Re·create 248

ENVIRONMENTAL SCREENING SCAN

October 2024

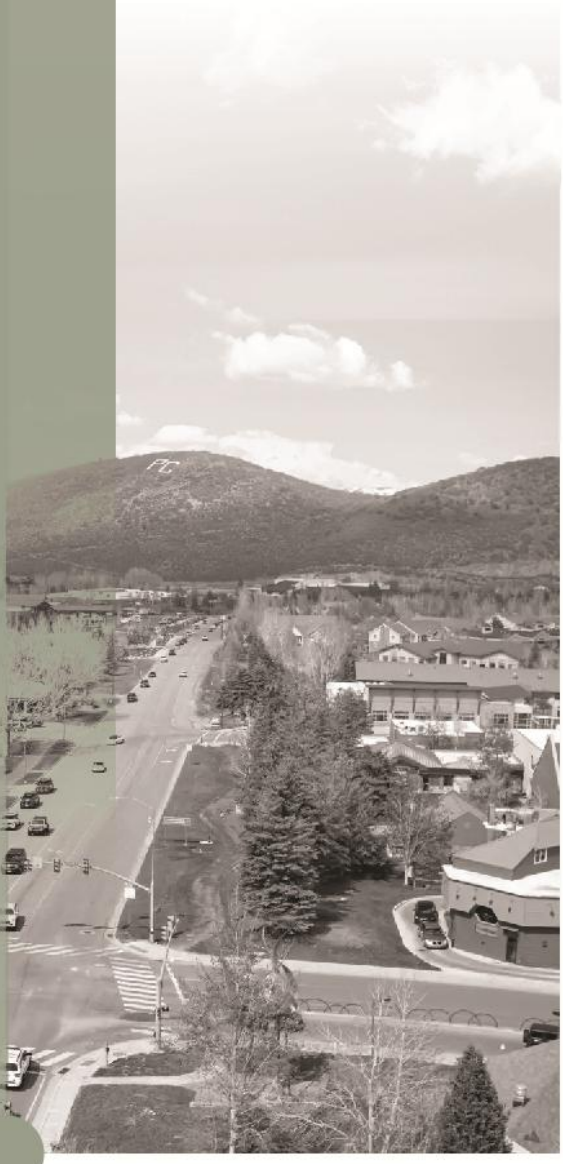

Table of Contents

List of Tables

Acronyms and Abbreviations

ACHP	Advisory Council on Historic Preservation
ACS	American Community Survey
APA	Agriculture Protection Area
APE	Area of Potential Effect
BLM	Bureau of Land Management
CA	Conservation Agreement
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DERR	Division of Environmental Response and Remediation
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
GIS	Geographic Information System
IPaC	Information for Planning and Consultation
ISL	Initial Screening Level
LUST	Leaking Underground Storage Tank
LWCF	Land and Water Conservation Funds
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NHPA	National Historic Preservation Act
NRCS	National Resources Conservation Service
NRHP	National Register of Historic Places
OU	Operable Unit
RCRA	Resource Conservation and Recovery Act
SHPO	State Historic Preservation Office
TDS	Total Dissolved Solid
UDWR	Utah Division of Wildlife Resources

UNHP	Utah Natural Heritage Program
USACE	U.S. Army Corps of Engineers
USDOT	U.S. Department of Transportation
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
WOTUS	Waters of the United States

1 ENVIRONMENTAL CONSIDERATIONS

This report presents a high-level overview of relevant environmental considerations for the Re-create 248nTransit Study. The purpose of this summary is to use readily available data to identify environmental impacts that may constrain project development. A more detailed and comprehensive analysis of potential environmental impacts will be conducted during the National Environmental Policy Act (NEPA) document preparation phase.

1.1 LAND USE AND ZONING

Land uses within the study area include commercial, institutional, residential, and open space. Land use between US-40 and Wyatt Earp Way (on both sides of SR-248) is predominately designated as open space. At Round Valley Drive, the land on the north side of SR-248 is designated for open space and includes the Quinn's Junction Sports Complex and Park City Dog Park. Quinn's Junction Water Treatment Plant is located on the south side of SR-248 between Round Valley Drive and Richardson Flat Road. The Utah Film Studios is a large commercial parcel located on the south side of SR-248 between Round Valley Drive and US-40.

Land use on the south side of SR-248 changes to residential development between Wyatt Earp Way and Bonanza Drive. Between Wyatt Earp Way and Bonanza Drive, land use consists of residential development and public/quasi-public lands that include Park City High School, Park City Learning Center, Treasure Mountain Middle School, McPolin School, and the Park City School District building.

Land use between SR-248 and Deer Valley Drive (on both sides of Bonanza Drive) includes commercial and residential development. The west side of Deer Valley Drive from Bonanza Drive to Marsac Avenue includes commercial and residential development as well as public lands (including City Park, Park City Skatepark, and Acoustic Park) and open space.

Current zoning data and general plans for Park City were reviewed to determine future land uses in the study area. Zoning within the study area includes commercial, recreational, and residential development.

1.2 PRIME, UNIQUE, AND IMPORTANT STATEWIDE FARMLAND

A review of Geographic Information System (GIS) data obtained from the National Resources Conservation Service (NRCS) interactive database identified farmland of statewide importance within the study area located predominantly on the south side of SR-248 between Prospector Park and US-40 (see attached mapbook). Coordination with the NRCS will be required to determine if a farmland impact conversion rating form is necessary. Prime farmland and unique farmland are not present. There are no Agriculture Protection Areas (APAs) in the study area.

1.3 SOCIAL ENVIRONMENT

Park City is a resort town that experiences year-round tourism, with cyclical peaks associated with the Sundance Film Festival and the ski season. Both year-round and seasonal residences make up the community in the study area. Housing in the study area is a mix of single-family and multi-family apartment buildings and condominiums. Businesses are concentrated on the west end of the study area and serve both the local community and tourists with hotels, restaurants, grocery markets, and convenience stores.

Community facilities within the study area include several parks, schools, a church, and a performing arts center. Parks and recreational facilities within the study area include Quinn's Sports Complex, Prospector Park, City Park, the Park City Skatepark, Acoustic Park, the Kearns Pathway, and the Historic Union Pacific Rail Trail (Rail Trail). The Rail Trail is an important recreational resource in the study area. It provides a non-motorized parallel east-west route from Bonanza Drive, continuing east beyond the study area boundary, and eventually terminating at Echo Reservoir. The Kearns Pathway is a multi-use path located parallel to SR-248 throughout the study area. The path provides the opportunity for active transportation and is used year-round by bicyclists and pedestrians. The Park City School District indicated that a large portion of students walk or bike along the Kearns Pathway to access the schools, primarily travelling from the nearby apartment and condominium complexes located along SR-248. No official Safe Routes to School program or maps currently exist for this area. There are three planned recreation facilities identified in the Mountain Recreation Facilities Master Plan (2017) located in the study area between US-40 and Bonanza Drive.

Four educational facilities and one administrative building exist within 1 mile of each other on the north side of SR-248. These facilities include Park City High School, McPolin Elementary School, Park City Learning Center (alternate school for grades 10–12), Treasure Mountain Middle School, and the Park City School District administrative building. These facilities also serve as community gathering places offering youth and adult continuing education opportunities, aquatic center programs, and after school programs. School fields also provide additional space for community recreational opportunities.

The George S. and Dolores Doré Eccles Center (Eccles Center) for the Performing Arts is a joint-use facility with the Park City School District and is co-located with Park City High School. The Eccles Center hosts plays, concerts, and speaker events year-round.

South of SR-248, directly across from Park City High School, is the Church of Jesus Christ of Latter-day Saints seminary building. A crosswalk is in place for students from Park City High School to cross SR-248, and a new underpass was constructed in 2019. Students in the ninth grade from Treasure Mountain Middle School can access the seminary building using an underpass. No other churches or religious facilities are located in the study area.

Active transportation opportunities within the study area include sidewalks, trails, pathways, and bike routes. These opportunities also provide access to trails beyond the city limits.

Utilities in the study area include gas, electricity, water, and sewer. These utilities are located either in the SR-248 roadway footprint or next to the road. The Quinn's Junction Water Treatment Plant is located in the study area south of SR-248 at Richardson Flat Road. In general, SR-248 is considered a major emergency response route because it is a major arterial road that provides access to the Intermountain Health Care Park City Medical Center located at the east end of the study area on Round Valley Drive.

1.4 ENVIRONMENTAL JUSTICE

Environmental Justice impacts need to be assessed according to Executive Order 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations), and the U.S. Department of Transportation (USDOT) Order 6640.23A on Environmental Justice. These orders require federal agencies to determine if an action would have a disproportionately high and adverse impact on low-income and minority populations.

U.S. Census Bureau data were used to obtain racial or ethnic group and low-income data at the block group level from the 2022 American Community Survey (ACS) and 2020 Decennial Census. All block groups that intersect or are entirely within the study area were included. Some census block groups extended beyond the study area; therefore, the study area for Environmental Justice is larger than the project study area.

Data from the U.S. Census Bureau ACS database were used to identify minority and low-income populations in the study area. Data obtained from census block groups in the study area were compared to the overall average in Summit County to determine if there are higher concentrations of minority and low-income populations affected by the project.

Five block groups exist in the study area. Because minority populations were identified at the block group level, block level analysis was used to determine whether minority populations are located in the study area. Of the five blocks analyzed below, three blocks included minority populations greater than the Summit County overall minority percentage of 15.2 and ethnic minority percentage of 11.2 (US Census 2020). Hispanic residents are the largest minority population group in the study area (Table 1). The Park City School District indicated that approximately 18.7% of students 5 years old or older speak English as a second language with Spanish being the primary language spoken at home. Of those, 4.4% of students spoke English less than well.

Table 1. Minority Populations by Race in the Study Area

LOCATION	TOTAL POPULATION	MINORITY POPULATION (RACE)	PERCENT MINORITY (RACE)
County			
Summit County	42,357	6,430	15.2%
Census Tract 9643.08			
Block Group 2	837	179	21.4%
Census Tract 9644.02			

LOCATION	TOTAL POPULATION	MINORITY POPULATION (RACE)	PERCENT MINORITY (RACE)
Block Group 1	667	99	14.8%
Block Group 2	1,222	566	46.3%
Block Group 3	528	78	14.8%
Block Group 4	1,713	717	41.9%

Table 2. Minority Populations by Ethnicity in the Study Area

LOCATION	TOTAL POPULATION	MINORITY POPULATION (ETHNICITY)	PERCENT MINORITY (ETHNICITY)
County			
Summit County	42,357	4,737	11.2%
Census Tract 9643.08			
Block Group 2	837	159	19.0%
Census Tract 9644.02			
Block Group 1	667	59	8.8%
Block Group 2	1,222	561	45.9%
Block Group 3	528	39	7.4%
Block Group 4	1,713	639	37.3%

Low-income populations include family units or households with annual incomes below the poverty threshold determined by the U.S. Health and Human Services. The 2022 ACS data indicates that approximately 5.2 percent of residents living in Summit County are considered to be living under the national poverty threshold, which is below the state average of 8.5% and the national average of 12.5% (US Census 2020). Census Tract 9643.08 in the study area has the higher percentage of residents living below the poverty threshold than the Summit County average. It should be noted that while minority populations were evaluated on the block level, income information was only available for the study area at the census tract level (Table 3).

Table 3. Low Income Population in the Study Area

LOCATION	TOTAL POPULATION[1]	PERCENT BELOW POVERTY
County		
Summit County	42,362	5.2%
Census Tracts		
9643.08	3,294	9.4%
9644.02	1,695	3.4%

[1]*Population over 16 years old*

In addition, there are multiple properties in the study area identified as locations that have designated low-income housing units.

1.5 PEDESTRIANS AND BICYCLISTS

Pedestrian and bicycle resources include sidewalks, pathways, bike lanes, and bike routes. The Park City Trails Master Plan Update (2008) identifies existing pedestrian and bicycle facilities in the study area as part of a "Spine System" that serves as the primary walking/biking route through the area. Together, the various sidewalks, trails, pathways, and routes which are made up of these systems provide an interconnected system for walking and biking through the community and for accessing trails beyond the city limits. In order for the Spine System to be fully functional, PCMC incorporates interconnected sidewalks and trails located along major thoroughfares including SR-248.

Numerous pedestrian and bicycle facilities have been constructed to facilitate inter- and intra-community connectivity in the study area. North-south bicycle facilities, including those along Monitor Drive, Comstock Drive, Sidewinder Drive, and Prospector Avenue, provide connectivity from both Kearns Pathway and the Rail Trail to SR-248. A designated east-west bicycle lane exists between Wyatt Earp Way and just west of Richardson Flat Road along SR-248. Pedestrians and bicyclists can move safely from the Kearns Pathway on the north side of SR-248 to the Rail Trail on the south side by way of tunnels at Comstock Drive and Richardson Flat Road. Sidewalk facilities are available on both sides of Bonanza Drive between SR-248 and Iron Horse Drive. Dedicated bike lanes are available on both sides of Bonanza Drive from SR-248 to Deer Valley Drive. The Kearns Pathway and Rail Trail both run parallel to SR-248 within the study area. A multi-use trail runs adjacent to the east side of Bonanza Drive between the Rail Trail and Iron Horse Drive, where it crosses to the west side of Bonanza Drive via an underpass. The path continues south along the west side of Bonanza Drive and Deer Valley Drive to Heber Avenue. Existing pedestrian and bicycle facilities are identified in Table 4.

Table 4. Pedestrian and Bicycle Facilities in the Study Area

FACILITY NAME	DESCRIPTION	USER TYPE
Kearns Pathway	An asphalt paved shared-use path that parallels SR-248. Popular neighborhood resource for biking, walking, and jogging.	Serves both recreational and commuter use, although primary use of trail is transportation. Classified as a Class 1 bicycle trail.
Historic Union Pacific Rail Trail (Rail Trail)	An asphalt paved shared-use path that parallels SR-248.	Serves both recreational and commuter use.
Multi-use Path	An asphalt paved shared-use path that parallels Bonanza Drive and Deer Valley Drive. Popular neighborhood resource for biking, walking, and jogging.	Serves both recreational and commuter use, although primary use of trail is transportation. Classified as a Class 1 bicycle trail.
Bicycle Lane	4foot on-road bicycle lanes on SR-248 between Wyatt Earp Way and Round Valley Drive. 4-foot on-road bicycle lanes on Monitor Drive, Bonanza Drive, Prospector Avenue, and Sidewinder Drive.	Skilled cyclist riding with automobile traffic.

FACILITY NAME	DESCRIPTION	USER TYPE
Crosswalk	Round Valley Drive	Pedestrian
Crosswalk	Park City High School/The Church of Jesus Christ of Latter-day Saints Seminary Building (with beacon)	Pedestrian
Crosswalk	Bonanza Drive and SR-248 intersection	Pedestrian
Crosswalk	Bonanza Drive and Munchkin Road intersection	Pedestrian
Crosswalk	Bonanza Drive and Iron Horse Drive intersection	Pedestrian
Underpass (Planned)	Comstock Drive	Pedestrian/cyclist link to Kearns Parkway
Underpass	Richardson Flat Road	Pedestrian/cyclist link to Kearns Parkway

1.6 AIR QUALITY

The National Ambient Air Quality Standards (NAAQS) define limits for ambient concentrations of regulated air pollutants. Areas that exceed the NAAQS for a certain pollutant are considered nonattainment areas. If a nonattainment area begins to comply with NAAQS limits, it is redesignated as a maintenance area.

The study area is in a part of Summit County that is in attainment for all criteria pollutants. As a result, there are no applicable regional conformity requirements, and no additional project-level analysis is required.

1.7 NOISE AND VIBRATION

A noise and vibration screening was conducted to identify sensitive land uses in the study vicinity. The study area consists of residential neighborhoods and industrial, commercial, and community properties. In accordance with the Federal Transit Administration (FTA) Traffic Noise and Vibration Impact Assessment Manual (FTA Manual), most commercial and industrial uses are not considered noise-sensitive. Businesses can be considered noise-sensitive if low noise levels are an important part of operations. The screening identified noise-sensitive land uses within the screening area, including one Category 1, numerous Category 2, and ten Category 3 noise-sensitive land uses. Noise-sensitive land use categories are defined as:

- Category 1 – High sensitivity land use types where quiet is an essential element of its intended purpose (e.g., outdoor amphitheaters, concert pavilions, recording studios, and concert halls).
- Category 2 – Residential buildings, including hotels and hospitals.
- Category 3 – Institutional land use types such as schools, libraries, theaters, churches, cemeteries, monuments, museums, campgrounds, and recreational facilities.

The Category 1 receiver is the Eccles Center on the Park City High School campus and is located 420 feet from SR-248.

The screening also identified vibration-sensitive land uses within the screening area, including numerous Category 2 and five Category 3 vibration-sensitive land uses within the screening area. Vibration-sensitive land use categories are defined as:

- Category 1 – High sensitivity land use types, including research and manufacturing facilities with vibration-sensitive equipment.
- Category 2 – Residential buildings, including hotels and hospitals.
- Category 3 – Institutions and offices, such as schools, churches, and doctor's offices.

A more formal and comprehensive noise and vibration analysis will be conducted during the NEPA phase to identify any noise or vibration impacts to the identified sensitive land-use areas.

1.8 WATER RESOURCES AND WATER QUALITY

Water resources in the study area include one creek, one ditch, and the Quinn's Junction Water Treatment Plant (see attached mapbook). There are no seeps or springs in the study area. Silver Creek traverses the south side of SR-248 next to the Rail Trail as well as along both the east and west sides of Bonanza Drive and Deer Valley Drive. Silver Creek is a tributary to the Weber River. The Pace Homer Ditch enters the study area near Wyatt Earp Way and then flows along the southern side of SR-248. Pace Homer Ditch is primarily used to convey PCMP irrigation water and eventually joins with Silver Creek.

Silver Creek is considered an impaired water for all designated beneficial uses (agricultural, cold water aquatic life, domestic water supply, secondary recreation), and a Total Maximum Daily Loads (TMDL) is needed. The pollutants causing impairment in Silver Creek include dissolved arsenic, cadmium, dissolved oxygen, nitrate/nitrite, total dissolved solids (TDS), Zinc, and pH. Water quality concerns in the Silver Creek Watershed are focused on two metals: zinc and cadmium. Available data indicates that the metals of concern in this watershed are from historical mining activities in the Park City area. Elevated concentrations of zinc and cadmium were the cause for Silver Creek being assessed as not fully supporting its Class 3A beneficial use.

The Pace-Homer Ditch has not been assessed by the Division of Water Quality, and no water quality data for the ditch is available.

1.9 WETLANDS, WATERS OF THE UNITED STATES, AND FLOODPLAINS

Silver Creek and a number of human-made drainage features, including several ditches and one earthen canal (the Pace Homer Ditch), flow through the study area (see attached mapbook). Silver Creek is a tributary to the Weber River, which is considered a jurisdictional

Waters of the United States (WOTUS). The Clean Water Act is intended to protect WOTUS and other regulated aquatic resources, such as wetlands. Therefore, any wetlands and other WOTUS that have a connection to Silver Creek would most likely be considered jurisdictional and subject to regulation by the U.S. Army Corps of Engineers (USACE). The Pace Homer Ditch would likely be considered jurisdictional and subject to regulation by the USACE because of its connection to Silver Creek. Although the greatest likelihood of encountering wetlands exists along SR-248, they may occur in the vicinity of Bonanza Drive and Deer Valley Drive as well.

A more formal aquatic resources determination will be conducted to confirm the presence or absence of wetlands during the NEPA phase of the project. A Section 404 Permit from USACE will be required for impacts to Silver Creek, the Pace Homer Ditch, and any wetlands. It is anticipated that a Section 404 Nationwide Permit will be required from the USACE.

PCMC participates in the National Flood Insurance Program (NFIP). The Federal Emergency Management Agency (FEMA) has published a Flood Insurance Rate Map for the city that delineates the Special Flood Hazard Area. According to the FEMA Flood Insurance Rate Maps, the study area overlies the 100-year floodplain that is associated with Silver Creek. A 100-year floodplain is subject to a 1% or greater chance of flooding in any given year.

1.10 WILDLIFE, THREATENED AND ENDANGERED SPECIES, AND SPECIAL STATUS SPECIES

Proposed, candidate, threatened, and endangered species are protected under the Endangered Species Act (ESA) of 1973 as amended (16 U.S.C. 1531 et seq.) and administered by the U.S. Fish and Wildlife Service (USFWS). The Migratory Bird Treaty Act of 1918 as amended (16 U.S.C. 703–712) prohibits taking any migratory birds, their eggs, feathers, or nests. The Bald and Golden Eagle Protection Act of 1940 affords additional protection to all bald and golden eagles. The migratory bird species protected by the Migratory Bird Treaty Act are listed in 50 CFR 10.13 and include waterfowl; songbirds; and species such as eagles, hawks, and owls, among others.

The Utah Division of Wildlife Resources (UDWR) of the Utah Department of Natural Resources has developed the Utah Sensitive Species list, which contains species that are categorized as "Species of Special Concern" and species that are "Conservation Agreement Species." Species included on this list have been identified as being vulnerable to population and/or habitat loss and may also be federally listed. Non-federally listed species included on the Utah Sensitive Species list are not afforded the same level of protection as those listed under the ESA; rather, the intent is to develop conservation and management measures such that federal listing is not necessary.

Of the habitat types present in the study area, raptors are most likely to nest and roost in the riparian scrub-shrub habitat. Power poles also serve as potential raptor nesting habitat throughout the study area. The other habitat types serve as foraging and migration habitat for

raptor species. Because portions of the study area contain emergent marsh and open water, potential habitat use includes breeding, nesting, brood rearing, feeding, and shelter by migratory birds and waterfowl. However, the study area contains very little habitat, and the habitat that is present is adjacent to the existing road corridor.

The USFWS Information for Planning and Consultation (IPaC) resource list for the study area includes one threatened plant (Ute ladies'-tresses), two threatened mammal species (Canada lynx and Northern American wolverine), and one candidate for listing (monarch butterfly).

Ute ladies'-tresses is the only listed threatened or endangered species with the potential for suitable habitat occurring in the study area. Ute ladies'-tresses was recorded within 0.5 miles of the study area in 2023.There is suitable habitat within or near the study area for Canada lynx or Northern American wolverine. There may be suitable habitat within the study area for Monarch Butterfly. There are no designated or proposed critical habitat within the study area.

Information gathered from the Utah Natural Heritage Program (UNHP) has recorded occurrences of two species protected under a Conservation Agreement (CA), Bonneville cutthroat trout and Columbia spotted frog, within a 0.5-mile radius of the study area. Greater sage-grouse has also been recorded within 0.5 miles of the study area. There is the potential for suitable habitat for Bonneville cutthroat trout and Columbia spotted frog to occur in Silver Creek. The last recorded occurrence for Columbia spotted frog was 1931. No recorded date was given for Bonneville cutthroat trout. A greater sage-grouse lek is present approximately 2.6 miles east of the study area. However, the study area is not within a Greater Sage-grouse Management Area. The last recorded occurrence of greater sage-grouse within 0.5 miles of the study area was 2008.

During the NEPA process, a habitat assessment should be conducted to identify any suitable habitat for Ute ladies'-tresses in the study area that includes a 300-foot buffer to comply with USFWS survey protocol. If suitable habitat is identified within the study area or 300-foot buffer, presence/absence surveys will need to take place for three consecutive flowering seasons (August) and a Biological Assessment would need to be submitted to USFWS.

1.11 CULTURAL

The National Historic Preservation Act (NHPA) of 1966 outlines the national policy and procedures regarding historic properties (e.g., districts, sites, buildings, structures, and objects included in or eligible for the National Register of Historic Places [NRHP]). Section 106 of the NHPA requires federal agencies to consider the effects of their undertakings on such properties by following regulation 36 CFR 800, which is issued by the Advisory Council on Historic Preservation (ACHP). If impacts to these resources result from the undertaking, agencies are required to seek ways to avoid, minimize, or resolve those effects that are considered adverse.

A total of seven archaeological sites were noted within the study area. Two recent surveys were completed in this area in 2017 and 2021. Two sites were previously recommended as eligible for the NRHP. These sites the 42SM183, the Union Pacific Railroad and 42SM879, a pair of

historic mining roads. Recordings for these sites were last updated in 2018 and 2023. All sites within the study area will need to be revisited and evaluated for changes to visible conditions.

A search of relevant records and literature from the Utah State Historic Preservation Office (SHPO) Historic Utah Buildings database was obtained to determine whether any buildings in the study area have been previously documented and evaluated for NRHP eligibility. Of the 77 historic buildings identified within the study area, 45 are considered eligible for the NRHP. Six historic buildings are already listed in the Park City Main Street Historic District (see attached mapbook). A field inventory will need to be conducted for any properties with primary buildings or substantive outbuildings at least 45 years old.

Agency consultation will need to occur with the SHPO to define the Area of Potential Effect (APE), identify historic properties, and determine effects that could result from the project. Other consulting parties, including the ACHP and Native American tribes, will need an opportunity to comment on the APE and the archaeological and architectural resources present in that area.

1.12 SECTION 4(F)

Section 4(f) of the USDOT Act of 1966, as modified by Section 6009 of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users and implemented in 23 CFR 774, protects public parks, recreation areas, historic properties, and wildlife or waterfowl refuges from use in a transportation facility. For a park, recreation area, or wildlife/waterfowl refuge to qualify for Section 4(f) protection, it must be both publicly owned and open to the public. Its major purpose and function must be that of a park, recreation area, or wildlife/ waterfowl refuge. Officials with jurisdiction of the property must also have determined it to be significant. Five public parks are located within the study area. These include the Quinn's Junction Sports Complex and Park City Dog Park, Prospector Park, City Park, Park City Skatepark, and Acoustic Park. Coordination with the Officials with Jurisdiction will be required to determine the significance of these recreation areas.

Historic properties that are listed on or eligible for listing on the NRHP also qualify for Section 4(f) protection. Federal agencies make the determination of eligibility for historic properties in consultation with the Utah SHPO and other consulting parties through Section 106 of the NHPA review process. A desktop review of historic properties identified 77 historic buildings located within the study area. Of these sites, 45 historic buildings are considered eligible for the NRHP, 19 historic buildings are considered ineligible, six historic buildings are already listed in the Park City Main Street Historic District, and 13 historic buildings have yet to be evaluated. In addition, the review identified one historic district within the study area.

1.13 SECTION 6(F)

Section 6(f) properties are lands that were acquired or developed using Land and Water Conservation Funds (LWCF) and which are therefore required to remain indefinitely as public recreation areas. One Section 6(f) property (City Park) is located within the study area (see

attached mapbook). Coordination with the Program Coordinator will be required, and a conversion of use document will be needed if impacts to the property are anticipated.

1.14 HAZARDOUS WASTE

Hazardous material sites are located throughout the vicinity of the study area (see attached mapbook). Most of these sites are petroleum storage tank facilities located adjacent to SR-248. Four superfund sites exist within the study area. Two sites (the Richardson Flat Tailings and Silver Maple Claims) are located near SR-248, and two sites (the Old Park City Dump and Marsac Mills) are located near Bonanza Drive.

The Richardson Flat Tailings is a large superfund site that is divided into four operable units (OU). The site contains about 7 million tons of tailings in the tailing impoundments and an unknown amount along Silver Creek. A part of Operable Unit 3 (Lower Silver Creek) and all of Operable Unit 4 (Prospector Square Drain) are located in the study area.

Silver Maple Claims is an estimated 38-acre parcel administered by the Bureau of Land Management (BLM) that is also partially situated in the Richardson Flat Tailings Operable Unit 3. Tailings are primarily from high-grade silver milling and reprocessing operations that were originally deposited in the area presently known as Prospector Square, west of Silver Maple Claims. As residential and commercial development occurred in Prospector Square during the 1970s, tailings were either covered or transported to Silver Maple Claims by sluicing (i.e., the process of conveying water and material through a mining box or trough), flooding Silver Creek, or by truck. Unprocessed ore was also stockpiled along Silver Creek. Recent studies indicate the tailings thickness ranges between 4.8 and 11-feet. The area continues to be affected by upstream sources, including the Silver Creek tailings and associated surface water and groundwater; groundwater containing high metal concentrations conveyed to the site by a subsurface drain that collects groundwater from Prospector Square; exposed on-site tailings that are leaching acid rock containing high amounts of lead, zinc, and arsenic through visible surface pockets; and saturated buried on-site tailings with similar lead, zinc, and arsenic concentrations.

The Old Park City Dump is located on Iron Horse Loop, just east of Bonanza Drive. The site was previously used as a city waste dumping ground and is suspected to contain mining waste. There is a documented observed release with elevated levels of arsenic, lead, mercury, and other inorganics in the sediment. Soil samples contained these same metals on-site.

Marsac Mills is located in the business district of downtown Park City at the southern end of the study area. Silver Creek runs through the site, and the site is unrestricted. Kiln bricks and slag material were found in an open field on site and some areas of the site are devoid of vegetation. PCMC drinking water tanks are located approximately 0.25 miles east of the site. The site was partially remediated under the Voluntary Cleanup Program (VCP). Contaminated soils were removed, and the northern portion of the site was capped. Semi-annual site inspections are conducted to monitor the condition of the cap. Soil sampling for the southern portion of the site and groundwater sampling events are being considered to close out final questions about the

characterization of contamination on site under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

Although not listed on any federal or state lists for contaminated sites, the EPA investigated Treasure Mountain Junior High in 2014 and found high concentrations (nearly 50 times the screening value of 400 mg/kg) of lead in the top 6 inches beneath the grass. Remediation activities occurred in 2016 that removed most of the contaminated soil. Subsequent tests indicated a substantial reduction in the amount of lead contamination 6 inches beneath the grass; however, some areas—including Zone 20, which is next to SR-248—are still above the EPA's general screening level.

Land uses that may pose a hazardous materials risk in the study area include existing and former gas stations and vehicle maintenance facilities. Table 5 summarizes the known underground storage tank (UST) and leaking underground storage tank (LUST) sites as well as Tier 2 facilities in the study area.

Table 5. Hazardous Materials Sites in the Study Area

FACILITY/ PROPERTY NAME	ADDRESS	FACILITY ID	FACILITY TYPE	NOTES	DISTANCE AND DIRECTION FROM ROADWAY CENTERLINE
Open LUST					
Ski Rail LLC	1555 Lower Iron Horse Loop	7000123	Truck/Transporter	Environmental samples taken in November 2023 detected the presence of petroleum contamination in groundwater above the Division of Environmental Response and Remediation (DERR) Initial Screening Levels (ISL). The site is being co-regulated with the VCP administered by the DERR.	334 feet east of Bonanza Drive
Closed LUST					
Maverik 317	1635 Bonanza Drive	7000065	Gas Station	Potential release of hydrocarbons was reported in 1998; however, the system passed routine tests. No further corrective action was required at the site.	217 feet south of SR-248

FACILITY/ PROPERTY NAME	ADDRESS	FACILITY ID	FACILITY TYPE	NOTES	DISTANCE AND DIRECTION FROM ROADWAY CENTERLINE
Park City School Bus Garage	2250 East SR-248	7000037	Local Government	Contamination was reported in 1994. Remediation was not completed because it was not cost-effective. Exposure pathways appear to be minimal, limited, or non-existent.	198 feet north of SR-248
Bottom Vehicle Main Shop	1375 Munchkin Lane	7000033	Commercial	Contamination was reported in 1990. Remediation in the form of excavated soils and the addition of fill was completed. No further corrective action as required at the site.	330 feet west of Bonanza Drive
Open UST					
Maverik 317	1635 Bonanza Drive	7000065	Gas Station	Two 1,000-gallon gasoline tanks are currently in operation.	217 feet south of SR-248
Iron Horse Bus Garage	1053 Iron Horse Drive	7000157	Local Government	One 30,000-gallon gasoline tank is currently in operation.	343 feet west of Bonanza Drive
Closed UST					
1725 Bonanza Partnership	1725 Bonanza Drive	7000121	Commercial	One 2,000-gallon used oil tank was removed in 1993.	223 feet south of SR-248
Park City School Bus Garage	2250 East Highway 248	7000037	Local Government	One 4,000-gallon gasoline tank, two 1,000-gallon diesel tanks, and one 500-gallon used oil tank were removed in 1994.	198 feet north of SR-248
Bill Mawhinney Motor, Inc.	1220 Park Avenue	7000120	Auto Dealership	One 2,000-gallon ethanol tank, two 2,000-gallon gasoline tanks, one 1,000-gallon used oil tank, and one 1,000-gallon unknown tank were removed in 1993.	345 feet west of Deer Valley Drive
Tier 2 Facility					
Park City Municipal – Water Treatment Plant	3800 Richardson Flat Road	UT010609	Local Government	No corrective action noted; this facility handles chemicals regulated under the Resource Conservation and Recovery Act (RCRA).	120 feet south of SR-248

1.15 VISUAL

The study area encompasses a variety of viewsheds. The area east of Prospector Park represents typical views of the natural environment along SR-248. Wetlands covered with dense, low-lying green grasses separate the Rail Trail from SR-248. Silver Creek flows parallel to the trail, forming a narrow channel that empties into a large pond. A 10- to 15-foot gray, coarse retaining wall elevates SR-248 above the wetlands. The hillside above SR-248 is covered with natural grasses, dense sage brush, and pinyon-juniper woodlands towards the top. The base of the hill is cut back to accommodate SR-248. The top of the hill cut creates a clearly discernable line across the hill and is demarcated by an existing fence line. Below this line, the hillside is sparsely covered with native vegetation, and the soils have a rust-colored appearance.

The overall character of the cultural landscape along SR-248 is suburban with a mix of land uses. Buildings vary in height, size, and architectural style. An asphalt path parallels both sides of the road. The rugged Wasatch Mountains rise above the valley floor and dominate the landscape in the background.

The overall character of the cultural landscape along Bonanza Drive and Deer Valley Drive is suburban with a mix of land uses. Buildings vary in height, size, and architectural style. An asphalt path parallels the west side of both roadways. The Wasatch Mountains are visible to the west.

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