



APPLICATION FOR FINANCIAL ASSISTANCE FROM
THE LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND, 2016

Complete, and have an authorized person **SIGN**, this *cover sheet*. (an authorized person is a person who has responsibility for committing funds provided by the applicant for use on this project.)

EVEN IF YOU SUBMIT AN ELECTRONIC COPY OF YOUR APPLICATION, as requested, WE STILL NEED ONE ORIGINAL SIGNATURE SENT BY US MAIL.

Review the information on your *pre-application form* and provide any new, corrected, or updated information by submitting a new pre-application form with this cover sheet. Submit the complete application to the address on the pre-application.

Refer to the Quality Growth Commission's *Eligibility Requirements for Grants and Evaluation Criteria* for information concerning the *Project Narrative* and documentation required to be submitted with this cover sheet.

See *Checklist for Application*. In order for your application to be complete, be sure everything on the checklist is included with this cover sheet.

1. Project Name	Wasatch Hollow Preserve Expansion
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2. Applicant: must be a county, city, town, Utah Department of Natural Resources, Utah Department of Agriculture, or a 501(c)(3) charitable organization (must submit letter from IRS)

<input type="checkbox"/> County	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Town	<input type="checkbox"/> Natural Resources	<input type="checkbox"/> Agriculture	<input type="checkbox"/> 501©(3)
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Name of Applicant	Salt Lake City Corporation
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3. Person authorized to submit this application on behalf of the above entity:

Name	Jacqueline M. Biskupski
Title	Mayor
Mailing Address	451 S State Street Room 306
	Salt Lake City UT 84111
Phone Number	801.535.7704
FAX Number	
E-mail Address	mayor@slcgov.com

4. I certify that I am authorized by the governing body (commission, council, board or other) of the above entity or by state statute to submit this application.

Signature:

Jacqueline M. Biskupski

Date: 7-15-16

Wasatch Hollow Preserve Expansion: Restoration Project

Project Narrative



LeRay McAllister Critical Land Conservation Fund Application Form, Due Friday, July 15, 2016

Including Eligibility Requirements and Evaluation Criteria for Grants

1. Project Name	Wasatch Hollow Preserve Expansion – Restoration Project
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2. Applicant: must be a county, city, town, Utah Department of Natural Resources, Utah Department of Agriculture, or a 501(c)(3) charitable organization (must submit letter from IRS)

<input type="checkbox"/> County	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Town	<input type="checkbox"/> Natural Resources	<input type="checkbox"/> Agriculture	<input type="checkbox"/> 501©(3)
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Name of Applicant	Salt Lake City Corporation
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3. Person authorized to submit this application on behalf of the above entity:

Name	Lewis Kogan
Title	Salt Lake City Open Lands Manager
Mailing Address	1965 W 500 S, Salt Lake City, UT 84104
Phone Number	(801) 972-7828
FAX Number	(801) 972-7847
E-mail Address	Lewis.Kogan@slcgov.com

I. Definitions

"Local entity" means a county, city, or town.

"Open land" means land that is preserved in or restored to a predominantly natural, open, and undeveloped condition; and used for:

- Wildlife habitat
- Cultural or recreational use
- Watershed protection
- Another use consistent with the preservation of the land in or restoration of the land to a predominantly natural, open, and undeveloped condition.

"Open land" does not include land whose predominant use is as a developed facility for active recreational activities, including baseball, tennis, soccer, golf, or other sporting or similar activity.

The condition of land does not change from a natural, open, and undeveloped condition because of the development or presence on the land of facilities, including trails, waterways, and grassy areas, that:

- Enhance the natural, scenic, or aesthetic qualities of the land; or
- Facilitate the public's access to or use of the land for the enjoyment of its natural, scenic, or aesthetic qualities and for compatible recreational activities.

"Agricultural Land" means land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:

- Forages and sod crops
- Grains and feed crops
- Livestock
- Trees and fruits
- Vegetables, nursery, floral, and ornamental stock
- Land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government

"Affordable housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the applicable municipal or county statistical area for households of the same size.

II. Eligible Applicants

A city, town, county, the Utah Department of Natural Resources, the Utah Department of Agriculture and Food, and charitable organizations that qualify as tax exempt under Section 501 (c)(3) of the Internal Revenue Code may apply for funds.

III. Funding Awards

Loans or grants may be awarded. There is no specific limit on amounts that may be requested. However, funds are limited and the application process is competitive. The Commission must consider the number of actual and potential applications for financial assistance and the amount of money sought by those applications. *Applicants must provide matching funds equal to or greater than the amount of money received from the Fund. Leverage is one of the criteria upon which your project will be judged. On average, the Commission funds about 20 to 25% of total project costs.*

IV. Use of Funds

All money from the fund must be used to preserve or restore open and/or agricultural lands. Eligible costs include the acquisition of a conservation easement or fee title and restoration costs such as grading, re-channeling, vegetation, and others. *Each interest in real property purchased with money from the Fund, whether fee title or an easement, must be held and administered by the State Departments of Agriculture or Natural Resources, a county, a city or a town.*

The 20 Acre Rule for Fee Title Acquisitions

There is no limit to the number of acres that may be placed under conservation easement using money from the LeRay McAllister Program.

However, the legislature has placed significant restrictions on the use of these funds for fee title acquisition. A fee interest in real property may be purchased ONLY IF the parcel is no more than 20 acres in size. In counties where 50% or more of the total land mass is publicly owned, a parcel of similar size must be contemporaneously transferred to private ownership from the governmental entity that purchased the fee interest.

V. Application Requirements

All applicants must submit a completed application cover sheet and supporting documentation, including the following materials:

1. Appraisal, or Certified Statement of Value (See Appraisal Policy)
2. Negotiated option, purchase agreement or other contract to purchase the property.
3. Conservation easement (if available): applicants must submit at least the name of the eligible easement holder. The easement to be recorded will be required before the grant or loan is paid.
4. Site map, or parcel description.
5. Letters and resolutions of support from:
 - a. Local governments (the city, town, or county which includes the area to be preserved.
 - b. Special service districts, if they have an interest in the preservation (such as a water conservancy district which may support a watershed preservation project.)
 - c. State Senator who represents the area to be preserved
 - d. State Representative who represents the area to be preserved
 - e. Others, this could include citizen groups, community councils, wildlife organizations, or any other group supporting the acquisition.
6. Update of the information provided on the pre-application form
7. Phase one environmental assessment (If not available, it will be required before funding)
8. IRS Letter (If applicant is a 501(c)(3) organization)
9. Project time line
10. Project budget showing costs of acquisition, restoration and long term preservation
11. Project narrative of *no more than 10 pages* addressing the evaluation criteria of the Quality Growth Commission as described in Part VII

VI. Quality Growth Act Requirements

The Quality Growth Act established the following criteria that the Quality Growth Commission must consider when reviewing applications:

- The nature and amount of open land/agricultural land proposed to be preserved or restored*
- The qualities of the open land/agricultural land proposed to be preserved or restored*
- The cost effectiveness of the project.*
- The amount of funds available
- The number of actual and potential applications for financial assistance and the amount of money sought by those applications
- The open land preservation plan of the local entity (county, city or town) where the project is located and the priority placed on the project by that local entity (this is also established by resolution of the local commission or counsel, and by letters of support from legislators and other interested parties)*
- The effects of the project on housing affordability and diversity*
- Whether the project protects against the loss of private property ownership.*

*These criteria must be addressed by the applicant and are described in Part VIII.

VII. Evaluation Criteria (Project Narrative)

The Commission has established the following priorities for the evaluation of applications (Not necessarily in order):

- **Local support** for the project and compliance with the community's general plan. The Commission will not fund a project that does not receive the support of the local government where it is located, and the state legislators who represent the area.
- **Project Leverage.** The Commission is looking for multiple funding partners in every conservation project. On average, the McAllister Fund provides about 20 to 25% of the funding for approved projects.
- Projects conserving **Multiple Public Benefits.** The Commission will evaluate the benefits of conserving each project. The more public benefits that accrue, the higher the project will be ranked.
- High quality projects; i.e., **benefits that are Unique and Irreplaceable** at the current location. The Commission is looking for truly unique parcels. Applicants should explain why the benefits of conserving the parcel are unique and do not accrue to other parcels.
- **Urgency.** The Commission has limited funding. They intend to fund the most urgent projects first. Urgency takes many forms, but generally it is defined as some factor or factors that require that the project be conserved now or risk losing the opportunity to conserve the unique public benefits.
- The assurance for long term **Monitoring and Maintenance** of the land. A conservation easement or other preservation method is required for every parcel.

Each application criterion will be rated on one or more of the above priorities.

PLEASE READ THE MCALLISTER FUND DEFINING PRINCIPLES FOR FURTHER GUIDANCE ON THESE REQUIREMENTS.

1 APPLICANTS MUST SUBMIT A PROJECT NARRATIVE OF *NO MORE THAN 10 PAGES* ADDRESSING THE EVALUATION CRITERIA OF THE QUALITY GROWTH

COMMISSION AS DESCRIBED BELOW (If you have Microsoft Word, you can download this document and fill it out electronically by entering text in the forms provided. If not, please attach a narrative addressing all the relevant items.):

Criterion 1. Describe the multiple public benefits of preserving or restoring open land or agricultural land included in this proposal.

To be eligible for funding, proposed projects must preserve or restore open land/agricultural land. Applicants should demonstrate that the open land/agricultural land in their project is consistent with the definition of open land and agricultural land in the Quality Growth Act (See definitions in Section I above), and that preserving this land provides multiple public benefits.

In addition to addressing the benefits of preserving the land, the Quality Growth Commission will also consider the amount of land to be preserved. This does not mean that large tracts of land will automatically receive priority over smaller parcels, rather, that applicants must demonstrate that their **project size maximizes the benefits** of preserving the open land or agricultural land in the proposal.

- Priorities** - Projects serving multiple purposes.
- High quality projects; i.e., land of exemplary natural or agricultural value.
 - The amount of financial leveraging and cost effectiveness of the proposal.

Text for Criterion 1	<p>The Wasatch Hollow Preserve Expansion restoration project site is located at the north end of the Wasatch Hollow Preserve in Salt Lake City, at approximately 1800E and 1500S. Salt Lake City identified the half-acre site as a critical open space acquisition opportunity when the residence at the east edge of the parcel was damaged by slope instabilities and condemned and vacated. The property offers opportunities to restore and protect high-quality wildlife habitat, recreation and access opportunities consistent with City master planning and which accrue multiple benefits to the existing Wasatch Hollow Preserve. Salt Lake City purchased the half-acre “expansion” property in June of 2016 using \$295,000 in funds from the voter-approved city Open Space Bond.</p> <p>While small in acreage, the restoration project sites adds significant value to the 10-acre Wasatch Hollow Preserve. The site includes some of the most ecologically-intact native riparian vegetation along any stream corridor in the Salt Lake City urban area. The reach of Emigration Creek along the western edge of the property includes a sinuous channel with numerous tall vertical banks where the channel has meandered into Bonneville Shoreline terrace deposits, and is part of a relatively well-functioning section of channel uninterrupted by culverts or other unnatural modifications.</p> <p>In the restoration project area, Box elder (<i>Acer negundo</i>) is the dominant near-stream tree species, with Gambel oak (<i>Quercus gambelii</i>) forest and</p>
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introduced herbaceous vegetation comprising the majority of the upland plant communities. Near-stream shrub cover is good (up to 75 percent); common species include twinberry honeysuckle (*Lonicera involucrate*) and redosier dogwood (*Cornus sericea*).

The habitat value of the upland vegetation at the eastern side of the restoration project area is reduced due to the high proportion of invasive weed species present, with a percent weed cover of greater than 25 percent. Invasive species listed on State or City noxious weed lists are present within the eastern portion of the restoration area including Dalmatian toadflax (*Linaria dalmatica*), field bindweed (*Convolvulus arvensis*), jointed goatgrass (*Aegilops cylindrica*), lesser burdock (*Arctium minus*), Scotch cottonthistle (*Onopordum acanthium*), whitetop (*Cardaria* sp.), houndstongue (*Cynoglossum officinale*), myrtle spurge (*Euphorbia myrsinites*), puncturevine (*Tribulus terrestris*), quackgrass (*Elymus repens*), Siberian elm, and Russian olive. These species will be targeted for removal and replacement with native species as part of the restoration project, to improve habitat value on the eastern (upland) portion of the property and mitigate spread of invasive weeds into the ecologically-intact riparian area on the restoration property.

Given the unique nature of the site (its length, width, and inclusion of more than one habitat type), and adjacency with the larger Wasatch Hollow Preserve, it should be considered extremely important wildlife habitat. Along with adjacent protected open space, the restoration project site provides an island of habitat within a sea of development, and serves to enhance the corridor that wildlife can use to travel between other habitat patches within and outside of the city.

Wildlife species observed or likely present in the restoration project area include blackcapped chickadee (*Poecile atricapilla*), house finch (*Caprodacus mexicanus*), mourning dove (*Zenaida macroura*), California quail (*Callipepla californica*), mule deer (*Odocoileus hemionus*), red squirrel (*Tamiasciurus hudsonicus*), western harvest mouse (*Reithrodontomys megalotis*), raccoon (*Procyon lotor*), red fox (*Vulpes vulpes*), striped skunk (*Mephitis mephitis*), long-tailed weasel (*Mustela frenata*), northern leopard frog (*Rana pipiens*), tiger salamander (*Ambystoma tigrinum*), and common gartersnake (*Thamnophis sirtalis*). The area provides suitable habitat for a wide variety of bird species, as well as the State-listed sensitive species western toad (*Bufo boreas*) and Bonneville cutthroat trout (*Oncorhynchus clarkii Utah*).

The proposed restoration of the Wasatch Hollow Preserve expansion site entails demolition of the damaged residential structure and subsequent

	<p>site rehabilitation and slope stabilization, followed by extensive native landscaping including replacement of non-native and invasive vegetation with ecologically-appropriate native grass, shrub and tree species, supported by erosion control measures and irrigation infrastructure to support robust growth and establishment of desirable vegetation & habitat.</p> <p>The restoration project will serve multiple purposes, namely:</p> <ul style="list-style-type: none">- Protection of intact wildlife habitat along the stream corridor and improving wildlife habitat in adjacent upland areas of the project site to support a diversity of wildlife species;- Protection of water quality in Emigration Creek by stabilizing and reducing soil transport and erosion from upslope areas of the project site;- Restoring the site to a condition consistent with historical natural habitat zones which can be utilized for environmental education and outdoor learning, as well as casual enjoyment;- Restoring the site to a stable and natural condition relatively free of invasive weeds, which can support future recreational access from the surrounding neighborhood and offer physical connectivity to the Wasatch Hollow Preserve from its northern end. <p>The proposed restoration project brings a large amount of financial leveraging and cost effectiveness, both in direct matching funds from Salt Lake City and in appurtenant contributions and efforts.</p> <p>The requested \$31,000 in LeRay McAllister funds will be matched with \$57,500 in direct funding contributions to the restoration effort from Salt Lake City's Open Space Trust, which is derived from private donations to the city for the purpose of acquisition and restoration projects. Therefore direct leverage of matching funds to requested McAllister funds is approximately 2:1.</p> <p>In addition to this direct leverage to the proposed restoration project, Salt Lake City invested \$295,000 in acquisition of the restoration project site in June of 2016, and has invested just over \$1,000,000 in habitat restoration and recreational enhancements to adjacent areas of the Wasatch Hollow Preserve between 2012 and 2016, including over \$45,000 in funding from the LeRay McAllister Fund. These contributions maximize the restoration potential of the current restoration project, and provide an additional \$1.3 million in indirect project leverage.</p>

Criterion 2. Explain why the benefits of preserving the open land or agricultural land in this proposal are unique and irreplaceable at its current location.

Applicants should indicate the most important conservation aspects of their project, and how it applies to the open land or agricultural land definitions in the Quality Growth Act. They should explain why the benefits asserted must be preserved at this location. When summarizing the property, applicants should state:

- the significance of the property; what is unique and irreplaceable about the property
- the potential for development of the property; the urgency of development in the area
- the importance of the property to the region and state; what the public benefit will be
- why this parcel needs to be protected; why the State should fund the project

For example, the most significant aspect of the project may be that it protects land inhabited by an endangered wildlife species, or it is the winter habitat for a particular herd of deer or elk. If the land is allowed to be developed, the region will lose a valuable resource, etc. If more than one aspect of the project applies to the definitions, then they should be listed in order of importance.

- Priorities** - High quality projects; i.e., land of exemplary natural or agricultural value.
 - The longevity of the preservation.
 - The assurance for long term monitoring and maintenance of the land.

Text for Criterion 2	<p><u><i>Significance of the Project.</i></u> Wasatch Hollow Preserve is significant as a site due the presence of flowing-water habitat, lowland riparian habitat, and historical ecological sites of importance to the settling of Utah. Utah Division of Wildlife Resources (UDWR) characterizes flowing-water habitat in Utah as very rare, less abundant, and less healthy than they once were. Currently, UDWR reports that flowing water habitat covers less than 0.1 percent of Utah’s land area and that flowing-water wildlife is threatened by a variety of human activities that are degrading their habitat. These threats affect all flowing-water wildlife, but they are especially dangerous for the Bonneville cutthroat trout, which is native to Emigration Creek and listed as a Tier One-Very High Concern species in the Utah Comprehensive Wildlife Conservation Strategy. Therefore, flowing-water habitats, such as Emigration Creek in Wasatch Hollow, are listed as a priority for preservation and conservation by the UDWR. Also, the UDWR reports that lowland riparian habitat currently represents about 0.2 percent of Utah's land area and is rare and declining. It is estimated that 90 percent of riparian habitat in Utah has been lost or negatively altered. Lowland riparian wildlife is threatened by disease and habitat disturbance. Because many riparian species have a limited distribution, disturbances to each habitat is serious. In addition, scientists do not know enough about many lowland riparian species to ensure their future. In all, lowland riparian habitats are home to 35 species that need conservation. The</p>
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flowing-water habitat of Emigration Creek and the associated lowland riparian habitat make the Wasatch Hollow Preserve a tract of open land within an urban area with exemplary natural values and make it a target for preservation and ecological restoration by the UDWR. The Wasatch Hollow Preserve Expansion restoration project site represents some of the highest-quality habitat and most intact hydrology and stream function anywhere along lower Emigration Creek and a rare opportunity to restore both banks of the stream corridor in the northern portion of the Preserve, providing a restored corridor width of 340 feet, or from rim to rim of the original Emigration Creek channel depression. The city, county, state, and community resources leveraged for recent acquisitions and restorations at Wasatch Hollow demonstrate the public recognition of the significance of the property and the importance placed on restoring and preserving a unique area of natural open space and a vital riparian corridor. Financial support from the Quality Growth Commission for this phase of the restoration effort will preserve and enhance the environmentally sensitive resources and natural beauty of the Wasatch Hollow Preserve's unique northern section.

Importance of the Property to the Region and State. The availability of open space provides significant environmental quality, health, and public benefits. As Salt Lake City continues to grow, threats to its unique natural setting will increase. Concerns have been raised about the importance of minimizing development of wildlife habitat areas and areas where water sources are present. The UDWR has identified the lowland riparian habitats and flowing-water habitats of Utah as being seriously affected by human and natural factors. These two key habitats are in a state of decline and their future is uncertain. Four key actions identified by the UDWR to protect flowing-water and lowland of riparian habitats are:

- Restoration of damaged habitats;
- Restoration of degraded rivers and streams, including the ability of waterways to flow naturally where possible;
- Reduction of pollution by sediment; and
- Education of the public about the value of our streams and rivers.

The Wasatch Hollow Preserve Expansion restoration project is an effort on the part of Salt Lake City to ensure that the most intact (and therefore highest-priority) lowland riparian habitat and flowing-water habitats along Emigration Creek are restored and preserved so they continue to provide public benefit through connection to nature, water quality, and wildlife habitat.

Assurance for Long Term Preservation, Monitoring, and Maintenance. In light of the significance of the Wasatch Hollow Preserve Expansion property, the City secured the funding necessary to acquire the parcel at its appraised value in June of 2016. Previously, the

	<p>City, Salt Lake County, and Utah Open Lands funded additional acquisitions to create the original 10 acres of contiguous natural open land in Wasatch Hollow. Salt Lake City Corporation has assumed title to all 10.5 acres with the intent to retain the title in perpetuity to protect it from future residential or commercial development.</p> <p>The Wasatch Hollow Preserve Expansion property is currently in the process of being formally incorporated into the Salt Lake City Open Space Lands inventory by inclusion in City Ordinance and rezoning as open space land, which protects the property by limiting future allowable uses to those consistent with natural open space. The City’s Open Space Lands Program is and will be responsible for the perpetual maintenance, improvement and stewardship of the Wasatch Hollow Preserve Expansion site and the restoration improvements conducted thereon, and will insure that the restored property is retained in a predominantly natural and open space condition. The City Ordinance and active management by the Open Space Lands Program will prevent any use of the property that will significantly impair or interfere with the natural values of the property. Permitted activities include low intensity recreation, habitat enhancement and management, irrigation improvements, fire protection, noxious weed control, and limited constructed improvements to support appropriate uses. In addition, the City engages citizens to actively participate in the care and stewardship of the Wasatch Hollow Preserve thorough its Adopt-A-Spot program, incorporating hundreds of hours of volunteer time annually in weed removal, native plantings, trash clean-up, and wildlife monitoring.</p>
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Criterion 3. The Leverage or cost effectiveness of the project to preserve or restore open land/agricultural land.

Although there is no limit on the amount of money which an applicant can apply for, the Quality Growth Commission must consider the amount of funds available. Requests for Fund money cannot exceed 50% of the total appraised value for acquisitions, and 50% of the project costs for restoration.

The cost effectiveness of a project will be evaluated based on:

- The ability of the applicant to complete the project
- Matching funds from other sources
- Fair market price
- Project endowments
- Restoration costs, for restoration projects.

When considering applications, the Quality Growth Commission will address the ability of the applicant and its partners to complete financing of the project and repay the loans (if applicable) in a timely and efficient manner. This will require that the applicant demonstrate a familiarity with the process of negotiation and finalization of conservation easements, purchases of land and

other land preservation techniques, or partner with an individual or organization that has experience in this field. The applicant should provide a summary of specific transactions previously completed and information about its (or its partners') expertise and experience in finalizing projects of this nature.

A full description of the project financing must be provided. The Quality Growth Commission cannot pay for a land purchase, or a purchase of a conservation easement that is over fair market value. The determination of fair market value will be based on the results of a qualified land appraisal. By law, the LeRay McAllister Fund may not pay more than 50% of the appraised value. The applicant will be responsible for any costs that exceed the appraised value.

Priority will be given to those applications that include in the project budget an endowment to be used for monitoring, management and possible enforcement of the terms of the easement (endowments should range between approximately 5-10% of the cost of the easement).

- Priorities** - The amount of financial leveraging and cost effectiveness of the proposal.
- Projects with participation of multiple Partners.
 - The longevity of the preservation.
 - The assurance for long term monitoring and maintenance of the land.

Text for Criterion 3	<p><u>Ability of Applicant to Complete the Project.</u> The Wasatch Hollow Preserve Expansion restoration project will be conducted by professional restoration contractors and by the city Open Space Lands Program's team of trained restoration and maintenance technicians. The City will secure contracted professional services through a competitive bid process or through existing professional services agreements, as applicable. The City's Opens Space Lands Program Manager, Public Lands Project Coordinator, and Natural Lands Supervisor will jointly oversee the restoration effort and will report progress toward completion to the Utah Quality Growth Commission.</p> <p><u>Matching Funds.</u> The total direct costs for the restoration project are estimated at \$88,500 Salt Lake City is providing cash match in the amount of \$57,500, which will cover demolition and all associated fees and services, water meter replacement, and restoration fencing.</p> <p><u>Use of State Funds Toward Restoration.</u> Of the \$31,000 requested from the LeRay McAllister Critical Land Conservation Fund:</p> <ul style="list-style-type: none"> • \$10,000 will fund slope grading, slope stabilization, and surface preparation for native planting, and • \$10,000 will fund the installation of a water system to support robust establishment and maintenance of native landscaping including native grasses, shrubs and trees, and • \$9,000 will fund the acquisition of native shrubs and trees for
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	<p>installation on the restoration site, and</p> <ul style="list-style-type: none"> • \$2,000 will fund native reseeding of the project site, including rental of hydromulching equipment. <p><u><i>Assurance for Monitoring, Maintenance, and Possible Easement Enforcement.</i></u> As the property owner, Salt Lake City is responsible for the long-term maintenance of the entire Wasatch Hollow Preserve, including the restoration project area. The maintenance will be funded through the general operating budgets of the City’s Open Space Lands Program and the City’s Department of Public Services. The <i>Wasatch Hollow Open Space Comprehensive Restoration, Use, and Management Plan</i> was completed in 2011 and adopted by the Salt Lake City Council, and guides habitat management, addresses use and adaptive management, and outlines monitoring needs and requirements. Ongoing monitoring of the property will help to ensure the natural assets protected and improved through the restoration project are protected in perpetuity.</p>
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Criterion 4. Urgency. What factor or factors require that this parcel be conserved now or risk losing the opportunity to conserve the unique public benefits of this parcel?

<p>Text for Criterion 4</p>	<p><u><i>Urgency To Conserve the Unique Public Benefits.</i></u> An extensive public process was employed to establish the 2011 <i>Wasatch Hollow Open Space Comprehensive Restoration, Use, and Management Plan</i>. Overwhelmingly, residents and stakeholders identified the protection and restoration of Emigration Creek and its riparian corridor as a top priority, and acknowledged that such protection required the acquisition and restoration of key adjoining parcels, of which the current project is one.</p> <p>While the subject property has already been acquired by Salt Lake City, it’s natural values, including rare, intact wildlife habitat, native vegetation and stream channel should not be considered “protected” until the property has been restored. If restoration does not happen quickly, the vacant condemned residence is likely to invite illicit activity detrimental to the open space preserve, and if the invasive species and slope instabilities found on the upland areas of the site are not mitigated, they will worsen and threaten both water quality and habitat integrity. Quick action to fully restore the property to a natural, sustainable open space condition will keep long-term restoration and maintenance costs much lower and lead to more desirable restoration outcomes than if restoration is delayed for one or several years.</p>
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Criterion 5. The Critical Land preservation plan of the local entity where the project is located and the priority placed on the project by that local entity.

The Quality Growth Act requires that all easements purchased with money from the Fund be held by a government entity. Because of this, it is important that the entity responsible for holding the easement have a plan addressing its intentions with regards to the preservation and management of the open land/agricultural land project. A Critical Land Preservation Plan for open land/agricultural land should:

- State the significance of the land
- Detail the ecological values of the land
- Describe the impact of protecting this parcel on surrounding parcels
- Identify future plans for connecting the parcel with other significant parcels
- Describe the service that parcel will provide community/region

A Critical Land preservation plan will identify what significance the land has to the community as a whole and be consistent with the community’s general plan. Critical Land preservation plans address the urgency of the project. Urgency may be related to purchasing property before development pressure increases land values or before the land is acquired for development. The open land preservation plan should justify the entities’s proposal by documenting the various benefits of the acquisition such as wetlands, stream or habitat corridors, urban open land, regional benefits, ties to adjacent parcels to create a larger preserve, viability for continued agricultural use, etc. Critical Land preservation plans must include a detailed long term management plan for the property to be preserved. This includes who will manage the property, how the management will be funded, periodic inspection and reporting to the Commission.

Priorities - Local support for the project and compliance with the community’s general plan. Applications must include:

1. *Documentation that the local elected legislative body within whose jurisdiction the subject property lies has in a public meeting, subject to normal notice requirements, provided the opportunity for public input and has subsequently approved the acquisition.(this can take the form of a resolution of support adopted by the local government)*
 2. Letters of support from the legislators from the districts where the project is located.
- The assurance for long term monitoring and maintenance of the land.

Text for Criterion 5	<p><u>Preservation Plan.</u> The Wasatch Hollow Open Space was identified as critical open space land in the City’s Open Space Master Plan 1992, in the County’s Open Space Trust Acquisition Plan 2008, and in the Salt Lake County Water Quality Stewardship Plan 2008. The <i>Wasatch Hollow Open Space Comprehensive Restoration, Use, and Management Plan</i> (2011), which can be downloaded at www.slcdocs.com/openspace/WHOS_Final_Management_Plan.small.pdf provides a detailed inventory and analysis of:</p>
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- A. the significance of the land
- B. the ecological values of the land
- C. the impact of protecting this parcel on surrounding parcels
- D. future plans for connecting the parcel with other significant parcels
- E. the services that parcel provides community/region

While the restoration project parcel was not under city ownership at the time the plan was created, the plan was intended by be applied to adjacent parcels that would be acquired and restored by the city in time, and will be applied in full to the management and restoration of the “Expansion” (subject) parcel.

A. Significance of the Land. The Wasatch Hollow Preserve portion of the Emigration Creek riparian corridor is environmentally valuable as an unusually large and contiguous section of riparian corridor with significant remnants of natural stream conditions and native plant communities. Much of the Emigration Creek riparian corridor both upstream and downstream of the Wasatch Hollow Preserve property is unique for its large size, remaining natural habitats, and proximity to adjacent residential neighborhoods and schools. The importance of Emigration Creek and other above-ground stream corridors in Salt Lake City is amplified due to their proximity to the Great Salt Lake, an ecosystem of hemispheric significance in terms of resting, nesting, and staging habitat for migratory bird populations.

B. Ecological Values of the Land. The ecological value of the Wasatch Hollow Preserve Expansion Restoration site is defined by the diverse wildlife and vegetation associated with the property. Animal species on or associated with the property include **mammals** (Red squirrel, Mule deer, raccoon, Norway rat, House mouse, bat), **birds** (American goldfinch, American kestrel, American robin, Black-billed magpie, Black-capped chickadee, Black-chinned hummingbird, Black-headed grosbeak, Broad-tailed hummingbird, California gull, California quail, Canada goose, Cedar waxwing, Cooper's hawk, Downy woodpecker, European starling, Evening grosbeak, Great horned owl, Hairy woodpecker, House finch, House sparrow, Mallard, Morning dove, Northern flicker, Oregon junco, Pine siskin, Red tailed-hawk, Red-breasted nuthatch, Rough-legged hawk, Ruby-crowned kinglet, Rufous hummingbird, Sharp-shinned hawk, sparrow, Thrasher, Turkey vulture, Western screech owl, Western scrub jay, White-breasted nuthatch, White-crowned, Yellow warbler), **reptiles and amphibians** (garter snake and possibly western toad), and **fish** (Rainbow trout and possibly Bonneville cutthroat trout). Unique, rare, or native **vegetative species** associated with the property

include aster, basin wild rye, big sagebrush, birchleaf mountain mahogany, box elder, chokecherry, coyote willow, creeping Oregon grape, curlycup gumweed, elderberry, fragrant sumac, Fremont cottonwood, Gamble oak, narrow leaf willow, peach-leaf willow, poison ivy, rabbit brush, red osier dogwood, Utah serviceberry, violet, Western ragweed, and Wood's rose.

C. Impact of Protecting the Parcel on Surrounding Parcels. A key management goal for the Wasatch Hollow Preserve property is to establish clearly defined boundaries to prevent encroachment and foster respect for public and private lands. Currently, the restoration property is not fenced and is subject to frequent trespassing. Clearly designated property boundary lines are needed both to protect private property values, and to prevent encroachment from adjacent property and undesirable uses that could damage restoration efforts. Fencing is included in the restoration plan.

D. Future Plans to Connect the Parcel with Other Significant Parcels. Emigration Creek and its associated riparian corridor meander in and out of the Wasatch Hollow Preserve property. Primarily, the Preserve boundary extends only to the center line of Emigration Creek, leaving the eastern side of the riparian area out of recent restoration efforts and unprotected from development or modification deleterious to habitat integrity. The “Expansion” parcel provides an opportunity to fully restore and protect both sides of the Emigration Creek riparian corridor for a distance of over 200 feet, and will offer opportunities to engage adjacent parcel owners in replicable restoration strategies.

E. Service The Parcel Provides the Community/Region.

Services the Wasatch Hollow Preserve property delivers to the community/region include:

- natural green space in an urban setting for animal and plant habitat;
- conservation and management of native plant and animal communities to maintain biodiversity and ecosystem functions;
- sound ecological stewardship of Emigration Creek Watershed;
- community access to nature within the urban area for generations to come;
- educational opportunities for students from Clayton Middle School to participate in classes and workshops to learn about the riparian corridor and the ecological importance of open space lands; and

	<ul style="list-style-type: none"> • a restoration demonstration that successfully incorporates community-sourced restoration planning and long-term stewardship to implement a critical land restoration project. <p><u><i>Assurance for Long Term Monitoring and Maintenance.</i></u> The Comprehensive Restoration, Use, and Management Plan for the Wasatch Hollow Open Space supports an adaptive management approach to making decisions and changing management actions to adapt to future conditions. Adaptive management is a structured, iterative process of decision-making that uses ongoing monitoring to guide the process. Monitoring, such as surveys of visitors, samples of water quality, or measuring the extent of damaged vegetation, is used to understand current conditions and whether or not the existing management actions are successfully achieving park goals. Salt Lake City is using adaptive management at the Wasatch Hollow Preserve property to help address changing conditions such as:</p> <ul style="list-style-type: none"> • Increased visitation and recreation use; • Implementation of restoration projects; • Responding to natural acts (e.g., drought, flood, fire, natural disaster); and • Controlling noxious weeds, erosion, and vandalism. <p>As adaptive management is applied, the City may decide to open or close certain use areas, change an area’s prescriptive management designation, and initiate or complete restoration projects. Monitoring of conditions is essential, and the City has enlisted volunteer stewards when possible to help achieve these goals. A summary of the fundamental goals, relevant policy standards, and adaptive management strategies and monitoring activities required to achieve the goals can be found in the <i>Wasatch Hollow Open Space Comprehensive Restoration, Use, and Management Plan</i>, at: www.slcdocs.com/openspace/WHOS_Final_Management_Plan.small.pdf</p> <p><u><i>Resolution of Support.</i></u> The <i>Wasatch Hollow Open Space Restoration, Use, and Management Plan</i> was formally adopted by Salt Lake City Council in October 28, 2011, and supports the restoration plan included in this application. The resolution can be viewed at ftp://frftp.slcgov.com/resolutions/Resolution%2038%20of%202011.pdf</p>
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Criterion 6. Describe your understanding of the effects of the project on housing affordability, diversity and values.

Concerns regarding the affordability and diversity of housing opportunities are common when entities or organizations attempt to preserve open land/agricultural land. Land preservation efforts may unintentionally have the effect of increasing the property values of surrounding parcels, thereby eliminating persons with lower income levels from the area’s housing market. Applicants should discuss whether or not the project for which they are seeking funds would

impact the cost and diversity of housing opportunities for persons living in the community where the project is located.

Priority - Local support for the project and compliance with the community’s general plan

Text for Criterion 6	<p><u><i>Project Impact on Cost and Diversity of Housing.</i></u> The Wasatch Hollow Preserve Expansion Restoration project area is located in an older, established neighborhood of Salt Lake City and is bounded by private residential and commercial property owners. Much of the original 10-acre Wasatch Hollow Preserve has already experienced restoration activities from 2012-2016. The proposed restoration activities have no anticipated impact on the cost and/or diversity of housing opportunities for persons living in the surrounding community.</p> <p><u><i>Project Impact on Property Values.</i></u> The Trust for Public Lands has documented trends that show well-stewarded open space areas tend to increase values of adjacent properties. However, the proposed restoration project does not create a new open space area, but rather adds to an existing area; therefore significant increases in property values of adjacent residential areas are not anticipated.</p> <p><u><i>Project Alignment with Community’s General Plan.</i></u> The Wasatch Hollow Preserve Expansion Restoration project is in compliance with the community’s general plan as evidenced by the substantial involvement of the Wasatch Hollow Community Council in the development of the restoration plans for the greater Wasatch Hollow Preserve, and the 2016 East Bench Community Master Plan (in Planning Commission review, draft document available online) which incorporated substantial community input and involvement. The Wasatch Hollow Community Council has provided a letter of support, which is included as an attachment to the application. The restoration project is also consistent with the 1992 Salt Lake City Open Space Master Plan.</p>
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Criterion 7. Whether the project protects against the loss of private property ownership.

In addition to the limitations on purchase of fee title with money from the Fund as described in Part IV, applicants should provide an analysis of any effects the project may have on the loss of private property ownership.

Priority - Local support for the project and compliance with the community’s general plan. (Include supporting documents from city, town, county, special service districts, local legislators, others)

Text for Criterion 7	<p><u><i>Loss of Private Property Ownership.</i></u> Protecting against the loss or impacts to adjacent private property ownership is an anticipated benefit of the project. Current unrestricted and/or inappropriate uses of the</p>
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	<p>Wasatch Hollow Preserve Expansion property are contributing to the degradation of the natural resources and frequent unwanted trespass onto both private and public property. While the Expansion parcel was acquired only recently, it has been vacant for over a year and it's unsightly condition, if unaddressed, could contribute to residential blight.</p> <p>The substantial public process in the development of <i>Wasatch Hollow Open Space Comprehensive Restoration, Use, and Management Plan</i> provided multiple opportunities and venues for private property owners to express concerns, support, or innovative approaches to support mixed public and private uses that are compatible with restoration efforts. Private property owners' concerns and priorities were incorporated into the <i>Wasatch Hollow Open Space Comprehensive Restoration, Use, and Management Plan</i>, and the plan defines management strategies to address trespassing, inappropriate use, and protection of restoration areas, all of which are incorporated into the current restoration effort on the Expansion property.</p> <p><u>Local Support.</u> The Wasatch Hollow Preserve Expansion Restoration Project is supported by the Salt Lake County Division of Flood Control, which has substantial involvement in the ongoing maintenance, protection, and restoration of the Emigration Creek waterway; Utah Open Lands, a non-profit land trust conservation association dedicated to the preservation and protection of open space in order to maintain Utah's natural heritage and quality of life for present and future generations; and Wasatch Hollow Community Council. Letters of support from each organization are provided as attachments. The project is also supported by Senator Jani Iwamoto, Utah Representative Brian King, and Salt Lake City Open Lands Manager Lewis Kogan, as evidenced by their respective letters of support, which are provided as attachments.</p>
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VIII. Application Deadline

The application deadline is Friday, July 15, 2016. The Commission will review applications and make preliminary allocations of funding. **SUBSEQUENT REQUIREMENTS MAY BE IMPOSED FOR EACH APPLICANT AND MUST BE COMPLETED PRIOR TO AWARD OF FUNDS.** See the schedule for important dates for this application cycle.

Some funds may be reserved for urgent requests. Pre-applications for urgent requests can be submitted at any time and will be reviewed by the Commission as necessary.

IX. Award of Funds

Funds will be issued to successful applicants when actually needed. For example, if the project involves the purchase of land or a conservation easement, funds will be issued by the closing date.

Please note that the fund receives a quarterly allocation of appropriated funds. This means that not all awarded projects can close at the same time. Please be as flexible as possible in your closing date.

Wasatch Hollow Preserve Expansion: Restoration Project

Pre-Application Form



PRE- APPLICATION

THE LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND, 2016

THIS IS A COMPETITIVE PROGRAM WITH LIMITED FUNDS.

Applying involves several steps (See the McAllister Fund Schedule). Before starting this form, be sure you have read through all the documents listed here:

- **Schedule for 19th Application Cycle**
- **Application Cover Sheet**
- **Application Checklist**
- **Eligibility Requirements for Grants and Loans and Evaluation Criteria**
- **McAllister Fund Defining Principles**
- **McAllister Fund Appraisal Policy**

It is important that you know what will be required before a grant can be awarded and that you will be prepared to submit the required documentation.

This pre-application is due on or before Friday, June 3, 2016 at 5:00 PM to be eligible for this application cycle. Pre-applications received after the deadline will be held until the next application cycle, unless an urgent need is demonstrated. Future application cycles will be announced as funding is available. **The purpose of this pre-application is to:**

- 1—**Determine threshold eligibility of the applicant and the project.** If you meet these criteria, a final application will be requested. See schedule document.
- 2—**Determine the projects to be considered in this round of funding.** If you do not submit a pre-application, you may not apply for funding in this round.

The final application will form the basis for a site visit and project evaluation in meeting the criteria and priorities of the Commission. A site visit will be conducted by at least one member of the Commission and staff, prior to making a final funding decision.

Fill in the requested information beginning on the next page of this form.
Attach additional sheets, if needed.

The following documents are required before a grant can be given:

- Current appraisal, within the last year*
- Option or purchase agreement signed by land owner*
- Phase 1 environmental assessment,*
- Current survey or parcel description.*

If you have any of these, please attach them with this pre-application.



**PRE- APPLICATION FOR FINANCIAL ASSISTANCE FROM
THE LERAY MCALLISTER CRITICAL LAND CONSERVATION FUND**

1. Applicant must be one of the following (Check only one)
If you are not one of the following, contact staff at (801) 538-1696, staff will work with you to structure your project so that it meets these criteria.

<input type="checkbox"/> County	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Town	<input type="checkbox"/> 501(c)(3) Charitable Org.	<input type="checkbox"/> Utah Dept. of Natural Resources	<input type="checkbox"/> Utah Dept. of Agriculture
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Name of Organization Applying for Funds	Salt Lake City Corporation – Parks & Public Lands
Address	1965 West 500 South
City, State zip code	Salt Lake City, UT 84104
Phone Number	801-972-7800
Fax Number	801-972-7847

2. Contact Person

Contact Person's Name	Lewis Kogan
Title	Open Space Lands Program Manager
Address	1965 W 500 South
City, State zip code	Salt Lake City, UT 84104
Phone Number	801-972-7828
FAX Number	801-972-7847
E-mail Address	Lewis.Kogan@slcgov.com

3. Project name

Wasatch Hollow Preserve Expansion

4. Type of Funds Requested Restoration Acquisition

5. Amount requested: The amount requested can not exceed 50% of the total eligible project costs. See list of eligible project costs.

Amount Requested	\$31,000
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6. Total project cost

Total Project Cost	\$88,500
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7. List all other sources and amounts for project funding and identify for each whether it is secured, pending or still to be identified: More rating and ranking

points are given for secured funds.

Other Funding Sources and Amount	Secured	Pending	Still to be Identified
Open Space Trust (Private Donation) --- \$57,500	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Project location

Name of county	Salt Lake County
Name of municipality (or nearest)	Salt Lake City

9. Type of project primarily (Check only one)

<input checked="" type="checkbox"/> Open Land	<input type="checkbox"/> Agricultural Land
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See Definitions below for definitions of Open Land and Agricultural Land

Definitions:

"Open land" means land that is preserved in or restored to a predominantly natural, open, and undeveloped condition; and used for:

- Wildlife habitat
- Cultural or recreational use
- Watershed protection
- Another use consistent with the preservation of the land in or restoration of the land to a predominantly natural, open, and undeveloped condition

"Open land" does not include land whose predominant use is as a developed facility for active recreational activities, including baseball, tennis, soccer, golf, or other sporting or similar activity.

The condition of land does not change from a natural, open, and undeveloped condition because of the development or presence on the land of facilities, including trails, waterways, and grassy areas, that:

- Enhance the natural, scenic, or aesthetic qualities of the land; or
- Facilitate the public's access to or use of the land for the enjoyment of its natural, scenic, or aesthetic qualities and for compatible recreational activities

"Agricultural Land" means land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:

- Forages and sod crops
- Grains and feed crops
- Livestock (definition continued on next page)
- Trees and fruits

- Vegetables, nursery, floral, and ornamental stock
- Land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.

10. What is the present and historical use of the property?

Rosecrest Drive was constructed adjacent to Emigration Creek and what is now the Wasatch Hollow Preserve in the 1950s, and a residence was built on the eastern edge of the subject property in 1975. The property served as a private residence until 2015, when land subsidence caused damage to the residence and it was condemned. The property has been vacant for approximately one year. Below the condemned homesite, the remainder of the property along Emigration Creek has not been changed from its original condition and remains ecologically very much intact.

11. Brief Project Description (Describe the property and briefly list the public benefits of conserving this property)

The proposed restoration site is located adjacent to the Wasatch Hollow Preserve, off Rosecrest Drive. The property is 0.46 acres and includes a condemned house and significant frontage to Emigration Creek.

The project involves restoration of the upland area of the property, which requires removal of the homesite at the property's eastern edge, restoration fencing, slope grading and stabilization, and landscaping with native plants, including native seed, shrubs, trees, and water system to support establishment. The restoration site was acquired in June, 2016 with open space bond funding through SLC's Open Space Lands Program, and protects a large area of healthy native riparian vegetation and natural stream channel on Emigration Creek.

Other portions of Wasatch Hollow were recently restored through a major project funded in part by the Leray McAllister grant program. Restoration of additional lands adjacent to the Preserve is supported by the 2011 Wasatch Hollow Restoration Plan. The riparian corridor in the northern section of the Preserve, including the proposed acquisition, represents the most intact riparian area anywhere in Salt Lake City.

Restoration of the property will also facilitate a highly-desirable public access point at the northern portion of the preserve, consistent with the recommendations of the SLC Open Space Master Plan. In addition to improving visitor safety and expanding neighborhood accessibility to this important open space, the new access point would provide easy access for Clayton Middle School students and teachers to visit the property for outdoor and environmental education purposes.

12. Preservation method or use of the funds.

<input type="checkbox"/> Conservation easement	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Fee Title Purchase
<input type="checkbox"/> Combination of above (Please explain)	Grant funds will be used for on-the-ground property restoration, including slope grading and stabilization, and native landscaping.	

13. Amount of acreage to be acquired and/or preserved

Acreage to be acquired through conservation easement	
Acreage to be acquired through fee title* (see note below)	
Acreage to be transferred to private ownership (if required)	

***IMPORTANT NOTE!**

A fee interest in real property **may be purchased** with money from the Fund **ONLY IF** the parcel is **NO MORE THAN** 20 acres in size. In counties where 50% or more of the total land mass is publicly owned, a parcel of similar size must be contemporaneously transferred to private ownership from the governmental entity that acquires the fee interest.

14. Who presently holds title to the property?

Salt Lake City Corporation

15. Has the owner been contacted regarding this proposed conservation project?

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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If not, please explain why not.			
If yes, is there a contract for purchase, an option agreement, or other similar agreement? (This is required before the full application is submitted)	<input checked="" type="checkbox"/> Purchase Contract	<input type="checkbox"/> Option Agreement	<input type="checkbox"/> Other Similar Agreement
Briefly describe the terms of the agreement.	Property was acquired by Salt Lake City in June, 2016.		

16. Each interest in real property purchased with money from the Fund, whether fee title or an easement, must be held and administered by a state or local

government entity: Specifically the Department of Agriculture and Food, Department of Natural Resources, a county, a city or a town.

Complete the following information for all proposed conservation easement and/or title holder(s):

<input type="checkbox"/> County	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Town	<input type="checkbox"/> State of Utah
Name: Salt Lake City Corporation			
Address: 1965 W 500 S, SLC UT 84104			
Phone number: 801-972-7828			
Fax: 801-972-7847			
Number of acres to be held in fee: 0.46			
Number of acres to be held under easement:			

<input type="checkbox"/> County	<input type="checkbox"/> City	<input type="checkbox"/> Town	<input type="checkbox"/> State of Utah
Name:			
Address:			
Phone number:			
Fax:			
Number of acres to be held in fee:			
Number of acres to be held under easement:			

17. Is title to the property under cloud or dispute?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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If yes, please explain	
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18. Are you aware of any other legal disputes or conflicts relating to the property or project?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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If yes, please explain	
------------------------	--

19. Does the project have local support? (Include city, town, county, special service

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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districts, local legislators, others)

If yes, please list supporters and the supporting documentation (letter, resolution, other)	Supporter	Documentation
	Salt Lake City Council Wasatch Hollow Community Council Salt Lake City Planning	Council Resolution Support Letter Master Plan Document

20. Briefly describe intended use of funds (e.g., how much will go toward purchase of land/easement, restoration costs, or other)

Purchase Land or Easement	
Restoration Costs	\$88,500
Other	

21. Longevity of the project

<input checked="" type="checkbox"/> Perpetuity	<input type="checkbox"/> Other (please explain)	
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22. Please list all partners and their interest/role with this project (e.g., organizations who are providing financial, technical or other support)

Organization Name	
Contact person Name	
Title	
Address	
Phone number	
Fax	
E-mail	
What is this organization's role/interest?	

Organization Name	
Contact person Name	
Title	
Address	
Phone number	
Fax	
E-mail	
What is this organization's role/interest?	

Organization Name	
-------------------	--

Contact person Name	
Title	
Address	
Phone number	
Fax	
E-mail	
What is this organization's role/interest?	

23. Anticipated date funding is needed (e.g., date of closing/transfer of title or other):

November, 2016.

24. Has an appraisal of the property been completed?

YES	NO
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If so, what is the value of:

The property	
The conservation easement to be purchased	
Does the appraisal include homes or other structures on the property?	YES NO
If Yes, describe them and their value. (McAllister Fund Money may not be used to purchase homes or structures)	

25. What is the Current Zoning of the Property?

R-1-7000 (Residential Zone)

26. Has a conservation easement for the property been drafted?
If yes, please submit it with this form.

<input type="checkbox"/> YES	<input type="checkbox"/> NO
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27. Is a survey or parcel description attached?

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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If, yes, attach it to the pre-application. If not, one will be required for a grant.

28. Are there any known environmental concerns?
If yes, please explain.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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29. A Phase I Environmental Assessment will be required before funding.
Has an environmental assessment been done on the property?

<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
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If yes, please submit it with this form.

DEADLINE:

The deadline for submitting this pre-application is **Friday, June 3, 2016 at 5:00 PM** to be eligible for this application cycle. Pre-applications received after the deadline will be held over to the next application cycle, unless an urgent need is demonstrated. Future application cycles will be announced as funding is available.

An electronic copy of this pre-application should be sent by e-mail, or other electronic format to the address below. If you cannot send an electronic copy, then send 5 printed copies by US mail or fax a copy to:

**Public Lands Policy Coordination Office
Attn: John Bennett
Suite 5110 State Office Building
State Capitol Complex
Salt Lake City, Utah 84114
Fax: (801) 538-1547
E-mail: jbennett@utah.gov**

If you have questions or would like further information, contact us at (801) 538-1696. Our web site is www.qualitygrowth.utah.gov.

Attachments:

- * **Legal Description of Property Boundaries**
- * **Aerial Photo of Property Boundary**
- * **Excerpt from Salt Lake City Open Space Master Plan, Emigration Creek Section**

Exhibit "A"
(Legal Description)

BEGINNING at a point on the Easterly line of the Jordan River Parkway Authority property, said point being 442.2 feet North and 663.67 feet East from the Southwest corner of the Southeast quarter of Section 11, Township 1 South, Range 1 West, Salt Lake Base and Meridian; running thence along the Easterly line of said property North 30°40'18" West 99.86 feet; thence East 212.36 feet to the West line of 900 West Street; thence South 85.8 feet; thence West 161.33 feet to the point of BEGINNING.

LESS AND EXCEPTING therefrom the following:

COMMENCING at a point East 825.00 feet and North 442.20 feet from the Southwest corner of the Southeast quarter of Section 11, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 85.80 feet along the existing street right of way; West 9.42 feet; South 0°09'33" East 85.80 feet; East 9.19 feet to the point of BEGINNING.

The following is shown for information purposes only: 15-11-454-027

1743 E Rosecrest Drive Aerial Photo



© 2014 Pictometry

11/28/2014

EMIGRATION CREEK CORRIDOR

Excerpt from Salt Lake City Open Space Master Plan, Emigration Creek Corridor Section. Text reads, "Development along Emigration Creek may be difficult but it is possible. Purchase of residential properties for access points and small neighborhood parks is recommended."

INTRODUCTION

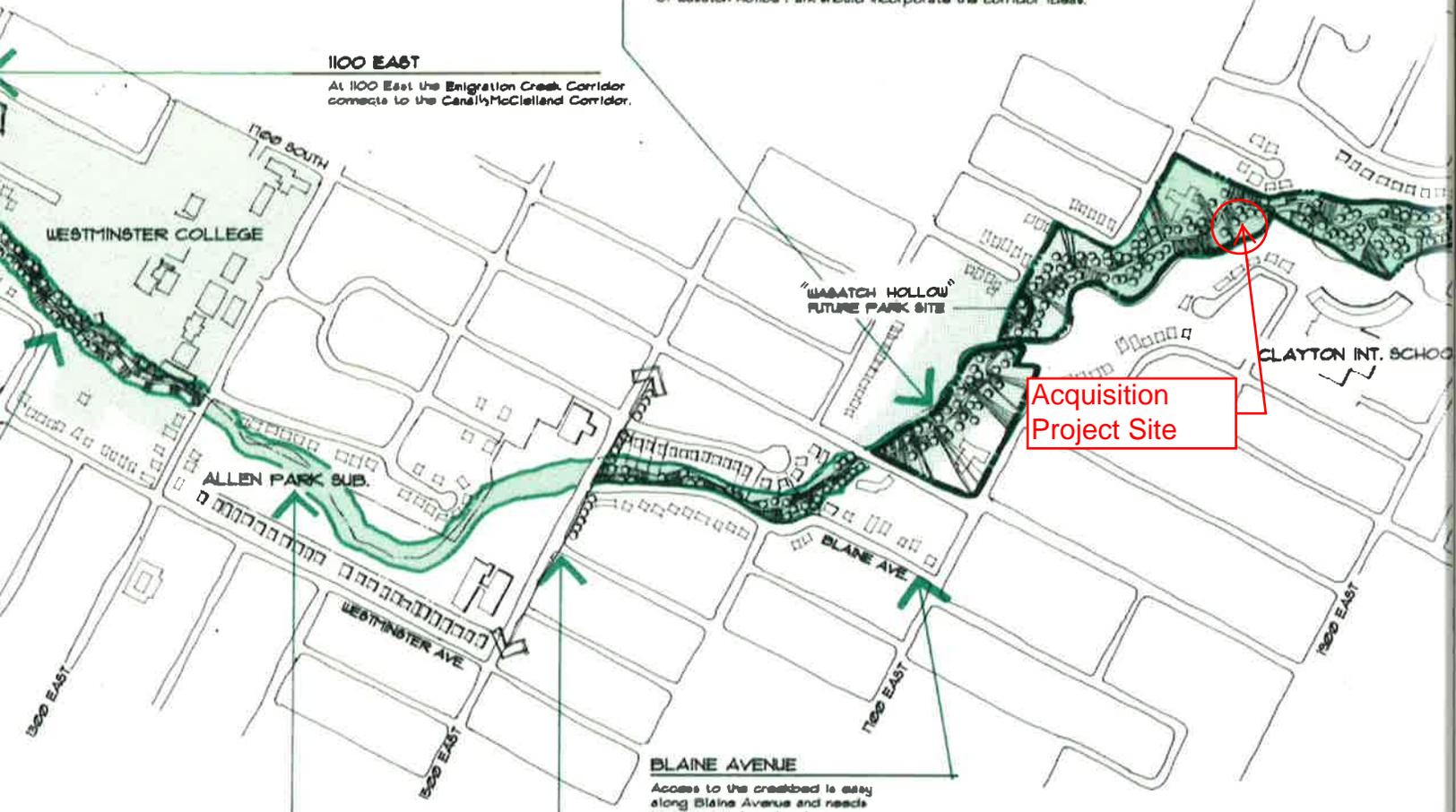
The Emigration Creek Corridor follows the existing creek from Bonneville Golf Course, through residential neighborhoods and Wasatch Hollow Park site to the campus of Westminster College.

EMIGRATION CREEK

Development along Emigration Creek may be difficult but it is possible. Purchase of residential properties for access points and small neighborhood parks is recommended. Development of Wasatch Hollow Park should incorporate the corridor ideas.

1100 EAST

At 1100 East the Emigration Creek Corridor connects to the CanallyMcClelland Corridor.



Acquisition Project Site

BLAINE AVENUE

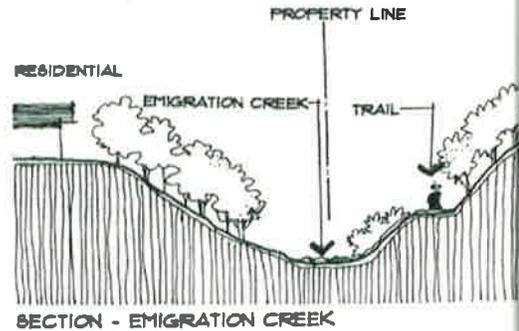
Access to the creekbed is easy along Blaine Avenue and needs improvement for identification.

ALLEN PARK SUBDIVISION

The open land along Emigration Creek prime for development. Co-operation maintaining a corridor through private land is essential to this Open Space Corridor.

1500 EAST

This street is a quiet residential street and is excellent for walking and biking. It also intersects a number of Open Space Corridors.



Wasatch Hollow Preserve Expansion: Restoration Project

Proof of Ownership

This Document has been recorded electronically.
Please see the attached copy to view the County
Recorder's stamp as it now appears in the public record.

Date: 6.16.16 Entry: 12301202
Book: 10442 Page: 4915

Submitted by: Surety Title

WHEN RECORDED RETURN TO:

Salt Lake City Corporation
451 South State Street Room 425
Salt lake City, UT 84111
Tax ID No.: 16-16-209-013

WARRANTY DEED

Coverston Construction Corp, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Salt Lake City Corporation, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

BEGINNING AT A POINT SOUTH 22°30'00" WEST 93.50 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 13, ROSECREST SUBDIVISION; AND RUNNING THENCE NORTH 79°48'13" WEST 241.10 FEET; THENCE NORTH 49°33'10" EAST 40.079 FEET; THENCE NORTH 69°56'40" EAST 33.533 FEET; THENCE NORTH 58°30'10" EAST 101.447 FEET; THENCE SOUTH 64°42'01" EAST 133.162 FEET; THENCE SOUTH 22°30'00" WEST 82.56 FEET TO THE POINT OF BEGINNING.

also known by street and number as: 1743 East Rosecrest Drive, Salt Lake City, UT 84108

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

Wasatch Hollow Preserve Expansion: Restoration Project

Project Site Map

Map of Wasatch Hollow Preserve Expansion Restoration Site



Wasatch Hollow Preserve Expansion: Restoration Project

Project Site Legal Description

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 22°30'00" WEST 93.50 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 13, ROSECREST SUBDIVISION; AND RUNNING THENCE NORTH 79°48'13" WEST 241.10 FEET; THENCE NORTH 49°33'10" EAST 40.079 FEET; THENCE NORTH 69°56'40" EAST 33.533 FEET; THENCE NORTH 58°30'10" EAST 101.447 FEET; THENCE SOUTH 64°42'01" EAST 133.162 FEET; THENCE SOUTH 22°30'00" WEST 82.56 FEET TO THE POINT OF BEGINNING.



Wasatch Hollow Preserve Expansion: Restoration Project

Project Budget

Wasatch Hollow Preserve Expansion: Restoration Project Budget

Item	Cost/unit	units	# units	SLC Funds	McAllister Funds	Total
Labor						
Residence demolition & associated fees	\$40,000	lump sum	1	\$40,000	\$0	\$40,000
Slope grading, prep & stabilization	\$10,000	lump sum	1	\$0	\$10,000	\$10,000
Water meter replacement	\$10,000	each	1	\$10,000	\$0	\$10,000
Native landscaping irrigation install	\$10,000	lump sum	1	\$0	\$10,000	\$10,000
Restoration area fencing	\$50	LF	150	\$7,500	\$0	\$7,500
Materials & Equipment						
Native seed / hydromulch incl. equip. rental	\$2,000	lump sum	1	\$0	\$2,000	\$2,000
Native shrubs and trees	\$30	each	300	\$0	\$9,000	\$9,000
TOTAL				\$57,500	\$31,000	\$88,500

Wasatch Hollow Preserve Expansion: Restoration Project

Project Timeline

WASATCH HOLLOW PRESERVE EXPANSION:
RESTORATION PROJECT TIMELINE 2016 - 2018

<u>Date</u>	<u>Activity</u>
June, 2016	Wasatch Hollow Preserve Expansion property acquired
August, 2016	Initiation of demolition permitting process
October, 2016	Remaining restoration funding secured
October, 2016	Demolition of condemned residential structure, slope regarding and stabilization, SWPPP
November, 2016	Installation of native landscaping, establishment irrigation, native seed
December, 2016	Installation of restoration area fencing
2017 – 2018	Native plant establishment
2018	Possible establishment of northern access point to Wasatch Hollow Preserve

Wasatch Hollow Preserve Expansion: Restoration Project

Documentation of Local Support



July 15, 2016

John Bennett
Public Lands Policy Coordination Office
Suite 5110 State Office Building, State Capitol Complex
SLC, UT 84114

Dear Mr. Bennett,

It should come as no surprise that Salt Lake City's Open Space Lands Program enthusiastically supports the City's 2016 proposal for funding from the LeRay McAllister Critical Land Conservation Fund and the Utah Quality Growth Commission. The requested funds are necessary to enable the city and the Open Space Lands Program to restore a recently-acquired open space property adjacent to the north-eastern end of the Wasatch Hollow Preserve.

The property is a critically-important parcel, both for its location, which allows a strategic expansion of the Preserve eastward to the top of the Emigration Creek "valley" and Clayton Middle School, and also for its significant frontage on Emigration Creek, including perhaps the *highest-quality occurrence of native streamside vegetation* on any open space property within Salt Lake City's urban area.

Our program believes that restoring the upland areas of the property *quickly* is key to protecting intact stream-side habitat, mitigating the invasion of noxious weeds and water quality impairments, and avoiding the negligence and misuse that often accompany abandoned residential structures. With support from the Critical Land Conservation Fund, we will be prepared to initiate the restoration this fall (2016) and protect a small but highly-important addition to the Wasatch Hollow Preserve.

Once the property has been successfully restored, we look forward to working with Clayton Middle School and the surrounding neighborhood to pursue a northern access to the Preserve both for casual recreational access, as well as classroom visits and nature study. I sincerely look forward to the Utah Quality Growth Commission's support in helping us reclaim this urban open space gem.

Many thanks,

A handwritten signature in black ink, appearing to read "Lewis Kogan".

Lewis Kogan
Salt Lake City Open Lands Manager



SENATOR
JANI IWAMOTO
FOURTH DISTRICT

4760 S. HIGHLAND DR., STE. 427
SALT LAKE CITY, UT 84117
(C) 801-580-8414
(F) 801-274-0289
jiwamoto@le.utah.gov

UTAH STATE SENATE

320 STATE CAPITOL • P.O. BOX 145115 • SALT LAKE CITY, UTAH 84114
801-538-1035 • www.utahsenate.org

July 11, 2016

John Bennett
Public Lands Policy Coordinating Office
5110 State Office Building
P.O. Box 141107
Salt Lake City, Utah 84114-1107

Dear Mr. Bennett,

I strongly support Salt Lake City's proposed restoration of recently-acquired open space property at 1743 E Rosecrest Drive, adjacent to the Wasatch Hollow Preserve in my district. The Wasatch Hollow Preserve is a rare ecological and recreational amenity that provides significant benefit to the Wasatch Hollow neighborhood and to the larger East Bench Community. Restoration of the recently-acquired property at the north edge of the Preserve will help protect wildlife habitat and water quality along Emigration Creek, and facilitate future public access from neighborhoods to the north.

During my tenure on the Salt Lake County Council, Salt Lake County partnered closely with Salt Lake City, Utah Open Lands, and the LDS Church on the preservation of this precious habitat. Salt Lake County's contribution of \$427,000 towards the purchase of conservation easements on 5.5 acres adjacent to the property on Rosecrest Drive demonstrates the commitment we had to protecting this land. I was able to do a complete walk-through of this site with Salt Lake City prior to deciding which final open space properties would be supported with the last remaining funds available. We were unanimous as a council in supporting this purchase. I believe it to be one of the most beautiful and vital areas of open space remaining within the Salt Lake Valley.

I hope you will seriously consider providing funding necessary to restore this important new open space property in Salt Lake City.

Sincerely,

Jani Iwamoto
Utah State Senate, District 4

**HOUSE OF REPRESENTATIVES
STATE OF UTAH**



**REPRESENTATIVE
BRIAN S. KING
MINORITY LEADER**
DISTRICT 28
SALT LAKE AND
SUMMIT COUNTIES

**1855 MICHIGAN AVENUE
SALT LAKE CITY, UTAH 84108
CELL (801) 560-0769
WORK (801) 532-1739
email: briansking@le.utah.gov**

July 15, 2016

John Bennett
Public Lands Policy Coordination Office
Suite 5110 State Office Building, State Capitol Complex
SLC, UT 84114

Dear Mr. Bennett,

I represent House District 28 in the Utah State Legislature. The Wasatch Hollow Preserve is located within District 28.

I strongly support Salt Lake City's proposed restoration of recently-acquired open space property at 1743 E. Rosecrest Drive, adjacent to the Wasatch Hollow Preserve in my district. The Wasatch Hollow Preserve is a rare ecological and recreational amenity that provides significant benefit to the Wasatch Hollow neighborhood and to the larger East Bench Community. Restoration of the recently-acquired property at the north edge of the Preserve will help protect wildlife habitat and water quality along Emigration Creek, and facilitate future public access from neighborhoods to the north.

I hope you will seriously consider providing funding necessary to restore this important new open space property in Salt Lake City. If there is anything I can do to assist in this process or to provide additional resources to the preservation of this property, please let me know.

Sincerely,

A handwritten signature in black ink that reads "B. S. King". The signature is written in a cursive style with a long, sweeping tail on the letter "g".

Brian S. King

Wasatch Hollow Preserve Expansion: Restoration Project

Additional Project Support Letters



Ben McAdams
Mayor

Scott R. Baird, P.E.
Acting Director, Public Works Department

**FLOOD CONTROL
ENGINEERING DIVISION**

Government Center
2001 South State Street
Suite N3-120
Salt Lake City, Utah 84190
T 385-468-6600
F 385-468-6603
slco.org/flood-control

July 12, 2016

John Bennett
Public Lands Policy Coordination Office
Suite 5110 State Office Building, State Capitol Complex
SLC, UT 84114

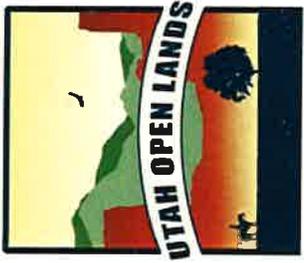
Dear Mr. Bennett,

Salt Lake County strongly supports Salt Lake City's proposed restoration of recently-acquired open space property at 1743 E Rosecrest Drive, adjacent to the Wasatch Hollow Preserve in Salt Lake City. Salt Lake County supported the original acquisition of private lands that created the Wasatch Hollow Preserve in 2008 with County Open Space bond funding, and provided input on the Wasatch Hollow Restoration, Use & Management Plan (2011) which encourages acquisition and restoration of additional adjacent lands along Emigration Creek to protect wildlife habitat, water quality, and improve public access. Salt Lake County also holds a conservation easement on the Wasatch Hollow Preserve and is invested in the ongoing improvement of this unique and treasured open space asset. The Wasatch Hollow Preserve currently protects an important and relatively healthy reach of Emigration Creek within the Salt Lake City urban area, and the proposed restoration would add a significant length of streambank to the protected area, including high-quality riparian habitat which supports stream function and water quality.

I believe the proposed restoration of this recently-added Wasatch Hollow acreage is an excellent fit for the Leray McAllister Critical Land Conservation Fund, and I hope you will seriously consider providing funding necessary to enhance this property.

Sincerely,

Scott R. Baird, P.E.
Acting Public Works Director,
Salt Lake County



June 2, 2016

John Bennett
Public Lands Policy Coordination Office
Suite 5110 State Office Building, State Capitol Complex
SLC, UT 84114

Dear Mr. Bennett,

Utah Open Lands strongly supports Salt Lake City's proposed restoration of recently-acquired open space property at 1743 E Rosecrest Drive, adjacent to the Wasatch Hollow Preserve in Salt Lake City. Utah Open Lands supported the original acquisition of private lands that created the Wasatch Hollow Preserve in 2008, and provided input on the Wasatch Hollow Restoration, Use & Management Plan (2011) which encourages acquisition and restoration of additional adjacent lands along Emigration Creek to protect wildlife habitat, water quality, and improve public access. Utah Open Lands also holds a conservation easement on the Wasatch Hollow Preserve and is invested in the ongoing improvement of this unique and treasured open space asset. The Wasatch Hollow Preserve currently protects some of the most ecologically-intact lands anywhere within Salt Lake City, and the proposed restoration would protect and enhance an important length of property along the banks of Emigration Creek.

I believe the proposed restoration of this recently-added Wasatch Hollow acreage is an excellent fit for the LeRay McAllister Critical Land Conservation Fund, and I hope you will seriously consider providing funding necessary to enhance this property. Don't hesitate to contact me with any questions.

Sincerely,

Wendy Fisher, Executive Director



UTAH OPEN LANDS Conservation Association

Phone: 801-463.6156

Web: UtahOpenLands.org

1488 S Main Street
Salt Lake City, UT 84115

June 2, 2016

John Bennett
Public Lands Policy Coordination Office
Suite 5110 State Office Building, State Capitol Complex
SLC, UT 84114

Dear Mr. Bennett,

The Wasatch Hollow Community Council strongly supports Salt Lake City's proposed acquisition of property at 1743 E Rosecrest Drive, adjacent to the Wasatch Hollow Preserve in Salt Lake City. The Community Council and neighborhood supported the original acquisition of private lands that created the Wasatch Hollow Preserve in 2008, and provided input on the Wasatch Hollow Restoration, Use & Management Plan (2011) which encourages acquisition of additional adjacent lands along Emigration Creek to protect wildlife habitat, water quality, and improve public access. The Community Council is invested in the ongoing improvement of this unique and treasured open space asset. The Wasatch Hollow Preserve currently protects some of the most ecologically-intact lands anywhere within Salt Lake City, and the proposed acquisition would add important acreage to these lands, including a length of property along the banks of Emigration Creek.

As you may be aware, the Wasatch Hollow Preserve is undergoing a multi-year natural lands restoration effort to improve the quality of the preserve's wildlife habitat and natural floodplain, add wetland habitat for plants and animals, and establish an accessible, scenic trail system through the preserve. One of the major limitations of the planned trail system is the lack of a northern access point, prohibiting easy access from areas of the surrounding neighborhood. The proposed acquisition would facilitate such an access point at an ideal location, providing for easy access by neighbors and by students and teachers at the Clayton Middle School nearby.

Oh behalf of the Wasatch Hollow Community Council, I hope you will seriously consider providing funding necessary to secure this property. Don't hesitate to contact me with any questions.

Sincerely,



Michael Dodd, Chair
Wasatch Hollow Community Council

Wasatch Hollow Preserve Expansion: Restoration Project

Phase I Environmental Assessment

Phase I Environmental Site Assessment

Residential Property

1743 Rosecrest Drive

Salt Lake City, Salt Lake County, Utah

June 9, 2016

Terracon Project No. 61167452



Prepared for:

Salt Lake City Corporation
Salt Lake City, Utah

Prepared by:

Terracon Consultants, Inc.
Midvale, Utah

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

June 9, 2016

Salt Lake City Corporation
451 South State St., Room 425
Salt Lake City, Utah 84111

Attn: Ms. Shellie Sepulveda
P: (801) 535-6447
E: Shellie.Sepulveda@slcgov.com

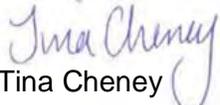
Re: Phase I Environmental Site Assessment
Residential Property
1743 Rosecrest Drive
Salt Lake City, Salt Lake County, Utah 84108
Terracon Project No. 61167452

Dear Ms. Sepulveda:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P61167452, dated May 19, 2016.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services, please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.


Tina Cheney
Group Manager


Craig D. Eaton
Environmental Department Manager

Attachments



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APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P61167452, dated May 19, 2016, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Tina Cheney, Environmental Professional. Ms. Cheney performed the site reconnaissance on June 7, 2016.

Findings

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is improved with a 1,485-square-foot single-story residence, with a 1,200-square-foot basement. The residence is not occupied.

Historical Information

The site was undeveloped land from at least 1938 until the residence was built in the 1970s. To the west has been is a creek, properties to the north, east, and south were developed with residences in the 1950s and 1960s.

Records Review

The site was not listed in the regulatory databases researched. The facilities listed in the database report do not appear to represent an REC to the site at this time based upon regulatory status, apparent topographic gradient, and distance from the site.

Site Reconnaissance

The residence has a heating and cooling system, and debris and trash are on the property. No RECs were identified during the site reconnaissance.

Adjoining Properties

To north, east, and south are residences. To the west is parkland and a creek.

Opinions and Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-13 at 1743 Rosecrest Drive, Salt Lake City, Salt Lake County, Utah, the site. Recognized

Phase I Environmental Site Assessment

Residential Property - Rosecrest Drive ■ Salt Lake City, Utah

June 9, 2016 ■ Terracon Project No. 61167452



Environmental Conditions (RECs) or Controlled RECs (CREC) were not identified in connection with the site.

Significant Data Gaps

No significant data gaps were identified.

Recommendations

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Residential Property
Site Location/Address	1743 Rosecrest Drive, Salt Lake City, Salt Lake County, Utah
Land Area	Approximately 0.46 acres
Site Improvements	The site is improved with a 1,485-square-foot single-story residence, with a 1,200-square-foot basement.

The site location is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. A diagram of the site and adjoining properties is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P61167452, dated May 19, 2016, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report. ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA and was considered by Terracon in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I Environmental Site Assessment

Residential Property - Rosecrest Drive ■ Salt Lake City, Utah

June 9, 2016 ■ Terracon Project No. 61167452



Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- n Due to dense vegetation on the west side of the site, it could not be accessed and surface conditions could not be observed. Based on the non-suspect residential use of the site, this is not a significant limitation.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or

Phase I Environmental Site Assessment

Residential Property - Rosecrest Drive ■ Salt Lake City, Utah

June 9, 2016 ■ Terracon Project No. 61167452



opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Salt Lake City Corporation. Use or reliance by any other party is prohibited without the written authorization of Salt Lake City Corporation and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Lewis Kogan, the client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Mr. Kogan indicated when the residence was built fill material was brought in. Terracon's consideration of the client-provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting

Physical Setting Information		Source
Topography (Refer to Appendix A for an excerpt of the Topographic Map)		
Site Elevation	Approximately 4,590 feet (NGVD)	USGS Topographic Map, Sugar House Quadrangle, 1998
Surface Runoff/ Topographic Gradient	Sloping towards the southwest	
Closest Surface Water	Emigration Creek adjoins the site to the west.	
Soil Characteristics		
Soil Type	Urban Land	Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm
Description	Urban land consists of soils that have been so altered by human development that the original soil characteristics are no longer distinguishable.	
Geology/Hydrogeology		
Formation	Qpg: Sand and Gravel Deposits of Regressive Phase of Lake Bonneville	Utah Geological Survey http://geology.utah.gov/apps/intgeomap/index.html
Description	Sandy gravel, gravelly sand, and silty gravel	
Estimated Depth to Groundwater	Estimated at 20-40 feet below ground surface.	Wasatch Presbyterian Church LUST Facility ID (4002349), approximately 1,200 feet southwest of the site.

Physical Setting Information	Source
*Hydrogeological Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southwest).

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify past uses for RECs. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10- to 15-year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from GeoSearch to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- n Topographic map: Sugar House, Utah, published in **1998** (1:24,000)
- n Aerial photographs: GeoSearch, **1938, 1946, 1950, 1962, 1970, 1975, 1993, 1997, 2004, 2014**, scale 1" = 500'

Historical Topographic Maps and Aerial Photographs

Direction	Description
Site	Undeveloped (1938-1962); a residence is visible (1970-2014).
North	Undeveloped (1938-1950); a residence (1962-2014).
East	Undeveloped (1938-1950); a road, followed by residences (1962-2014).
South	Undeveloped (1938-1962); a residence is visible (1970-2014).
West	A creek with vegetation (1938-2014).

3.2 Historical City Directories

Based on the observed residential nature of the site and surrounding properties in other historical resources, a city directory search was not performed.

3.3 Site Ownership

Based on a review of information obtained from the County Assessors' records, the current site owner is Coverston Construction Corporation.

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

While not requested by the client, the GeoSearch regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Based on its limited nature, this review does not constitute a review of AULs per ASTM E1527-13.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interview

Interviewer	Interviewee/Phone #	Title	Date
Tina Cheney	Bill Wegener / 801-918-7653	Owner/Owner Representative	June 2, 2016

Mr. Wegener indicated Coverston Construction Corporation has owned the site for approximately 18 months. He indicated they have completed an asbestos survey, and there is 6% asbestos in the popcorn ceiling and a small trace under the kitchen sink. He was not aware of any pending,

threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

4.0 RECORDS REVIEW

Regulatory database information was provided by GeoSearch, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "unlocated" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
BF	Brownfields Management System	0.5	0
CERCLIS	Comprehensive Environmental Response Compensation & Liability Information System	0.5	0
DNPL	Delisted National Priorities List	1	0
EC	Federal Engineering Institutional Control Sites	Site	0
LUCIS	Land Use Control Information System	0.5	0
NFRAP	No Further Remedial Action Planned Sites	0.5	0
NLRRCRAG	No Longer Regulated RCRA Generator Facilities	0.125	0
NLRRCRAT	No Longer Regulated RCRA Non-CORRACTS TSD Facilities	0.5	0
NPL	National Priorities List	1	0

Phase I Environmental Site Assessment

Residential Property - Rosecrest Drive ■ Salt Lake City, Utah

June 9, 2016 ■ Terracon Project No. 61167452



Database	Description	Distance (miles)	Listings
PNPL	Proposed National Priorities List	1	0
RCRAC	Resource Conservation & Recovery Act - Corrective Action Facilities	1	0
RCRAT	Resource Conservation & Recovery Act - Treatment Storage & Disposal Facilities	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
UTBF	Brownfield Properties	0.5	0
UTCERCLIS	Cerclis Sites	0.5	0
UTICEC	Institutional Engineering Controls Registry	Site	0
UTLFSWDS	Landfill And Solid Waste Disposal Sites	0.5	0
UTLUST	Leaking Underground Storage Tanks	0.5	3
UTNPL	National Priorities List	1	0
UTOG	Oil And Gas Wells	0.5	0
UTRUST	Registered Underground Storage Tanks	Site & adjoining	0
UTTIERII	Tier II Facilities	Site	0
UTVCP	Voluntary Cleanup Program Sites	0.5	0
UTWW	Water Wells	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unlocated facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unlocated section.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Salt Lake County Environmental Health Department / Jeannine Maxfield / jmaxfield@slco.org	According to Ms. Maxfield, no files were identified for the site.
Salt Lake City Fire Department / saltlakecityut@mycusthelp.net	According to Ms. Enquist of the fire department, the department has no records for the site.
DERR Interactive Map / http://enviro.deq.utah.gov/	No regulated facilities were identified on the DERR Interactive Map for the site.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. Exhibit 2 in Appendix A is a Site Diagram of the site. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Tina Cheney
Reconnaissance Date	June 7, 2016
Weather Conditions	70s, Sunny
Site Contact/Title	None

Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft²)
1743 Rosecrest Drive	Residence	1975	1, with a basement	1,485 + 1,200 (basement)
Site Utilities				
Drinking Water	Salt Lake City			
Wastewater	Salt Lake City			

5.2 Overview of Current Site Occupants

The site is improved with a 1,485-square-foot single-story residence, with a 1,200-square-foot basement. The residence is not occupied.

5.3 Overview of Current Site Operations

The site is a vacant residence.

5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	X
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	

Phase I Environmental Site Assessment

Residential Property - Rosecrest Drive ■ Salt Lake City, Utah

June 9, 2016 ■ Terracon Project No. 61167452



Category	Item or Feature	Observed or Identified
	Vehicle repair or maintenance	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ³ 5 gallons	X
	MSDS or SDS	
Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
Electrical Transformers/ PCBs	Transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	

Category	Item or Feature	Observed or Identified
	Wastewater lagoons	
	Wells	

Site Operations, Processes, and Equipment

Heating and/or cooling systems

The building is heated by a gas furnace and cooled by a central air-conditioning unit.

Aboveground Chemical or Waste Storage

Drums, barrels, and/or containers ³ 5 gallons

One approximately 25-gallon steel drum was observed in the garage. No label was identified, and the contents are unknown. No staining or releases were observed. The drum is not considered an REC to the site.

Releases or Potential Releases

Trash, debris and/or other waste materials

Trash and debris were observed inside the residence during the site reconnaissance. Based on visual observation (only of surface materials), the debris consisted of household materials. Leakage, spills, or other releases from these materials were not observed during the visual reconnaissance. The debris materials did not appear to be hazardous in nature.

Approximately six 55-gallon solid waste disposal dumpsters, were observed in the driveway of the site. Staining, noxious odors, or hazardous waste disposal were not observed in the vicinity of the on-site dumpsters.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Residence (1751 E. Rosecrest Drive)
East	Rosecrest Drive, followed by a residence (1752 E. Rosecrest Drive)
South	Vacant lot, former residence (1741 E. Rosecrest Drive)
West	Emigration Creek and Willow Park

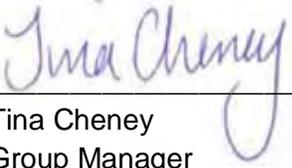
No RECs associated with the adjoining properties were observed.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

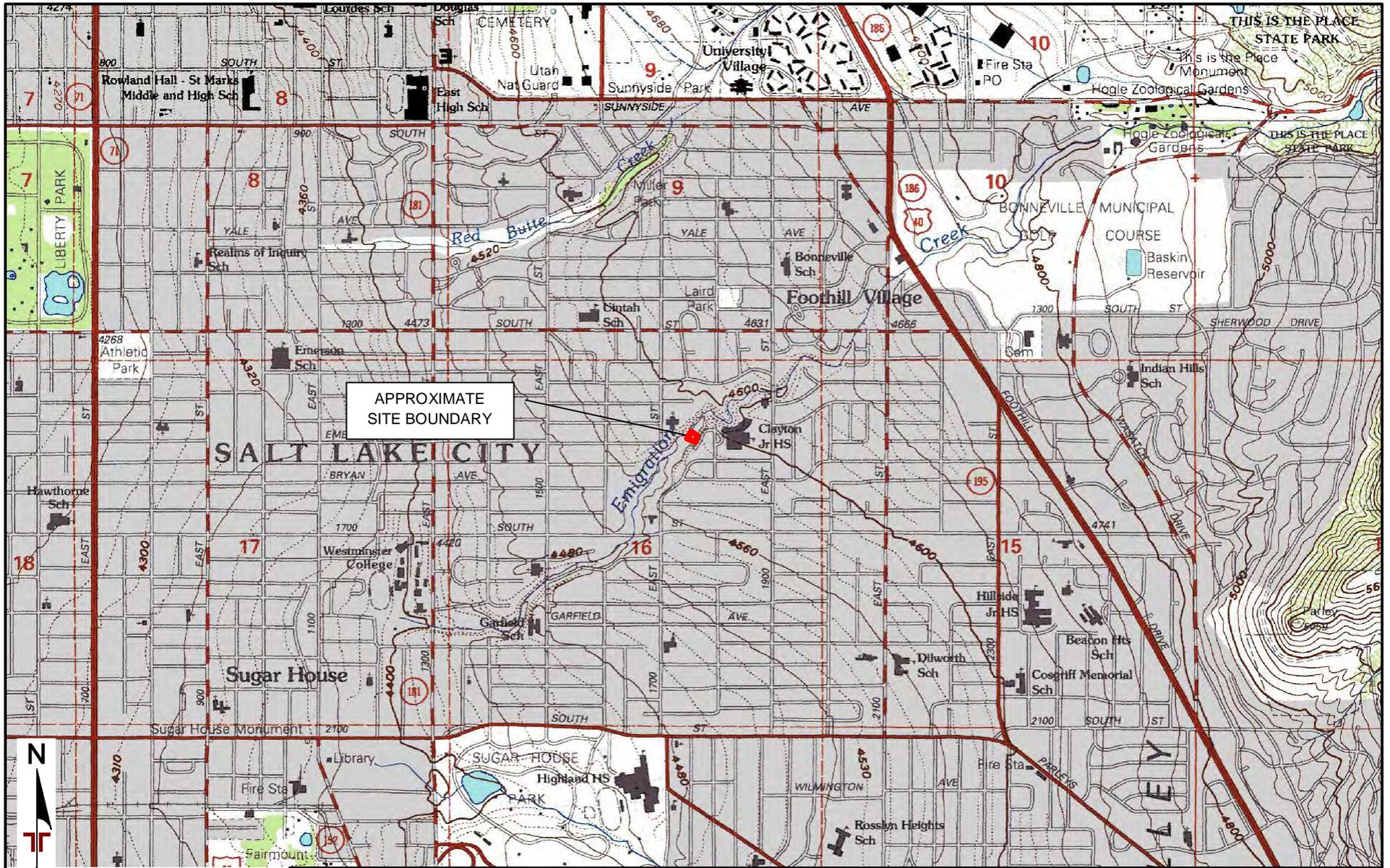
8.0 DECLARATION

I, Tina Cheney, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Tina Cheney
Group Manager

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2 – SITE DIAGRAM



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
 QUADRANGLES INCLUDE: SALT LAKE CITY NORTH, UT (1/1/1998), FORT DOUGLAS, UT (1/1/1998), SALT LAKE CITY SOUTH, UT (1/1/1998) and SUGAR HOUSE, UT (1/1/1998).
 DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	61167452
Drawn by:	TC
Checked by:	TC
Approved by:	CE

Project No.	61167452
Scale:	1"=2,000'
File Name:	Ex. 1
Date:	June 2016

Terracon
 6949 S High Tech Dr Ste 100
 Midvale, UT 84047-3707

TOPOGRAPHIC MAP

Residential Property
 1743 Rosecrest Drive
 Salt Lake City, UT

Exhibit
 1



bing

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:
61167452

Drawn by:
TC

Checked by:
TC

Approved by:
CE

Project No.
61167452

Scale:
AS SHOWN

File Name:
Ex. 2

Date:
June 2016

Terracon

6949 S High Tech Dr Ste 100
Midvale, UT 84047-3707

SITE DIAGRAM

Residential Property
1743 Rosecrest Drive
Salt Lake City, UT

Exhibit

2

APPENDIX B
SITE PHOTOGRAPHS

Site Photographs

Residential Property – Rosecrest Drive ■ Salt Lake City, Utah

Date Photos were taken: June 7, 2016 ■ Terracon Project No. 61167452



Photo #1 From the southeast corner of the site, looking northwest at the residence.



Photo #2 From the northeast corner of the site, looking southwest at the residence.



Photo #3 Debris in the residence.



Photo #4 Debris in the residence.



Photo #5 Unknown drum in the garage.



Photo #6 Southwest side of the residence.

Responsive ■ Resourceful ■ Reliable

Site Photographs

Residential Property – Rosecrest Drive ■ Salt Lake City, Utah

Date Photos were taken: June 7, 2016 ■ Terracon Project No. 61167452



Photo #7 Balcony on the west side of the residence.



Photo #8 View of the west side of the site.



Photo #9 North-adjointing residence.



Photo #10 East-adjointing, Rosecrest Drive and residences.



Photo #11 South-adjointing residence under construction.



Photo #12 West-adjointing park land.

Responsive ■ Resourceful ■ Reliable

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

ASTM E1527-13 USER QUESTIONNAIRE

Proposal No: P61167452

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

Site Name: Rosecrest Drive, Parcel 16-16-209-013

Site Address: 1743 Rosecrest Drive, Salt Lake City, Utah

1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)? No Yes If yes, please explain.

2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), 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 (40 CFR 312.26)? No Yes If yes, please explain.

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? No Yes If yes, please explain.

I have been told by neighbors that much or all of the existing property is built on construction fill that was hauled to the site decades ago.

4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)? No Yes

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? No Yes If yes, please explain.

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)? No Yes If yes, please explain.

Please return this form with the signed and completed Agreement.

Responsive ■ Resourceful ■ Reliable

ASTM E1527-13 USER QUESTIONNAIRE

Proposal No: P61167452

Request for Information and Documentation

In addition to the specific questions outlined above, the user is requested to provide the following information and documentation, as available. ASTM requires that this information, if available, be provided to the environmental professional prior to the site visit.

Item Supplied "X"	Not Applicable, Not Available or Not Known "X"	Item Requested (See Proposal)	Contacts/Comments or Indicate Attachment
X		Point of Contact for Access	Name/Phone: <i>Bill Wegner</i> <i>801-918-7653</i>
		Current Site Owner	Name/Phone: <i>Coverston Construction Corp.</i>
		Current Facility Operator	Name/Phone:
		Contacts for Prior Owners	Name/Phone:
		Contacts for Prior Occupants	Name/Phone:
		Access Restrictions	
		Notification of Special Requirements Regarding Confidentiality	
		Legal Description and Diagram / Survey of Site	
		Chain of Title with Grantor/Grantee Summary (back to 1940 or first developed use)	
X		Reasons for Conducting ESA	<i>Acquiring property for public open space; ESA required.</i>

Please return this form with the signed and completed Agreement.

ASTM E1527-13 USER QUESTIONNAIRE

Proposal No: P61167452

Helpful Documents Checklist

Pursuant to ASTM E1527-13 § 10.8, do you know whether any of the following documents exist related to the subject property and, if so, whether copies can and will be provided to the environmental professional? Check all that apply.

- | | |
|---|---|
| <input type="checkbox"/> Environmental site assessment reports | <input type="checkbox"/> Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property |
| <input type="checkbox"/> Environmental compliance audit reports | |
| <input type="checkbox"/> Geotechnical studies | |
| <input type="checkbox"/> Reports regarding hydrogeologic conditions on the property or surrounding area | <input type="checkbox"/> Registrations for underground injection systems |
| <input type="checkbox"/> Registrations for above or underground storage tanks | <input type="checkbox"/> Environmental permits/plans, solid waste permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, SPCC plans |

Lewis Kogan
Name (Authorized Client Representative)

Open Space Lands Manager
Title


Signature

5/24/16
Date

Please return this form with the signed and completed Agreement.

Historical Aerials Package

Target Property:

**Rosecrest
1743 E. Rosecrest Dr
Salt Lake City, Salt Lake, Utah 84108**

Prepared For:

Terracon Consultants-Salt Lake City

Order #: 68092

Job #: 148019

Project #: 61167452

Date: 6/3/2016

Target Property Summary

Rosecrest

1743 E. Rosecrest Dr

Salt Lake City, Salt Lake, Utah 84108

USGS Quadrangle: **Sugar House**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

(-111.840761304, 40.737575660), (-111.841158271, 40.737335845), (-111.840476990, 40.737201711),

(-111.840358973, 40.737421203)

Aerial Research Summary

<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2014	USDA	1" = 500'	N/A
2004	USDA	1" = 500'	N/A
09/12/1997	USGS	1" = 500'	N/A
08/14/1993	USGS	1" = 500'	N/A
09/19/1975	USGS	1" = 500'	2-32
02/12/1970	USGS	1" = 500'	N/A
08/02/1962	USGS	1" = 500'	1-71
06/26/50	USGS	1" = 500'	2-86
08/16/1946	ASCS	1" = 500'	1-93
08/10/1938	ASCS	1" = 500'	1-33

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AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

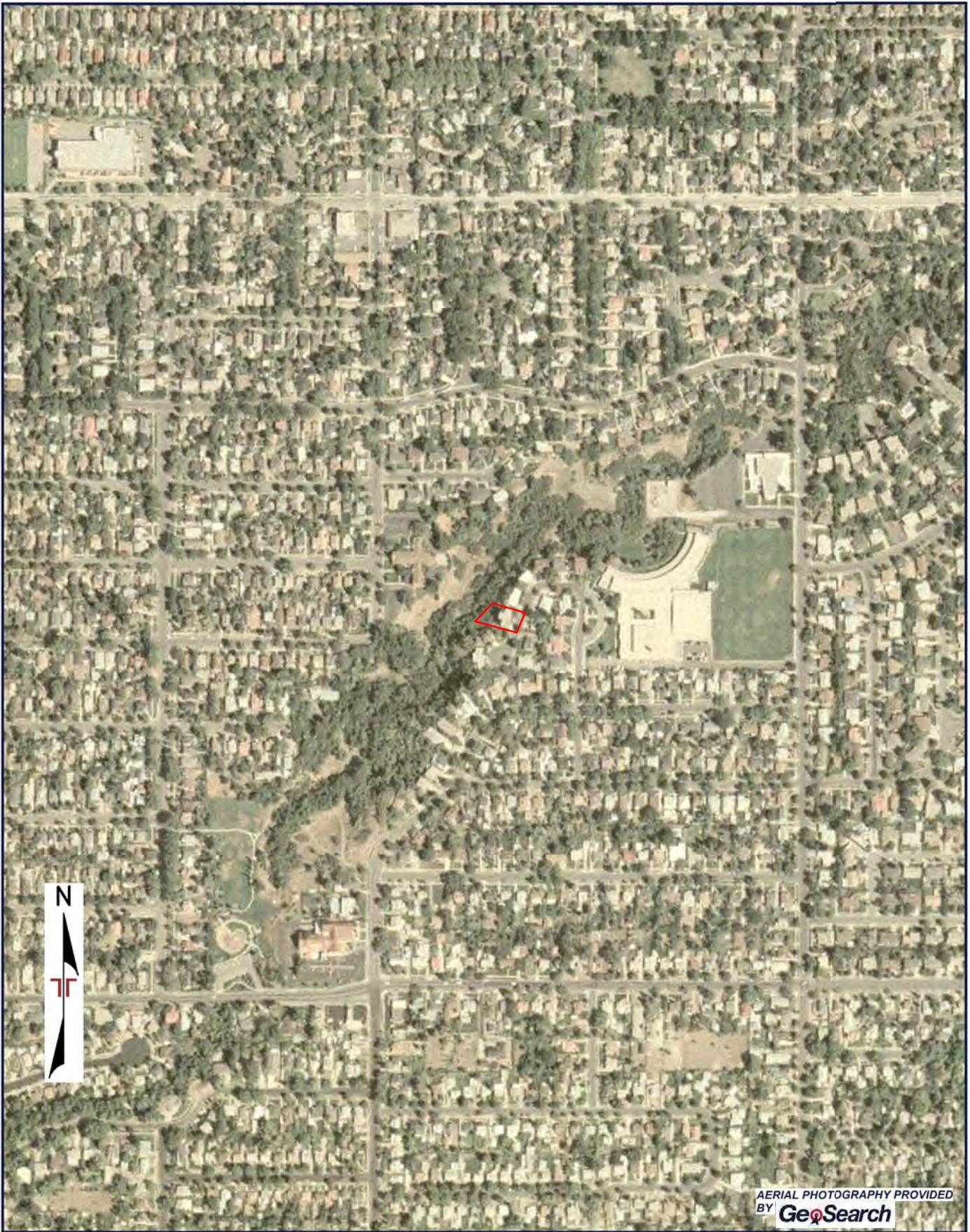
Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USDA
Approved by:	Date: 2014

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH

Rosecrest
 1743 E. Rosecrest Dr
 Salt Lake City, Utah 84108

Appendix C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USDA
Approved by:	Date: 2004

Terracon
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 Midvale, Utah 84047

AERIAL PHOTOGRAPH

Rosecrest
 1743 E. Rosecrest Dr
 Salt Lake City, Utah 84108

Appendix C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 09/12/1997

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH
Rosecrest 1743 E. Rosecrest Dr Salt Lake City, Utah 84108

Appendix
C



AERIAL PHOTOGRAPH PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 08/14/1993

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH
Rosecrest 1743 E. Rosecrest Dr Salt Lake City, Utah 84108

Appendix
C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 09/19/1975

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH
Rosecrest 1743 E. Rosecrest Dr Salt Lake City, Utah 84108

Appendix
C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 02/12/1970

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH

Rosecrest
 1743 E. Rosecrest Dr
 Salt Lake City, Utah 84108

Appendix
C



Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 08/02/1962

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH

Rosecrest
 1743 E. Rosecrest Dr
 Salt Lake City, Utah 84108

Appendix C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: USGS
Approved by:	Date: 06/26/50

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH

Rosecrest
 1743 E. Rosecrest Dr
 Salt Lake City, Utah 84108

Appendix C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: ASCS
Approved by:	Date: 08/16/1946

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH

Rosecrest
 1743 E. Rosecrest Dr
 Salt Lake City, Utah 84108

Appendix C



AERIAL PHOTOGRAPHY PROVIDED BY **GeoSearch**

Project Manager:	Project No. 61167452
Drawn by:	Scale: 1" = 500'
Checked by:	File Name: ASCS
Approved by:	Date: 08/10/1938

Terracon
 6949 High Tech Drive, Suite 100
 Midvale, Utah 84047

AERIAL PHOTOGRAPH
Rosecrest 1743 E. Rosecrest Dr Salt Lake City, Utah 84108

Appendix
C

APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

Radius Report

[Satellite view](#)

Target Property:

Rosecrest

1743 E. Rosecrest Dr

Salt Lake City, Salt Lake County, Utah 84108

Prepared For:

Terracon Consultants-Salt Lake City

Order #: 68092

Job #: 148017

Project #: 61167452

Date: 06/06/2016

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Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

Rosecrest
1743 E. Rosecrest Dr
Salt Lake City, Utah 84108

Coordinates

Area centroid (-111.84071, 40.7373804)
4,562 feet above sea level

USGS Quadrangle

Sugar House, UT

Geographic Coverage Information

County/Parish: Salt Lake (UT)

ZipCode(s):

Salt Lake City UT: 84105, 84106, 84108, 84109

Radon

* Target property is located in Radon Zone .

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSUT	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR08	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR FACILITIES	RCRANGR08	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSUT	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR08	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR08	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR08	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	1	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		1	0	

Database Summary

STATE (UT) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INSTITUTIONAL ENGINEERING CONTROLS REGISTRY	ICEC	0	0	TP/AP
REGISTERED UNDERGROUND STORAGE TANKS	RUST	1	0	0.2500
BROWNFIELD PROPERTIES	BF	0	0	0.5000
CERCLIS SITES	CERCLIS	0	0	0.5000
LANDFILL AND SOLID WASTE DISPOSAL SITES	LFSWDS	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	3	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	VCP	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000

SUB-TOTAL		4	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
TIER II FACILITIES	TIERII	0	0	TP/AP

SUB-TOTAL		0	0	
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Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR08	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR08	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		5	0	
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Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ERNSUT	0.0200	0	NS	NS	NS	NS	NS	0
FRSUT	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR08	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES08	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR08	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
NLRRCRAG	0.1250	0	0	NS	NS	NS	NS	0
RCRAGR08	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR08	0.1250	0	0	NS	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	1	NS	1
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	1	0	1

Database Radius Summary

STATE (UT) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ICEC	0.0200	0	NS	NS	NS	NS	NS	0
TIERII	0.0200	0	NS	NS	NS	NS	NS	0
RUST	0.2500	0	0	1	NS	NS	NS	1
BF	0.5000	0	0	0	0	NS	NS	0
CERCLIS	0.5000	0	0	0	0	NS	NS	0
LFSWDS	0.5000	0	0	0	0	NS	NS	0
LUST	0.5000	0	0	0	3	NS	NS	3
VCP	0.5000	0	0	0	0	NS	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	1	3	0	0	4

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR08	0.2500	0	0	0	NS	NS	NS	0
LUSTR08	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0						
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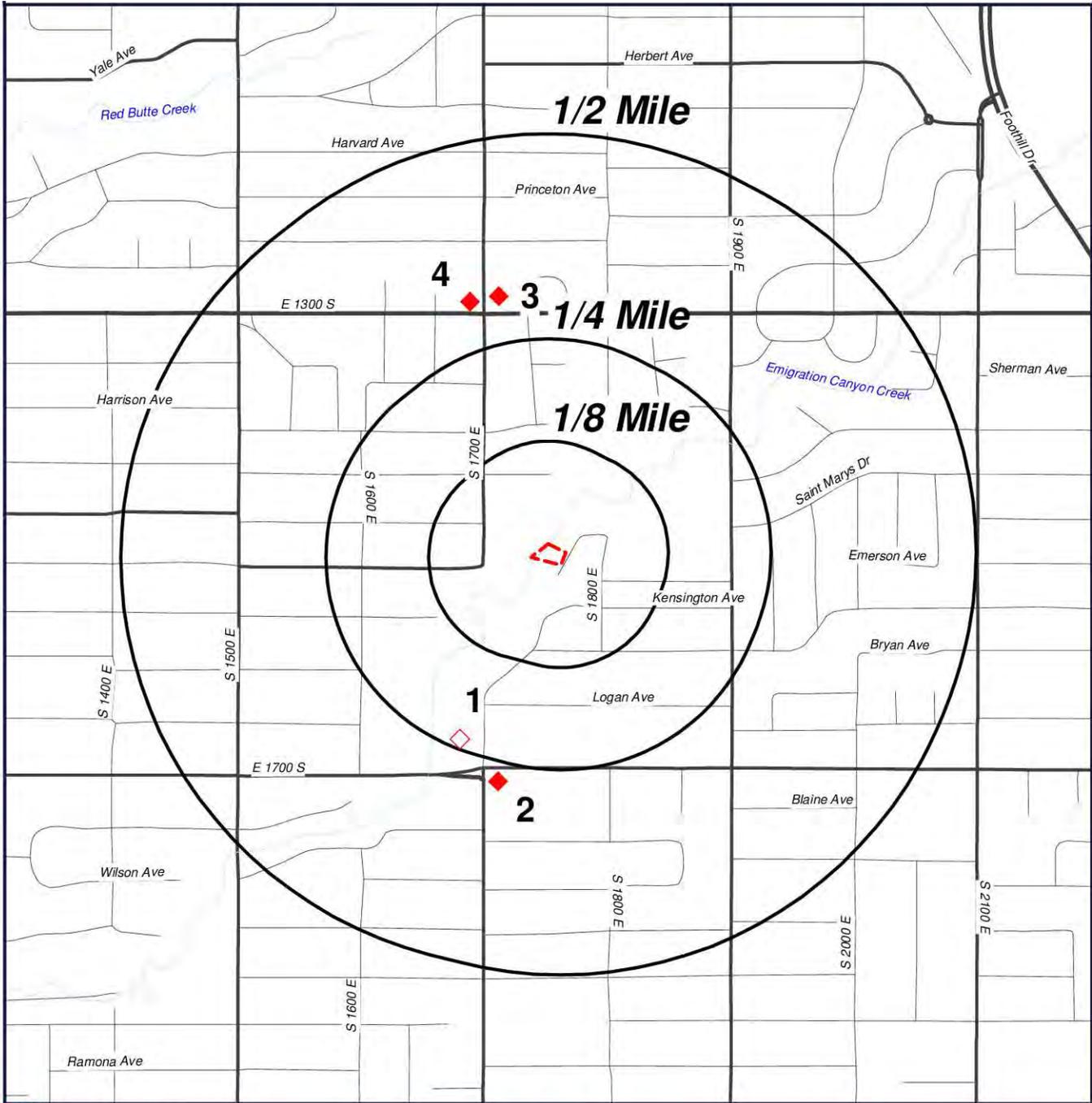
TOTAL		0	0	1	3	1	0	5
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NOTES:

NS = NOT SEARCHED

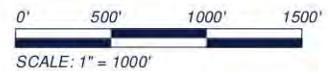
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 2



-  Target Property (TP)
-  RUST
-  LUST
-  FUDS

Rosecrest
1743 E. Rosecrest Dr
Salt Lake City, Utah
84108



[Click here to access Satellite view](#)

Ortho Map

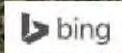
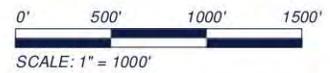


Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation

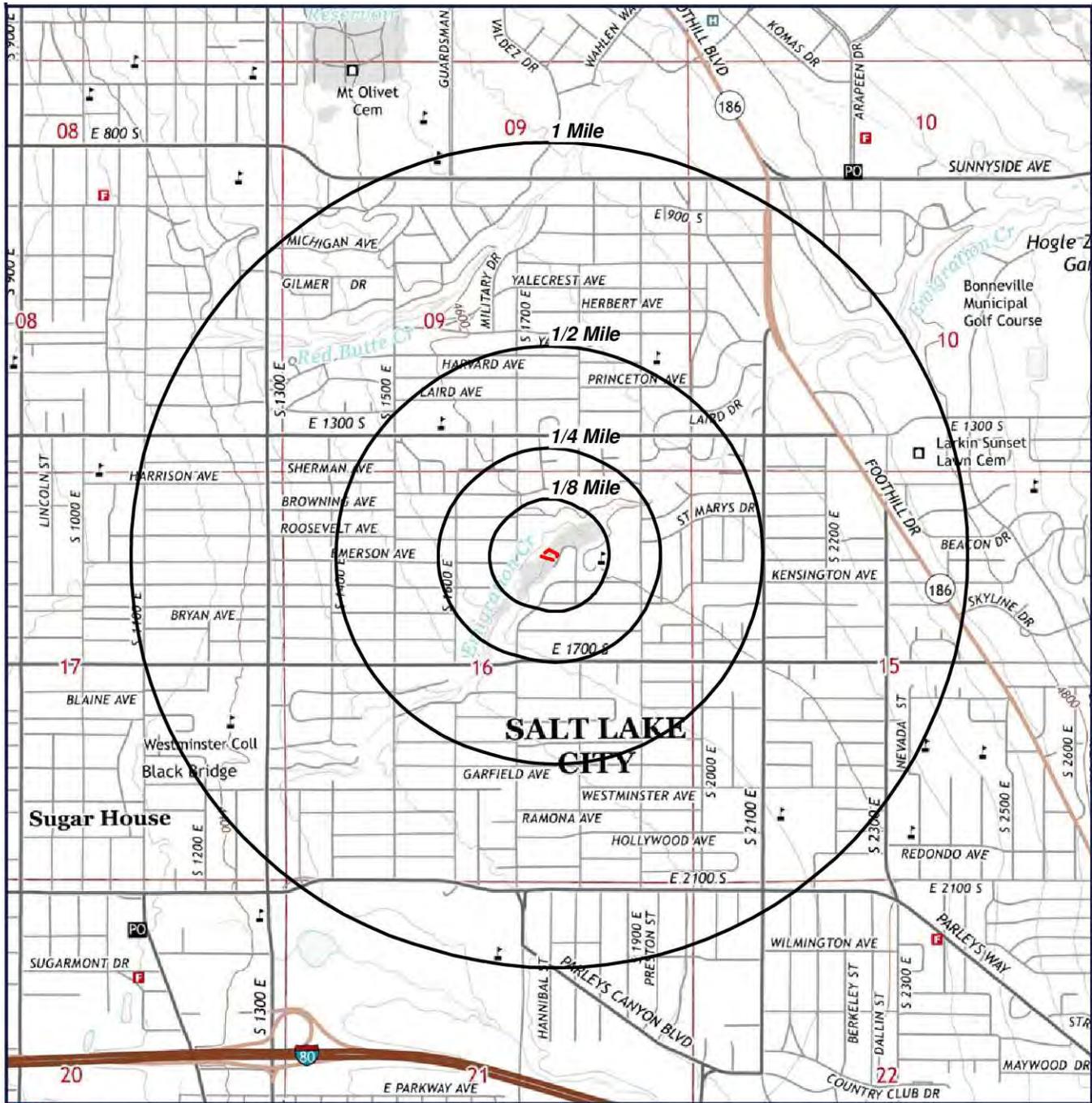
-  Target Property (TP)
-  RUST
-  LUST
-  FUDS

Quadrangle(s): Sugar House
Rosecrest
1743 E. Rosecrest Dr
Salt Lake City, Utah
84108



[Click here to access Satellite view](#)

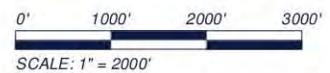
Topographic Map



 Target Property (TP)

Quadrangle(s): Sugar House
Source: USGS, 02/13/2014

Rosecrest
1743 E. Rosecrest Dr
Salt Lake City, Utah
84108



[Click here to access Satellite view](#)

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	RUST	4002349	Lower (4,554 ft.)	0.25 mi. SW (1320 ft.)	WASATCH PRESBYTERIAN CHURCH	1626 S 1700 E, SALT LAKE CITY, UT 84108	16
2	LUST	4000804LUST	Lower (4,551 ft.)	0.28 mi. S (1478 ft.)	DAVES SHOP-N-GO, INC.	1702 E 1700 S, SALT LAKE CITY, UT 84108	17
3	LUST	4000206LUST	Higher (4,613 ft.)	0.32 mi. N (1690 ft.)	CHUCK'S CHEVRON INC	1709 E 1300 S, SALT LAKE CITY, UT 84108	18
4	LUST	4000037LUST	Higher (4,610 ft.)	0.32 mi. N (1690 ft.)	GORDON'S AUTO	1675 E 1300 S, SALT LAKE CITY, UT 84105	19
5	FUDS	J08UT1108	Higher (5,764 ft.)	0.93 mi. NE (4910 ft.)	FORT DOUGLAS	SALT LAKE CITY, UT 84108	20

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 4562 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
3	LUST	4,613 ft.	CHUCK'S CHEVRON INC	1709 E 1300 S, SALT LAKE CITY, UT 84108	18
4	LUST	4,610 ft.	GORDON'S AUTO	1675 E 1300 S, SALT LAKE CITY, UT 84105	19
5	FUDS	5,764 ft.	FORT DOUGLAS	SALT LAKE CITY, UT 84108	20

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	RUST	4,554 ft.	WASATCH PRESBYTERIAN CHURCH	1626 S 1700 E, SALT LAKE CITY, UT 84108	16
2	LUST	4,551 ft.	DAVES SHOP-N-GO, INC.	1702 E 1700 S, SALT LAKE CITY, UT 84108	17

Registered Underground Storage Tanks (RUST)

[MAP ID# 1](#)

Distance from Property: 0.25 mi. (1,320 ft.) SW
Elevation: 4,554 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 4002349

FACILITY ID: 7120

FACILITY NAME: WASATCH PRESBYTERIAN CHURCH

ADDRESS: 1626 S 1700 E

SALT LAKE CITY, UT 84108

COUNTY: SALT LAKE

OWNER NAME: WASATCH PRESBYTERIAN CHURCH

ADDRESS: 1626 S 1700 E

SALT LAKE CITY, UT 84108

OWNER PHONE: NOT REPORTED

TOTAL TANK: NOT REPORTED

CLOSED TANK: NOT REPORTED

TANK INFORMATION NO TANK INFORMATION REPORTED

COMPLIANCE UST NO COMPLIANCE UST REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 2

Distance from Property: 0.28 mi. (1,478 ft.) S
Elevation: 4,551 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 4000804LUST
FACILITY ID: 4000804
FACILITY NAME: DAVES SHOP-N-GO, INC.
ADDRESS: 1702 E 1700 S
SALT LAKE CITY, UT 84108
COUNTY: SALT LAKE
OWNER NAME: DAVES SHOP-N-GO, INC.
ADDRESS: 1702 E 1700 S
SALT LAKE CITY, UT 84108

FACILITY DETAILS

PROJECT MANAGER: [DEANN RASMUSSEN]
NOTIFICATION DATE: 8/10/1998
CLOSED DATE: 1/3/2006

CAUSE AND RELEASE

CAUSE OF RELEASE: UNKNOWN
SUBSTANCE RELEASE: NOT REPORTED
METHOD DETERMINED: NOT REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 3

Distance from Property: 0.32 mi. (1,690 ft.) N
Elevation: 4,613 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 4000206LUST

FACILITY ID: 4000206

FACILITY NAME: CHUCK'S CHEVRON INC

ADDRESS: 1709 E 1300 S

SALT LAKE CITY, UT 84108

COUNTY: SALT LAKE

OWNER NAME: CHUCKS CHEVRON INC

ADDRESS: 1709 E 1300 S

SALT LAKE CITY, UT 84108

FACILITY DETAILS

PROJECT MANAGER: [DEANN RASMUSSEN]

NOTIFICATION DATE: 8/5/1997

CLOSED DATE: 5/8/1998

CAUSE AND RELEASE

CAUSE OF RELEASE: UNKNOWN

SUBSTANCE RELEASE: GASOLINE

METHOD DETERMINED: NOT REPORTED

CAUSE OF RELEASE: UNKNOWN

SUBSTANCE RELEASE: NOT REPORTED

METHOD DETERMINED: PERM CLOSURE

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Leaking Underground Storage Tanks (LUST)

MAP ID# 4

Distance from Property: 0.32 mi. (1,690 ft.) N
Elevation: 4,610 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 4000037LUST

FACILITY ID: 4000037

FACILITY NAME: GORDON'S AUTO

ADDRESS: 1675 E 1300 S
SALT LAKE CITY, UT 84105

COUNTY: SALT LAKE

OWNER NAME: GORDON HANSEN

ADDRESS: 1675 E 1300 S
SALT LAKE CITY, UT 84105

FACILITY DETAILS

PROJECT MANAGER: UST

NOTIFICATION DATE: 7/16/1997

CLOSED DATE: 7/23/1997

CAUSE AND RELEASE

CAUSE OF RELEASE: UNKNOWN

SUBSTANCE RELEASE: NOT REPORTED

METHOD DETERMINED: NOT REPORTED

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Formerly Used Defense Sites (FUDS)

MAP ID# 5

Distance from Property: 0.93 mi. (4,910 ft.) NE
Elevation: 5,764 ft. (Higher than TP)

FUDS #: J08UT1108

FFID: UT9799FA291

NAME: FORT DOUGLAS

CITY: SALT LAKE CITY

STATE: UT

ZIPCODE: 84108

DISTRICT RESPONSIBLE FOR THE FUDS PROPERTY: SACRAMENTO DISTRICT (SPK)

IS THE PROPERTY HAS ANY CLEANUP UNDER THE MILITARY MUNITIONS RESPONSE PROGRAM (MMRP): Y

DESCRIPTION: THE 4,246.9-ACRE SITE IS IN SALT LAKE CITY IN SALT LAKE COUNTY, UTAH. THE SITE IS ADJACENT TO DOWNTOWN SALT LAKE CITY AND THE UNIVERSITY OF UTAH. MANY OF THE ORIGINAL BUILDINGS WERE DEMOLISHED IN 1999 TO PREPARE FOR THE OLYMPIC GAMES IN SALT LAKE CITY AND A LARGE PORTION OF THE SITE WAS UNDER CONSTRUCTION DURING THE 1999 SITE VISIT. THE SITE IS CURRENTLY OWNED BY THE UNIVERSITY OF UTAH, THE FORT DOUGLAS MUSEUM, A NUMBER OF MEDICAL FACILITIES, THE MARRIOTT HOTEL, AND A BUSINESS PARK. THE NAVY AND MARINES LEASE A BUILDING TO OPERATE A LARGE RECRUITING CENTER AND THE U.S. ARMY RESERVE 96TH REGIONAL SUPPORT COMMAND OCCUPIES THE ORIGINAL ADMINISTRATION BUILDINGS AS WELL.

HISTORY: CAMP DOUGLAS WAS ESTABLISHED AS AN ARMY POST ON OCTOBER 26, 1862. THE PROPERTY WAS ACQUIRED BY EXECUTIVE ORDERS AND ACTS OF CONGRESS, RESERVING PUBLIC LANDS FOR MILITARY USE. THE SITE WAS DECLARED A MILITARY INSTALLATION BY EXECUTIVE ORDER ON SEPTEMBER 3, 1867. ON DECEMBER 30, 1878, THE NAME WAS CHANGED TO FORT DOUGLAS. IN 1904, THE GOVERNOR OF UTAH CEDED JURISDICTION OF 9,190 ACRES TO THE U.S. AS OF 1941, THE PROPERTY CONSISTED OF 3,343.31 FEE ACRES AND 4,554.81 TRANSFER ACRES, TOTALLING 7,989.12 ACRES. PORTIONS OF THE PROPERTY WERE TRANSFERRED TO OTHER ENTITIES BEGINNING IN 1874. THE MAJORITY OF THE AREA WAS DISPOSED OF IN THE LATE 1940S AND MID-1960S. PORTIONS OF THE FORT WERE CONVEYED TO SALT LAKE CITY, THE U.S. DEPARTMENT OF THE INTERIOR, THE STATE OF UTAH, THE UNIVERSITY OF UTAH, THE VETERANS ADMINISTRATION, THE U.S. NAVY, THE SHRINERS HOSPITAL FOR CRIPPLED CHILDREN, AND THE U.S. DEPARTMENT OF AGRICULTURE. ACCORDING TO THE PRELIMINARY ASSESMENT OF ELIGIBILITY FOR THE FORT DOUGLAS TOXIC EXERCISE AREA (J08UT1103), 3,651.22 ACRES OF THE ORIGINAL FORT DOUGLAS ACREAGE WERE FOUND TO BE ELIGIBLE UNDER FUDS. THEREFORE THE NET ELIGIBLE AREA UNDER THIS PROPERTY IS 4,246.9 ACRES. THIS PROPERTY IS KNOWN OR SUSPECTED TO CONTAIN MILITARY MUNITIONS AND EXPLOSIVES OF CONCERN (E.G., UNEXPLODED ORDNANCE) AND THEREFORE MAY PRESENT AN EXPLOSIVE HAZARD.

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 01/20/16

The U.S. Department of Justice ("the Department") provides this information 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. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ERNSUT Emergency Response Notification System

VERSION DATE: 02/21/16

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSUT Facility Registry System

VERSION DATE: 02/03/16

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR08 Hazardous Materials Incident Reporting System

VERSION DATE: 11/08/15

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 12/06/15

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

Environmental Records Definitions - FEDERAL

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 12/20/15

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS Land Use Control Information System
VERSION DATE: 09/01/06

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

MLTS Material Licensing Tracking System
VERSION DATE: 02/12/16

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDES08 National Pollutant Discharge Elimination System
VERSION DATE: 04/01/07

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.

PADS PCB Activity Database System
VERSION DATE: 07/01/14

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR08 Permit Compliance System
VERSION DATE: 08/01/12

Environmental Records Definitions - FEDERAL

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 02/23/16

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/08/14

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/14

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

Environmental Records Definitions - FEDERAL

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

NLRRCRAG No Longer Regulated RCRA Generator Facilities

VERSION DATE: 02/09/16

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRAGR08 Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 02/09/16

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo

Environmental Records Definitions - FEDERAL

system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRANGR08

Resource Conservation & Recovery Act - Non-Generator Facilities

VERSION DATE: 02/09/16

This database identifies RCRAInfo system sites that only handle hazardous waste, such as transporters, without generating any amount hazardous waste. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

HISTPST

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes

Environmental Records Definitions - FEDERAL

Cities Service filling stations that were located throughout the United States in 1930.

BF Brownfields Management System

VERSION DATE: 01/28/16

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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 03/07/16

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 02/09/16

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 02/09/16

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of

Environmental Records Definitions - FEDERAL

1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

SEMS Superfund Enterprise Management System

VERSION DATE: 03/07/16

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 03/16/16

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

DOD Department of Defense Sites

VERSION DATE: 06/21/10

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

Environmental Records Definitions - FEDERAL

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NPL National Priorities List

VERSION DATE: 03/07/16

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 03/07/16

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes all hazardous waste sites with ongoing corrective action activity and where corrective action is statutorily required to be address but have not had corrective action imposed in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes hazardous waste sites which are potentially subject to corrective action regardless of whether they have correction action underway, plus any sites showing a corrective action event of RFI or beyond in the RCRAInfo system. Sites conducting corrective action under analogous state authorities are also included. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and

Environmental Records Definitions - FEDERAL

reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 07/01/13

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (UT)

ICEC Institutional Engineering Controls Registry

VERSION DATE: 02/23/16

The Utah Department of Environmental Quality is required to maintain a record of the properties subject to environmental covenants/institutional controls established under Utah Code, Title 19, Chapter 10. This list Leaking Underground Storage Tank sites, CERCLA/Superfund Branch Sites, and Voluntary Cleanup sites that have environmental controls established under this statute and pursuant to Utah Code Ann. §§ 57-25-101 et seq and controls established prior to the enactment of this statute. The controls have been recorded by the owner of the real property in the county recorder's office in the county where the real property is located.

TIERII Tier II Facilities

VERSION DATE: 04/19/16

This database contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). This data is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The DERR assumes no responsibility or liability for the accuracy of the location of these facilities. This database also includes some Tier II facility information from the Utah Automated Geographic Reference Center (AGRC) for informational purposes. Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

RUST Registered Underground Storage Tanks

VERSION DATE: 04/20/16

The Utah State Underground Storage Tank program of the Department of Environmental Quality provides this list of underground storage tank sites.

BF Brownfield Properties

VERSION DATE: 05/03/16

This database of brownfields (targeted) and other brownfield (non-targeted) properties is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). 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 takes development pressures off of undeveloped open land, and both improves and protects the environment. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

CERCLIS CERCLIS Sites

VERSION DATE: 05/03/16

This database of Comprehensive Environmental Response, Compensation, and Liability System sites is

Environmental Records Definitions - STATE (UT)

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. The DERR assumes no responsibility or liability for the accuracy of the location of these properties.

LFSWDS Landfill and Solid Waste Disposal Sites

VERSION DATE: 02/29/16

This list of permitted solid waste facilities is provided by the Utah Department of Environmental Quality.

LUST Leaking Underground Storage Tanks

VERSION DATE: 04/20/16

The Utah State Underground Storage Tank program of the Department of Environmental Quality provides this list of leaking underground storage tank sites. The primary goal of this program is to protect human health and the environment from leaking underground storage tanks. The UST staff oversees UST notification, installation, inspection, removal, and compliance with State and Federal UST regulations concerning release prevention and remediation.

VCP Voluntary Cleanup Program Sites

VERSION DATE: 05/03/16

This list of Voluntary Cleanup Program sites is maintained by the Utah Department of Environmental Quality's Division of Environmental Response and Remediation (DERR). The DERR assumes no responsibility or liability for the accuracy of the location of these facilities. In 1997, the Utah Voluntary Cleanup Program (VCP) 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 database also includes some Voluntary Cleanup information from the Utah Automated Geographic Reference Center (AGRC) for informational purposes. Locations are based on coordinates derived from maps and GPS data.

NPL National Priorities List

VERSION DATE: 05/09/16

The National Priorities List (NPL) is provided 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.

Environmental Records Definitions - STATE (UT)

Environmental Records Definitions - TRIBAL

USTR08 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/15

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

LUSTR08 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/15

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 8. This region includes the following states: Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

**APPENDIX E
CREDENTIALS**

CHRISTINA CHENEY

PHASE I GROUP MANAGER

PROFESSIONAL EXPERIENCE

Ms. Cheney joined Neil O. Anderson and Associates, a Terracon Company, in 2004. In 2014 she began working for Terracon's Salt Lake City office. Working under the guidance of Terracon's professional engineering staff, which includes geotechnical engineers, geologists, and geoscientists, she quickly gained extensive experience in environmental site investigations and remediations.

Her specific expertise includes environmental site assessments; surface and groundwater contamination assessments, prevention, monitoring and control; risk assessments and risk reduction recommendations; soil contamination assessments, and the prevention, monitoring and control; and other areas of expertise relating to hazardous substances and/or hazardous waste management.

Ms. Cheney has 12 years of experience performing Phase I Environmental Site Assessments (ESAs). She has conducted over 200 studies, including auto shops/gasoline stations, residential properties, dairies, industrial properties, and agricultural properties. These studies have been conducted in Utah, Idaho, Colorado, and California and have followed ASTM Standard E1527-13 and EPA's All Appropriate Inquiry Standard. Phase I ESA report completion is often needed to complete the sale of commercial property. For less suspect properties, she has performed and managed the Transaction Screen Process, ASTM Standard E1528-14, and Regulatory Database Reviews, understanding the limits of those studies recommendations were sometimes needed to transition to a Phase I ESA when Potential Environmental Conditions should be more fully researched, evaluated and discussed.

PROJECT EXPERIENCE

Cobalt Phase I ESAs - Salt Lake City, Utah

Ms. Cheney served as an assistant for several concurrent Phase I ESAs for several industrial properties in the Salt Lake Valley. Reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and also coauthored the report. Recognized environmental conditions were identified and, a Phase II ESA was recommended on several sites.

Sears Phase I ESAs - California and Utah

Ms. Cheney served as Project Manager for several concurrent Phase I ESAs for several Sears' stores in both California and Utah. Reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and also coauthored the reports. Recognized environmental conditions were identified and, a Phase II ESA was recommended on several sites.

Ensign Group, Senior Care Facilities - Various Locations

Ms. Cheney served as Project Manager for several concurrent Phase I ESAs for senior-care facilities in Utah. She reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and the reports.

Royal Woods Plaza - Salt Lake City, Utah

Ms. Cheney served as Project Manager for this project. She reviewed historical and county records, federal, state, and local agency databases, conducted



EDUCATION

*Brigham Young University,
Bachelors of Science in Recreation
Management & Leisure Services,
2002*

*Ricks College, Associates of
Science in Electronics Engineering
Technology, 1999*

*Ricks College, Associates of
Science in Computer Systems
Technology, 1999*

CERTIFICATIONS

*Registered Environmental Assessor
#30103 (2008-2012)*

AHERA: Building Inspector

WORK HISTORY

*Terracon Consultants, Inc., Phase I
Group Manager, 2016-Present*

*Consultants, Inc., Staff
Environmental Scientist, 2014-2016*

*Neil O. Anderson & Associates,
Staff Environmental Scientist, 2004-
2014*

interviews, and also authored the report. She identified a former gas station at the site. Recognized environmental conditions were identified and a Phase II ESA was recommended.

Parkway Commons - Murray Utah, Utah

Ms. Cheney served as Project Manager for the Phase I ESAs and limited sampling. Sampling included radon, lead in water, and asbestos. She reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and authored the report.

Wells Fargo Bank - Various Locations

Ms. Cheney served as Project Manager for several Phase I ESAs throughout Utah for Wells Fargo Bank. Visual and limited sampling for asbestos was included for some of the reports. She reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and authored the reports.

The Church of Jesus Christ of Latter-day Saints - Various Locations

Ms. Cheney served as Project Manager for several Phase I ESAs throughout Utah for the Church of Jesus Christ of Latter-day Saints. She reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and authored the reports.

Cosumnes River College - Sacramento, California

CEQA Initial Study – Provided environmental assessment for the construction of a new athletic field complex at Cosumnes River College Campus for the Los Rios Community College School District. Neil O. Anderson & Associates acted as the premier agent in performing Initial Study – Mitigated Negative Declarations for the site.

Elk Grove Satellite Campus - Elk Grove, California

CEQA Initial Study - Provided environmental assessment for the construction of new athletic field complex at Elk Grove Campus for the Los Rios Community College School District. Neil O. Anderson & Associates acted as the premier agent in performing both Initial Study – Mitigated Negative Declarations and Traffic Studies for the site.

Madera High School - Madera, California

Provided environmental assessment for the construction of a new high school in Madera. Neil O. Anderson & Associates acted as the premier agent in performing the Initial Study, Preliminary Environmental Assessment (PEA) Removal Action (RA) Reports for the site. Ms. Cheney reviewed the Initial Study and worked with the Project Manager on the write-up of the PEA Workplan, PEA, RA Workplan, and RA reports.

Chinchiolo Stemilt Groundwater Monitoring - Stockton, California

Ms. Cheney served as a staff scientist on this project, which involved quarterly and annual monitoring to the Central Valley Regional Water Quality Control Board. Responsibilities included creating groundwater contour maps from groundwater data collected from on-site monitoring wells, calculating the flow direction and hydraulic gradient of groundwater at the subject property, analyzing and interpreting analytical data, and compiling the quarterly and annual reports.

Grupe Real Estate Phase I ESAs - Alamo, Martinez, Lafayette, El Dorado Hills, California

Ms. Cheney served as Project Manager for four concurrent Phase I ESAs for proposed residential developments in Contra Costa County and El Dorado County. Reviewed historical and county records, federal, state, and local agency databases, conducted interviews, and also coauthored the report. Recognized environmental conditions, including possible lead-based paint, asbestos, and pesticides, were identified on one subject property; a Phase II ESA was recommended.

Craig D. Eaton

ENVIRONMENTAL DEPARTMENT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Eaton has 19 years of experience providing environmental consulting for a variety of clients throughout the United States, with emphasis in western states. Mr. Eaton has been with IHI Environmental, a Terracon Consultants, Inc. company (Terracon), since 1997. Mr. Eaton's areas of expertise include Phase I Environmental Site Assessments (ESAs); site inspections, regulatory reviews and historical research; limited site investigations (LSIs) and Phase II site characterizations; remediation of a variety of impacted sites; underground storage tank closures and confirmation sampling, all phases of leaking underground storage tank management, investigations and remediation, including Risk-Based Corrective Action (RBCA) risk assessments for leaking underground storage tank sites, air emissions permitting and compliance assistance; and storm water permitting and compliance assistance.

Mr. Eaton serves as a senior technical lead for Phase I ESAs, Limited Site Investigations, and Risk-Based Corrective Action projects, for which he is responsible for senior technical guidance, project review, and senior technical report review. Mr. Eaton is also the Chair of Terracon's Environmental Site Assessment Practice Resource Group and is a participating member of ASTM International's E50 Technical Committee for Environmental Assessment, Risk Management and Corrective Action and the E50 Task Groups for Phase I ESAs (E1527 and E2247), Property Transaction Screens (E1528), and Vapor Encroachment Screening (E2600).

Mr. Eaton is responsible for the management and overview of hundreds of environmental site assessments per year and has participated in thousands of Phase I ESA, LSIs/Phase IIs and remediation projects.

Mr. Eaton has completed Phase I ESAs on a variety of sites, including residential, commercial, industrial, large agricultural and undeveloped properties.

PROJECT EXPERIENCE

Confidential International Client – Environmental Due Diligence and Related Services

Mr. Eaton is the contract manager for a large international client that has extensive real property holdings around the world. Mr. Eaton has been the primary point of contact for the client for Phase I ESAs, limited site investigations and remediations, asbestos surveys and abatement planning/oversight, and industrial hygiene services for a number of years. In this role, Mr. Eaton coordinates and schedules a variety of services for property acquisition strategies and for management of real property assets. These include residential, commercial, and industrial properties, and large tracts of land for agricultural uses or special use scenarios (i.e., recreational camps). Mr. Eaton also serves as the senior technical lead for this client, reviewing Phase I ESAs and other environmental reports prior to their delivery to the client.

General Aviation – Environmental Due Diligence

Mr. Eaton and his staff conducted environmental due diligence for the Truman Arnold Companies acquisition of Million Air at both the Salt Lake Airport's General



EDUCATION

B.S., Environmental Earth Science, University of Utah, 1996

REGISTRATIONS

Professional Geologist, State of Utah, #5313859-2250

CERTIFICATIONS

Soil & Groundwater Sampler, State of Utah, #GS-1118

Certified UST Consultant, State of Utah, #CC167

OSHA, Railroad Workplace Safety, 49CFR214

OSHA 40-hour HAZWOPER

Mine Safety and Health Act, MSHA Part 48 Miner Trained, #5085

SUPPLEMENTAL TRAINING

ASTM LUST Risk-Based Corrective Action and RBCA Tool Kit; State of Utah ASTM LUST Risk-Based Corrective Action and RBCA Tool Kit; NGWA Applied Transport and Fate Modeling for Risk-Based Screening and Cleanup Levels; State of Utah Air Quality Emission Inventory Workshop; NWETC Applied Contaminant Chemistry and Transport in Soil and Groundwater; NWETC Monitored Natural Attenuation of Petroleum and Chlorinated Hydrocarbons in Soil and Groundwater

WORK HISTORY

Terracon Consultants, Inc., Environmental Department Manager, September 1, 2012-Present

IHI Environmental, Inc., Manager, Environmental Services & Senior Project Manager, 1997-2012

State of Utah, DEQ, Intern IV, 1997

Aviation and at the Provo Municipal Airport. The General Aviation portion included approximately 45 acres of land leased from the Salt Lake Department of Airports and the following buildings and related structures: the hangars owned by Million Air (Hangars 1 through 14), the Million Air Fixed-Based Operator (FBO) office, the Million Air aboveground storage tank farm, the cargo handling building, the former Salt Lake JetCenter aircraft hangars (Hangars 15 through 25), including the Million Air vehicle maintenance shop in Hangar 21, the old FBO executive terminal, and the Salt Lake JetCenter aboveground storage tank farm. The Provo Municipal Airport portion included the Executive Terminal, Hangar A, Hangar B, Hangar C, Hangar D, Hangar E, and a fuel farm with two aboveground tanks.

Three Phase I ESAs were completed to cover the entire portfolio of facilities that identified recognized environmental conditions associated with underground storage tank releases, aboveground storage tank releases, long-term fueling and vehicle maintenance operations, and a long-term trap shooting range identified in the aboveground tank farm area at the Provo Municipal Airport. Phase II ESA investigations were conducted at both General Aviation and the Provo Municipal Airport to evaluate these issues and provide Truman Arnold Companies with a pre-acquisition condition of the properties. Terracon closely interacted and coordinated with the Salt Lake City Department of Airports, the Provo Municipal Airport, and Million Air to avoid impact to airport operations and meet airport requirements.

Salt Lake City Corporation Contract (including Department of Airports)

Mr. Eaton has managed the Salt Lake City Corporation contract since 2008 to the present (2016) and has provided senior technical support and report review for projects under the contract. Mr. Eaton and his staff of environmental professionals have conducted nearly 300 environmental consulting services projects throughout the Salt Lake City Metro Area. These projects have involved Phase I ESAs; Phase II ESA investigations; methane and groundwater investigations; asbestos and universal waste surveys and abatement oversight, and leaking underground storage tank investigation and remediation consulting.

Terracon performed environmental due diligence consulting services for the Redevelopment Agency of Salt Lake City for six developed downtown properties on Main Street for the new Performing Arts Center. Phase I ESAs documented long-term property uses that began in the 1880s with small shops and businesses that were later followed by high-rise office buildings and the construction of the Deseret News printing facility. Various identified recognized environmental conditions were identified during the assessment that included potentially impacted sumps, in addition to old transformers and elevators with oil that possibly contained polychlorinated biphenyls (PCBs). In addition, an adjoining property was identified as the site of a historical dry-cleaning business. As a follow-up to the Phase I ESAs, Terracon performed Phase II ESA investigations that addressed groundwater impacts and hazardous material disposal concerns and also conducted asbestos surveys to identify asbestos-containing materials in the buildings. With this information, Terracon presented abatement cost estimations to the Redevelopment Agency that approximated removal costs for demolition or renovation activities.

Multiple Sites Under Utah's Voluntary Cleanup Program

Mr. Eaton and his staff have been involved in 18 of the 87 sites enrolled in the history of Utah's Voluntary Cleanup Program (VCP). Of those, Terracon has directly managed 14 sites, 7 of which have already received Certificates of Completion, 2 were withdrawn by the applicants after site characterization when their development plans changed, 1 was terminated near the end of the site characterization phase by the VCP when the applicant passed away, and 4 are currently in process (i.e., site characterization and remedial action phases). Terracon has also completed the majority of the site characterization for 4 additional VCP sites. As the leading consultant in the State, Terracon has developed excellent working relationships with Utah's VCP, including Mr. Bill Rees, the Program Manager, and his project managers.

Lender Phase I ESAs

Mr. Eaton and his staff of environmental professionals service a broad range of banks and investment firms. When prospective borrowers approach these lending institutions for loans backed by commercial real properties, Phase I ESAs, and occasionally limited site investigations, are required to assess the properties for environmental conditions that could result in financial liability to the lenders if they ever needed to foreclose and take ownership of the properties. In servicing these clients, Mr. Eaton has developed client-specific report templates, strategized with the lending institutions' risk managers on project findings and approach, and served as senior oversight and technical reviewer for their projects. Terracon performs thousands of Phase I ESAs annually for lending institutions. Mr. Eaton is a National Account Manager

for one of Terracon's national lender clients, managing between 50 to 100 Phase I ESAs annually for commercial and industrial properties.

Murray Community Redevelopment

After completion of the Utah Transit Authority's north-south running light rail corridor (TRAX) in the Salt Lake Valley, developers seized the opportunity to redevelop the neighborhoods around the stations. Mr. Eaton worked closely with a number of these developers around the Murray North Station, which is located on Fireclay Avenue in Murray, Utah, on projects to take the former industrial area and redevelop it as a multi-use residential and commercial transit-oriented development. Before development could start, however, Phase I ESAs were performed to help the purchasers qualify for the EPA's landowner liability protections under CERCLA. The Phase I ESAs identified a number of environmental issues that had to be addressed. Historical industrial uses around the station included a steel fabrication facility (Simpson Steel), a former lead smelter (Morgan-Hanauer Smelter) that operated from approximately 1874 to 1902, and a mining equipment salvage and refurbishing operation (Minerals Equipment Company). Environmental impacts associated with these industrial operations included metals-impacted surface and near surface soils, metals-impacted sediments in the north-adjointing Big Cottonwood Creek, petroleum-impacted soils and groundwater from leaking underground storage tank systems and leaking equipment, low-level radioactive ores from historical tailings in the area and from ores falling off of mining equipment, and polychlorinated biphenyl-impacted surface soils from old transformers stored on the Minerals Equipment Company property.

Multiple investigations were conducted on each of these properties to identify and delineate the extent and degree of the environmental impacts. Investigation techniques used included collection of surface soils using decontaminated hand-sampling tools, collection of subsurface soil and groundwater samples using direct-push drilling technologies, and collection of surface water and sediments from Big Cottonwood Creek using decontaminated hand-sampling tools. In addition, during remediation construction activities, air monitoring was conducted as a precautionary measure to impacted fugitive dust did not leave the properties. Analyses of samples collected included the use of direct-reading field instrumentation (i.e., X-ray Fluorescence Analyzer for metals-impacted soils, photoionization detector for petroleum hydrocarbon-impacted soils, etc.) and the use of both local analytical laboratories for the metals and hydrocarbons and a specialized out-of-state analytical laboratory for the low-level radioactive waste analyses. All three of these properties were remediated under Utah's Voluntary Cleanup Program (VCP), which required preparation of Sampling and Analysis Plans, Quality Assurance Project Plans, Site Remediation Work Plans, and Post-Remediation Site Management Plans. A portion of the Former Simpson Steel property was concurrently regulated by Utah's Leaking Underground Storage Tank Program, which was specifically carved out of the VCP project. All three properties have received Certificates of Completion, which document successful remediation of the properties to the specifications outlined in the work plans for the intended future land uses.

Utah Transit Authority – Pallas Yard CERCLA Site

Mr. Eaton has managed and provided senior technical oversight for the quarterly groundwater monitoring program, and the storm water monitoring program until it was terminated in 2010, at the Pallas Yard, a railroad yard on UTA's TRAX light-rail corridor that was impacted by heavy metals from smelting wastes. Terracon managed the investigation and remediation of the Pallas Yard as a CERCLA removal action under regulatory oversight from both the EPA and the State of Utah. The monitoring program, which began in 1999, has stringent sampling techniques, quality assurance evaluation, and reporting requirements. The Pallas Yard monitoring program received excellent reviews from both the EPA and Utah DEQ.

Utah Transit Authority – Meadowbrook Risk-based LUST Closure

Mr. Eaton performed quarterly groundwater monitoring, free product measurement, air-injection system operation and maintenance for enhanced biodegradation, and semi-annual system shutdown tests for a period of two years. Mr. Eaton also prepared the quarterly monitoring reports for the Meadowbrook facility and the Corrective Action Plan Implementation report at the conclusion of remedial activities. At the conclusion of the corrective action, Mr. Eaton performed a State of Utah Risk-Based Corrective Action Tier 2 risk assessment of the UTA Meadowbrook facility, which successfully obtained State DEQ closure of the site.

Utah Transit Authority – Former UDOT Risk-based LUST Closure

Mr. Eaton managed post-remediation activities at a former Utah Department of Transportation (UDOT) facility and successfully closed the site under Utah's Tiered risk assessment process. Remediation at the former UDOT facility included soil over-excavation, enhanced on-site bioremediation using oxygen-releasing compounds, extensive soil sampling, and quarterly groundwater monitoring. Mr. Eaton also prepared quarterly monitoring reports for the former UDOT facility and the Corrective Action Plan Implementation report at the conclusion of remedial activities.

State of Utah, DERR, LUST Program Contract Manager

Mr. Eaton manages Terracon's contract with the State of Utah to provide consulting services associated with the LUST and Petroleum Storage Tank Fund Remedial Assistance Programs. The contract originally started in 2005 and consisted of a three-year contract with two one-year optional contract extensions that were exercised by the State. In 2010, Terracon was awarded a second contract that will include an additional three years with two one-year optional contract extensions. As of January 2016, Mr. Eaton and Terracon's four other Certified UST Consultants have managed more than 40 LUST sites throughout the entire State under this contract. Mr. Eaton developed a custom database to manage all of the Work Assignments for these facilities, manage project due dates and assignments to Terracon Project Managers, and tracks invoicing of completed Work Assignments. As of January 2016, Terracon had been tasked with 250 Work Assignments and associated amendments.

Mr. Eaton created a Microsoft Excel workbook for DERR that performs all of the RBCA risk assessment calculations. The intent of the workbook was to provide public outreach in the form of a tool that is free to the public to help LUST facility owners and environmental consultants perform risk assessments for a broad variety of sites. The workbook performs calculations that generate site-specific cleanup levels for LUST sites, including inhalation of vapors, ingestion of impacted groundwater, indoor and outdoor inhalation of vapors from impacted groundwater, soil impacts leaching to groundwater that is ingested, indoor and outdoor inhalation of vapors from impacted soil, ingestion of impacted soil and dermal contact with impacted soil. The risk assessment calculations use the same equations used by the EPA and other agencies for risk assessments of other chemicals of concern, so the workbook can be easily modified to calculate site-specific cleanup levels for other contaminants.

Other work under the LUST contract included preparation of detailed work plans and cost estimates for investigations and remedial actions, preparation of Corrective Action Plans, Technical Specifications for contractor bid solicitation, estimation of project remedial costs, and reporting associated with a variety of field investigations, monitoring programs, and remedial actions. Field efforts included conducting subsurface investigations; groundwater monitoring; free product monitoring, mapping, and recovery; monitoring well installations and well abandonment; enhanced fluid recovery; and construction oversight. Drilling efforts employed under the contract varied based on subsurface conditions and investigation objectives, and included direct-push, hollow-stem auger, ODEX, and Sonic technologies. Terracon also provided emergency response efforts under the contract to investigate and determine the source of subsurface petroleum impacts observed in residences and utility excavations in Ferron, Utah. The emergency response included immediate response to the State Project Manager's request to visit the city to interview the local utility provider, residents, and affected landowners, followed by a subsurface investigation to track the impacts to the probable responsible party. Terracon also collected tap water samples from one of the residences that determined the culinary water supply to the house had been impacted and was not suitable for consumption or use.

Environmental Compliance – Utah Recycling Facilities

Mr. Eaton provides Metro Group Inc., a scrap and metals recycling company, with environmental compliance assistance at four of their recycling facilities. Services have included evaluation of on-site operations for determination of environmental regulation applicability; preparation of storm water pollution prevention plans and assistance with storm water permit preparation under Utah's Pollutant Discharge Elimination System (UPDES) for industrial facilities; and evaluation of waste acceptance and management practices. In addition, Mr. Eaton has coordinated numerous worker health and safety evaluations for Metro's employees using Terracon's Certified Safety Professionals and Certified Industrial Hygienists, including exposure monitoring for welders, evaluation of compliance with OSHA's Hazard Communication Standard for materials and wastes stored on site, and evaluation of general worker safety practices.

Interstate 15 Reconstruction Environmental Compliance

When Interstate 15 was reconstructed in Salt Lake City, just prior to the 2002 Winter Olympics, Wasatch Constructors selected Terracon Environmental, a Terracon Company, to lead the environmental compliance effort. Mr. Eaton led the air emissions permitting and emissions inventory effort for this extensive highway project. Mr. Eaton was also one of the principal investigation and remediation managers for areas of environmental impact identified or encountered during the reconstruction project. Mr. Eaton also assisted our project team with their role in the bridge replacement efforts, which included screening dozens of bridges for the presence of lead-based paints (LBPs) and assisting Wasatch Constructors with managing the waste streams generated during removal of identified LBPs.

APPENDIX F
DESCRIPTION OF TERMS AND ACRONYMS

Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.

Description of Selected General Terms and Acronyms

Term/Acronym	Description
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. <i>De minimis</i> conditions are not recognized environmental conditions.”
SCL	State “CERCLIS” List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State “CERCLIS” List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound

Description of Selected General Terms and Acronyms

Term/Acronym	Description
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>