

Georgia Department of Natural Resources

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

Mark Williams, Commissioner
Environmental Protection Division
Judson H. Turner, Director
Land Protection Branch
Mark Smith, Branch Chief
404-657-8600

March 26, 2012

VIA E-MAIL AND REGULAR MAIL

Brunswick Cellulose, Inc.
c/o Mr. Jay Wright
1400 West Ninth Street
Brunswick, Georgia 31520

Re: Voluntary Investigation and Remediation Plan Application, September 30, 2011
Georgia Pacific – Former Chlorate Plant, Brunswick, HSI No. 10619
1400 West Night Street
Brunswick, Glynn County, Georgia
Tax Parcel ID 03-04993

Dear Mr. Wright:

The Georgia Environmental Protection Division (EPD) has reviewed the September 30, 2011 Voluntary Investigation and Remediation Plan Application (VIRP) submitted by EarthCon Consultants, Inc. pursuant to the Georgia Voluntary Remediation Program Act (the Act) O.C.G.A. 12-8-100, which has been submitted in lieu of a corrective action plan (CAP) required pursuant to the Georgia Rules for Hazardous Site Response (the Rules) for the above referenced property. EPD is approving your VIRP, which specifies additional site assessment and corrective action consisting of the following:

- Execution of a Uniform Environmental Covenant to restrict exposure to contaminated soil and groundwater;
- Groundwater monitoring;
- Fate and transport modeling of groundwater impacted by SVOCs and inorganics to illustrate no human or environmental receptors will be impacted by this release.
- Additionally, EPD concurred on June 30, 2011 that the property is in compliance with Type 1 and Type 3 risk reduction standards (RRS) for soil.

Therefore, EPD is accepting Brunswick Cellulose, Inc. as a participant as defined in the Voluntary Remediation Program Act for the following qualifying property provided Brunswick Cellulose, Inc. implements the VIRP in compliance with the following schedule and conditions:

Qualifying property:

1400 West Night Street
Brunswick, Glynn County, Georgia
Tax Parcel ID 03-04993

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 VIRP along with a monthly summary of hours invoiced and description of services provided since the last submittal.
- Every September 26th and March 26th through September 26, 2016.

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

- March 26, 2013 semiannual progress report must demonstrate complete horizontal delineation on the qualifying property;
- March 26, 2014 semiannual progress report must demonstrate complete horizontal delineation on all impacted properties; and,
- September 26, 2014 semiannual progress report must demonstrate complete horizontal and vertical delineation, finalize the remediation plan and provide a final cost estimate for implementation of remediation and associated continuing actions. EPD recommends the participant finalize approval of cleanup standards for all regulated substances prior to this submittal.
- A compliance status report (CSR) including certifications must be submitted by March 27, 2017.

Conditions:

1. EPD requests the submittal of a cost estimate and financial assurance instrument for the amount of the cost estimate no later than April 26, 2012. Model financial assurance instruments can be located at <http://www.gaepd.org/Files/PDF/forms/hwb/HSIModel.pdf>.
2. Brunswick Cellulose, Inc. must address EPD's March 26, 2012 comment letter addressing the remediation pursuant to the Act to the satisfaction of the Director that is consistent with the provisions, purposes, standards, and policies of the Act.
3. Within ninety (90) days of Brunswick Cellulose, Inc. notice to withdraw from the Voluntary Remediation Program or termination by the Director pursuant to §12-8-107(d) of the Act, Brunswick Cellulose, Inc. must submit a corrective action plan that proposes actions to bring the site into compliance with the risk reduction standards in the Rules for Hazardous Site Response.
4. Brunswick Cellulose, Inc. 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.
5. Because Brunswick Cellulose, Inc. is performing corrective action at the qualifying property in accordance with an approved voluntary remediation plan, EPD is hereby reclassifying it from Class II to Class V and designating it 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 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 Superior Court of Glynn County and recorded in the clerk's deed records pursuant to O.C.G.A. §44-2-20.

Brunswick Cellulose, Inc. must also place the following notice in any deed, mortgage, deed to secure debt, lease rental agreement or other instrument given or caused to be given by the property owner which creates an interest in or grants a use of the property:

“This 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. Contact the property owner or the Georgia Environmental Protection Division for further information concerning this property. This notice is provided in compliance with the Georgia Hazardous Site Response Act and the Voluntary Remediation Program Act.”

Within 30 days of recording the 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 1462 East, Atlanta, GA 30334.

EPD requires that Brunswick Cellulose, Inc. and the professional engineer/geologist specified in the VIRP 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 Brunswick Cellulose, Inc. However, failure of EPD to respond to a submittal within any timeframe does not relieve Brunswick Cellulose, Inc. from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should Brunswick Cellulose, Inc. 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 VIRP 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 Kristen Ritter Rivera, P.G. of the Response and Remediation Program at (404) 657-8600.

Sincerely,



David Brownlee
Acting Program Manager
Response and Remediation Program

c: Carol D. Northern, EarthCon Consultants, Inc.
File: 10619