported to The Division of Environmental Response & Remediation (DERR) of the Department of Environmental Quality (DEQ).

**Government Publication Date: Jan 11, 2023**

**Methamphetamine Contaminated Properties:**

CDL

Utah Administrative Rule 19-6-901 Illegal Drug Operations Site Reporting and Decontamination Act requires local health departments to maintain a list of properties believed to be contaminated by the illegal manufacture of drugs. These properties were reported to the Salt Lake Valley Health Department by a complaint or report from a law enforcement agency and the Department has determined that reasonable evidence exists that the property is contaminated. Once a property is decontaminated, it is removed from this list.

**Government Publication Date: Nov 15, 2022**

**Dry Cleaning Facilities:**

DRYCLEANERS

The Division of Air Quality of the Department of Environmental Quality (DEQ) maintains a list of regulated dry cleaners that use perchlorethylene (PCE). This site data is compiled from applicable FOIA files received from the DEQ's Division of Air Quality, the DEQ's Environmental Interactive Map layer of Dry Cleaner Facilities, and also the Utah OpenData Catalog Dry Cleaners dataset.

**Government Publication Date: Jan 11, 2023**

**Delisted Drycleaners:**

DELISTED DRYCLEANERS

A list of sites which once appeared on - and have since been removed from - the list of regulated dry cleaners that use perchlorethylene (PCE) made available by the Division of Air Quality of the Department of Environmental Quality (DEQ).

**Government Publication Date: Jan 11, 2023**

**Tier 2 Chemical Inventory Program:**

TIER 2

A list of Tier 2 facilities managed by the Division of Environmental Response and Remediation (DERR) of the the Utah Department of Environmental Quality (DEQ).

**Government Publication Date: Nov 9, 2022**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental record sources available for this State.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

**Appendix F**

**Environmental Professional Qualifications**



## John Rezac Senior Geologist

### Education

B.S., Earth Science - University of South Dakota (1993)  
Graduate Studies - South Dakota School of Mines and Technology

### Registration / Certification / Accreditation

Utah Licensed Professional Geologist  
Utah Certified Petroleum Storage Tank Consultant  
Utah Certified Groundwater and Soil Sampler  
OSHA 40-Hour Hazardous Operations and  
Emergency Response (HAZWOPER)

### Summary of Experience:

Mr. Rezac has more than twenty-five years of experience conducting environmental assessments; remediations; environmental and geotechnical investigations; inspection/ oversight of construction, demolition, and remediation projects; and construction materials field and laboratory testing. His project management experience includes planning, costing, budget tracking, permitting, reporting, personnel scheduling, and subcontractor management. His field experience includes environmental assessments; environmental and geotechnical subsurface investigations; environmental sampling; construction, operation, and maintenance of remediation systems; construction inspection; materials testing; and surveying.

### Key Projects:

#### **Ogden Gas Company Site Investigation, Remediation, and Monitoring, Ogden Utah, Utah.**

Mr. Rezac conducted soil and groundwater investigations and planned and managed remediation of coal tar related contamination at the former Ogden Gas Company site, a historic manufactured gas plant, under the oversight of the Utah Department of Environmental Response and Remediation (UDERR) Voluntary Cleanup Program (VCP). Remediation efforts included the installation of a bentonite slurry wall groundwater cutoff system, the excavation of over 30,000 tons of contaminated soil, perimeter air monitoring, and the treatment and disposal of 250,000 gallons of contaminated groundwater from the remedial excavation into the sanitary sewer system. Mr. Rezac currently manages groundwater monitoring, subsurface investigations, and remediations at the Ogden Gas Company site.

#### **Leaking Underground Storage Tank (LUST) Investigation and Remediation, Salt Development: Hardware Village Condominiums/4<sup>th</sup> West Apartments, Salt Lake City**

Mr. Rezac conducted a subsurface soil and groundwater investigation at the former Salt Lake Hardware LUST site which identified soil and groundwater contamination at concentrations exceeding UDERR screening levels for LUST sites. Because the site was planned for redevelopment as a residential complex with underground parking, Mr. Rezac prepared a corrective action plan for excavating contaminated soils from the site and transporting the soils to the ET Technologies soils re-generation site in Salt Lake County. Mr. Rezac conducted oversight of the remedial excavation including confirmation sample collection as well as the treatment and discharge of groundwater removed from the excavation.

#### **Environmental Site Assessments, Salt Lake City; Salt Lake City Corporation, Geologist/Project Manager.**

Mr. Rezac completed more than twenty Phase I Environmental Site Assessments for the Salt Lake City Department of Airports, Salt Lake City Corporation, and the Redevelopment Agency of Salt Lake City at various sites including the old Hansen Planetarium, the Fisher Mansion, the International Center area near the Salt Lake International Airport, the American Barrel Superfund site, the Packing Corporation of America industrial facility, and in Salt Lake City watershed areas. Mr. Rezac has also conducted *Phase II* soil and groundwater sampling efforts at a number of these properties.

**Hunter & Huntington Power Plant Fuel Oil Release Investigations, Rocky Mountain Power, Emery County, Utah; Geologist/Project Manager.** Mr. Rezac conducted subsurface investigations and remediations at fuel oil releases at Rocky Mountain Power's Huntington and Hunter coal-burning power plants in central Utah. Mr. Rezac planned and conducted the investigations, including GPR utility clearances, analyzed data, produced investigation reports, and planned and oversaw remediation efforts.

**NUCOR Plymouth RCRA Facility Investigation and Remediation, Plymouth, Utah.**

Mr. Rezac assisted in the preparation of the RFI Work Plan and planned and conducted surface and subsurface soil investigations at over 20 solid waste management units at the NUCOR Plymouth steel production plant in areas where electric arc furnace (EAF) dust and petroleum hydrocarbons had been handled. Surface soil that was determined to be contaminated by EAF dust was excavated and transported to an off-site disposal facility. Mr. Rezac managed sampling, data collection, and reporting for the remedial effort, including statistical analysis and risk-based evaluation of the data.

**Technical Impracticability Evaluation, Jordan Substation, PacifiCorp, Salt Lake City, Utah; Geologist.** Mr. Rezac prepared a RCRA Technical Impracticability Evaluation of DNAPL contamination associated with the former Jordan Power Plant. Mr. Rezac evaluated the costs, risks, and feasibility of potential remediation techniques to address DNAPL contamination beneath and along the banks of the Jordan River. Due to the difficulties of remediating DNAPL beneath the riverbed, the cost of potential remedial actions, and the low risk to human health and the environment, Mr. Rezac determined that active remediation of the DNAPLs would be technically impracticable. The Utah Department of Solid and Hazardous Waste concurred with the evaluation findings. The DNAPL contamination at the site is currently being monitored but is being allowed to naturally attenuate.

**NEPA Environmental Assessments, Airport Improvement Projects, Federal Aviation Administration, Six Western States; Geologist/Project Manager.** Mr. Rezac managed and prepared Environmental Assessments for FAA funded airport improvement projects at the Tooele Valley (UT) Airport, the Carbon County (UT) Airport, Boise (ID) Air Terminal, Rocky Mountain Metro Airport (Broomfield, CO), Palm Springs (CA) International Airport, McCarran (Las Vegas, NV) International Airport, and Tucson (AZ) International Airport. The improvement projects included the installation of runway lighting systems, instrument landing systems, and airport traffic control towers. Mr. Rezac prepared Visual Impact Assessments for the Palm Springs and Tucson Airport Traffic Control Tower projects. These included site assessments, photographic simulations of the proposed new tower, and addressing public concerns to assess visual impacts to sensitive viewsheds.

**Utah LUST Trust LOE Project Environmental Consulting; Geologist.** Mr. Rezac managed state assigned consulting projects including work plans, cost estimates, site investigation and reporting, environmental sampling and reporting, and remediation system operation and maintenance. Duties included budget, personnel, and subcontractor management as well as fieldwork and report writing.

**Bechtel/AT&T Environmental Assessments, Western United States; Geologist/Project Manager.** Mr. Rezac prepared FCC/NEPA Environmental Assessments (EAs) for wireless communication infrastructure construction projects throughout the western United States. Planned, managed, and conducted the environmental assessments, produced the final EAs for the Bechtel Corporation (the client) from 2001-2004. The assessments included Phase I and Phase II Environmental Site Assessments, geotechnical investigations, and NEPA compliance assessments for telecommunications tower and antenna sites in Utah, Idaho, Oregon, Wyoming, Nevada, Arizona, New Mexico, North Dakota, South Dakota, and California. Duties included budget, personnel, and subcontractor management as well as fieldwork and report writing.





**Julie H. Kilgore, President  
Environmental Manager**

**Julie H. Kilgore** is President of Wasatch Environmental, an environmental science and engineering firm based out of Salt Lake City, Utah. She has over 25 years experience in environmental assessment, investigation, remediation, and regulatory agency coordination.

Since 2000, Ms. Kilgore has chaired the national task force responsible for developing the revisions to the ASTM 1527 Phase I Environmental Site Assessment Standard, and was appointed by EPA to serve on the regulatory negotiation Federal Advisory Committee to assist EPA in developing the federal All Appropriate Inquiry regulation. In addition to ASTM International, Julie has been involved in the Environmental Affairs Committee of the Salt Lake Chamber of Commerce, the Envision Utah Brownfields Task Force, and was recently elected to the Environmental Bankers Association Board of Governors.

**Experience**

Ms. Kilgore conducts or oversees professional services related to property transactions and redevelopment projects including All Appropriate Inquiries (Phase I), site investigations/delineations, and remedial implementation and oversight.

Ms. Kilgore has been directly involved in various phases of hundreds of environmental site assessments for lenders, buyers, home builders, large retail developers, ski resorts, tribes, municipalities, and federal agencies. Ms. Kilgore provides and/or oversees turn-key environmental consulting ranging from Phase I Environmental Site Assessments, through investigation/site characterization and remediation. Redevelopment projects have included multi-parcel big-box store acquisitions in historical industrialized areas, and major renovation/change-of-use projects for transitional low-income housing. Ms. Kilgore has also provided environmental due diligence for conservation acquisition projects.

**Standards Development and Rulemaking**

As the current chair of the national ASTM E1527 Phase I ESA task force and as chair of the past chair of ASTM Committee E50, Ms. Kilgore directly participates in the on-going development of the various standard practice and guidance documents related to environmental assessments and commercial property transactions. Standard documents currently under consideration within ASTM include revisions to the D6008 Standard Practice for Conducting Environmental Baseline Surveys, and the E2790 Standard Guide Identifying and Complying with Continuing Obligations, to address “continuing obligations” associated with CERCLA landowner liability protections.

As a result of Ms. Kilgore’s role with ASTM, Wasatch Environmental was appointed by EPA to represent the Environmental Professional category of stakeholders for the EPA regulatory negotiation rulemaking process for developing the “All Appropriate Inquiry” regulation as commissioned by Congress in the Small Business Liability Relief and Brownfields Revitalization Act of 2002. Ms. Kilgore’s direct involvement in developing the ASTM E1527 standard provided EPA with unique insight into the process designed to satisfy specific elements related to innocent landowner, bona fide prospective purchaser, or contiguous property owner liability protections to CERCLA liability.

This EPA regulation for All Appropriate Inquiries was promulgated in October 2005 and became effective November 2006. As the ASTM E1527 Task Force chair, Ms. Kilgore facilitated direct EPA participation as ASTM worked to modify the E1527 to comply with the EPA All Appropriate Inquiry regulation. Ms. Kilgore continues to facilitate EPA participation with each E1527 standard practice revision process to ensure an EPA reference to the most current ASTM E1527 standard practice as being compliant with the EPA All Appropriate Inquiry regulation.

### **Training and Industry Outreach**

As a result of Ms. Kilgore's involvement in development of industry standards, federal regulation, and local policies, she assisted in the development of numerous Phase I ESA, Transaction Screen, and Phase II Environmental Site Assessment training courses, and conducts industry training courses throughout the country. These training courses include the following:

- ASTM International CEU-Accredited Phase I/Phase II ESA Training Classes, 2004-2021
- *Understanding Environmental Due Diligence Reports*, Salt Lake Board of Realtors, 1994 - 2021
- CLE-Accredited *Current State of Environmental Due Diligence*, Bloomberg BNA, 2014
- Bureau of Land Management ASTM E1527 and AAI Training, 2014 - 2016
- EPA Region VII, Region IX, and Region X ASTM 1527 and AAI Training;
- *Environmental Issues in Property Development*, National Business Institute, 2011
- National Guard National Environmental Training Conference, 2007, 2008, 2009, and 2015

Ms. Kilgore has conducted industry outreach for professional organizations and participated in national conference panel presentations regarding Phase I Environmental Assessments, All Appropriate Inquiry, and 2002 Small Business Liability Relief and Brownfields Revitalization Act. Recent events include:

- Environmental Due Diligence, Current State of the Practice Webinars, 2013 - 2021
- Pennsylvania Association of Environmental Professionals - Communities, Corridors & Connections Conference, 2021
- Environmental Bankers Association, Risk Management Series, 2020 - 2021
- *Bridging Environmental and Appraisal*, Environmental Bankers Association, 2015
- *Strategies for Implementing ASTM E1527-13*, GeoSearch Four-Part Training Series, 2015
- *Identifying and Managing Impacted Waters of the State*, NAIOP 2014
- *ASTM E1527-13 and Vapor Intrusion* American Bar Association, 2014
- Association of State and Territorial Solid Waste Management, 2014
- EPA Brownfields Conferences, 2003 - 2011;
- RTM Communications National Conferences, 2003-2011;

### **Publications and Awards**

SES/ASTM Robert J. Painter Award, 2013

"Brownfields, A Comprehensive Guide to Redevelopment Contaminated Property, Third Edition," Chapter 6 "Phase I and Phase II Environmental Site Assessments," American Bar Association, 2010

ASTM Award of Merit, 2009

"Working Together; The Recent History of the Practice for Phase I Environmental Site Assessments," ASTM International Standardization News, June 2006

"All Appropriate Inquiry and Brownfields Redevelopment," Air & Waste Management Association, EM Magazine, December 2005

Kilgore, J., "All Appropriate Standards," Brownfields News, Vol. 1, March 2004.