

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Dr., S.E., Suite 1462 East, Atlanta, Georgia 30334

Reply To:

Response and Remediation Program
2 Martin Luther King, Jr. Drive, S.E.
Suite 1462, East Tower
Atlanta, Georgia 30334-9000
Office 404/657-8600 Fax 404-657-0807

Chris Clark, Commissioner
Environmental Protection Division
F. Allen Barnes, Director
Land Protection Branch
Mark Smith, Branch Chief

September 21, 2010

COPY

VIA E-MAIL AND REGULAR MAIL

Sandy Head Incorporated
c/o Mr. Eric Wallens, Administrator
Post Office Box 8895
Atlanta, Georgia 31106-0895

Re: Voluntary Remediation Plan and Application, August 2, 2010
B&L Discount Auto Repair, HSI Site No. 10890
3769 Flat Shoals Parkway, Decatur, DeKalb County, Georgia
Tax Parcel ID 15-089-02-005

Dear Mr. Wallens:

The Georgia Environmental Protection Division (EPD) has reviewed the August 2, 2010, the revised Voluntary Remediation Plan (VRP) submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act), which has been submitted in lieu of submittal of a compliance status report required pursuant to the Georgia Rules for Hazardous Site Response for the above referenced site. EPD is approving your voluntary remediation plan, which specifies initial site assessment and corrective action consisting of the following:

Initial Site Assessment:

- Sampling of soil and groundwater to determine soil and groundwater contamination at the site.

Corrective Action:

- Fate and transport modeling to demonstrate compliance with applicable cleanup standards,
- Soil excavation and off-site disposal at a pre-approved disposal facility permitted to accept the designated waste,
- In-situ treatment, such as chemical oxidation for reductive dechlorination,
- Vapor extraction, with or without thermal enhancement.

Therefore, EPD is accepting Sandy Head Incorporated as a participant as defined in the Voluntary Remediation Program Act for the following property provided Sandy Head Incorporated implements the revised VRP in compliance with the following schedule and conditions:

Qualifying Property:

3796 Flat Shoals Parkway
Decatur, Georgia
Tax Parcel ID: 15-089-02-005

Within six 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 the non-qualifying property is not included under the Act.

Schedule:

- Semiannual progress reports are to be submitted to EPD. Each progress report must describe all actions taken since the last submittal, and include certification by the professional engineer/geologist specified in the VRP along with a monthly summary of hours invoiced and description of services provided since the last submittal.
 - Every March 21st and September 21st through September 21, 2015.

In addition to the information required above, the following must be included in the specific progress reports discussed below.

- September 21, 2011 semiannual progress report must demonstrate complete horizontal delineation on the qualifying property;
 - September 21, 2012 semiannual progress report must demonstrate complete horizontal delineation of any off-site impacts; and
 - March 21, 2013 semiannual progress report must demonstrate complete horizontal and vertical delineation, finalize the remediation plan and provide a cost estimate for implementation of remediation and associated continuing actions. EPD recommends that the participant finalize approval of cleanup standards for all regulated substances prior to this submittal.
- Compliance status report (CSR) including certifications:
 - September 21, 2015

Conditions:

1. EPD requests the submittal of a cost estimate for full implementation of the VRP through CSR submittal and a financial assurance instrument in that amount by no later than December 21, 2010. Model financial assurance instruments can be located at <http://www.gaepd.org/Files/PDF/forms/hwb/HSIModel.pdf>.
2. Sandy Head Incorporated must address EPD's comments dated September 21, 2010 and any other comments addressing the investigation and remediation pursuant to the Act to the satisfaction of the Director that it is consistent with the provisions, purposes, standards and policies of the Act.
3. Within ninety (90) days of Sandy Head Incorporated's notice to withdraw from the Voluntary Remediation Program or termination by the Director pursuant to §12-8-107(d) of the Act, Sandy Head Incorporated must submit a compliance status report that complies with requirements of the Hazardous Site Response Act and associated Rules for Hazardous Site Response.

4. Sandy Head Incorporated must pay all outstanding fees within sixty (60) days of receipt of an invoice for any costs to the division in reviewing the application or subsequent document that exceed the initial application fee.

EPD requires that Sandy Head Incorporated and the professional engineer/geologist specified in the VRP oversee the implementation of the VRP 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 Sandy Head Incorporated. However, failure of EPD to respond to a submittal within any timeframe does not relieve Sandy Head Incorporated from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should Sandy Head Incorporated fail to comply with the above schedule, EPD may terminate enrollment of the participant and the qualifying property from the voluntary remediation program.

EPD's approval of the VRP extends only to those technical aspects of the document that expressly require EPD approval under applicable rules and statutes. This approval is not an endorsement by EPD that it accepts as conclusive any representations made in the document. Nor does EPD guarantee or warrant that the document is free of errors or omissions. EPD may later withdraw approval of this document, in whole or in part, if EPD determines that withdrawal is necessary to ensure compliance with the applicable rules and statutes.

If you have any questions, please contact Yue Han of the Response and Remediation Program at (404) 657-8600.

Sincerely,



Mark Smith, Chief
Land Protection Branch

c: Charles T. Ferry, MACTEC

File: HSI Site Number 10890