



**ENVIRONMENTAL PROTECTION DIVISION**

**Richard E. Dunn, Director**

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**Land Protection Branch**

2 Martin Luther King, Jr. Drive  
Suite 1054, East Tower  
Atlanta, Georgia 30334  
404-657-8600

March 29, 2019

**Via U.S. Mail**

**And Email: [bmattox@sschemical.com](mailto:bmattox@sschemical.com)**

Seagate Terminals Savannah, LLC  
c/o Bobby Mattox, Site Manager  
P.O. Box 546  
Savannah, GA 31402

Subject: Voluntary Remediation Program Application dated March 1, 2018  
Southern States Phosphate and Fertilizer Company, HSI Site No. 10371  
1600 East President Street, Savannah, Chatham County, Georgia

Dear Mr. Mattox:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Remediation Program Application (the Application) dated March 1, 2018 submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act) O.C.G.A. §12-8-100, et seq. EPD acknowledges that the Application was submitted in lieu of continuing work under the Corrective Action Plan Addendum dated June 30, 2008, which was required pursuant to the Rules for Hazardous Site Response (the Rules). EPD is approving your Application, which proposes corrective action consisting of the following:

- Site investigation to include a soil delineation, groundwater delineation, aquifer testing, surface water sampling, and sediment sampling
- Evaluation of human health and ecological receptors, including ammonia vapor intrusion
- Fate and transport modeling
- Completion of semiannual groundwater monitoring
- Mitigation of risks to identified receptors, as required (e.g., corrective action, institutional controls, etc.)

Therefore, EPD is accepting Seagate Terminals Savannah, LLC (Seagate) as a participant as defined in the Act for the following qualifying properties provided Seagate implements the Voluntary Investigation and Remediation Plan (VIRP) contained in the Application in compliance with the Act, the schedule, and the EPD comment letter dated March 29, 2019.

**Qualifying Properties:**

1600 East President Street  
Savannah, Chatham County, Georgia  
Tax Parcel 1-0289-01-008

1600 East President Street  
Savannah, Chatham County, Georgia  
Tax Parcel 1-0368-01-014

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1600 East President Street  
Savannah, Chatham County, Georgia  
Tax Parcel 1-0289-01-007

1600 East President Street  
Savannah, Chatham County, Georgia  
Tax Parcel 1-0289-01-005

Within six (6) months of detecting regulated substance(s) on a non-qualifying property, the participant must apply to EPD to include the affected property as a qualifying property under the Act or notify EPD that the non-qualifying property is not included under the Act.

Since Seagate is performing corrective action at the qualifying properties in accordance with an approved Application, the qualifying properties will be classified as a Class V site and designated as needing corrective action as provided for in §12-8-107(b) of the Act. Within 45 days of this letter, you are required to file an affidavit, if not previously filed, stating that your property has been listed on the state's hazardous site inventory and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. This affidavit is to be filed with the clerk of the Superior Court of Chatham County and recorded in the clerk's deed records pursuant to O.C.G.A. § 44-2-20. Seagate must also place the notice, as required by subparagraph 391-3-19-.08(1)(a) of the Rules, in any warranty deed, mortgage, security deed, lease, rental agreement, or other instrument that is thereafter given or caused to be given by the property owner which creates an interest in or grants a use of the property.

Within 30 days of recording the affidavit or revised affidavit, please send a copy of the receipt of the recorded affidavit to the Response and Remediation Program, Georgia Environmental Protection Division, 2 Martin Luther King Jr. Drive, SE, Suite 1054 East, Atlanta, GA 30334.

EPD requires that Seagate and the professional engineer/geologist specified in the Application oversee the implementation of the VIRP in accordance with the provisions, purposes, standards, and policies of the Act. EPD may, at its sole discretion, review and comment on documents submitted by Seagate. However, failure of EPD to respond to a submittal within any timeframe does not relieve Seagate from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should Seagate fail to comply with the above schedule, EPD may terminate enrollment of the participant and the qualifying properties from the Voluntary Remediation Program.

EPD anticipates receipt of the first semi-annual progress report by September 29, 2019 and a Compliance Status Report (CSR), including certification of compliance with applicable Risk Reduction Standards, on or before March 29, 2024.

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Should you have any questions or concerns regarding this site, please contact Michael Smilley of the Response and Remediation Program at (404) 463-0530.

Sincerely,

 on behalf of

Jason Metzger  
Program Manager  
Response and Remediation Program

c: Justin J. Johnson, Terracon Consultants, Inc. (via email: [justin.johnson2@terracon.com](mailto:justin.johnson2@terracon.com))

File: 242-0205 (VRP)

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