

Georgia Department of Natural Resources

Environmental Protection Division

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Judson H. Turner, Director

Land Protection Branch

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Phone: 404-657-8600 Fax: 404-657-0807

November 2, 2012

VIA U.S. MAIL and EMAIL

VLP 2, LLC
c/o John Majeroni
Vice President, Real Estate Development
221 Uncle Heinie Way, NW
Lyman Hall Room 213
Atlanta, GA 30332

Re: EPD Comments
Voluntary Investigation and Remediation Plan and Application, November 30, 2011
Welcome Years, Inc., HSI Site No. 10637
Properties of VLP 2, LLC
1115 Howell Mill Rd, 673 Ethel St, 720 Fourteenth St, and "0" Fourteenth St
Atlanta, Fulton County, Georgia 30318
Tax Parcels: 17-0150-0009-064-9, 17-0150-0009-076-3, 17-0150-0009-062-3, and
17-0150-0009-061-5

Dear Mr. Majeroni:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Investigation and Remediation Plan (VIRP) dated November 30, 2011 submitted pursuant to the Voluntary Remediation Program Act (the Act). As part of the VIRP review, EPD also reviewed applicable sections of the February 14, 2011 Compliance Status Report and the April 15, 2011 Corrective Action Plan. EPD has the following comments:

1. In regard to the Risk Reduction Standards (RRS) presented in Appendix C, EPD notes the following:
 - a. The Type 1 RRS for soil are approved for use at the site.
 - b. At the present time, Type 2 RRS for soil are not being used to demonstrate compliance because Type 5 RRS will be used on properties owned by VLP 2, LLC. If Type 2 RRS are needed in the future to demonstrate compliance, EPD will approve appropriate values at that time. EPD defers the approval of Type 2 RRS for soil until such a time that they are needed.
2. Surface soil must be investigated further in areas where vegetative covers are proposed as an engineering control. Surface soil (0 – 2 feet below the ground surface) in these areas must be in compliance with residential (Type 1 or 2) RRS, or it must be demonstrated that surface soil meets soil exposure criteria for Type 5 RRS described in Section 391-3-19.07(10) of the Rules for Hazardous Site Response (Rules) for a residential scenario. EPD recommends sampling surface soil at depths of 0 – 6 inches and 18 – 24 inches below the ground surface in a grid-pattern. A handheld x-ray fluorescence (XRF) device can be used to assist in analyzing soil for metals. If an XRF

is used, a limited number of soil samples should be analyzed using standard laboratory methods to verify the XRF results.

3. EPD notes that the extent of lead in soil above the Type 1 RRS is greater than indicated on Figure 4 of the VIRP. Lead exceeded the Type 1 RRS in soil from the borings of MW-1 and MW-3.
4. In regard to soil delineation, EPD notes the following:
 - a. Benzene and chlorobenzene are not delineated to Type 1 RRS east of soil boring STB-5 from the interval of 16 – 20 feet below the ground surface. An additional soil sample must be collected east of STB-5 from this depth and analyzed for volatile organic compounds.
 - b. Additional soil sampling is needed to show delineation of metals to Type 1 RRS. Recommended soil sampling locations for the 673 Ethel Street property are shown in Figure 1 (attached). Additionally, a soil sample should be collected at the northwest corner of the 1115 Howell Mill Road property, and soil samples should be collected from the 720 and “0” 14th Street properties. EPD recommends collecting soil samples at intervals of 0 – 6 inches, 18 – 24 inches, and every two feet thereafter until residual soil is reached. An XRF can be used to assist in analyzing soil for metals provided that a limited number of soil samples are analyzed using standard laboratory methods to verify the XRF results.
5. Additional information is needed in regard to the vapor intrusion pathway assessment. EPD is requiring the following:
 - a. Sub-slab and indoor air must be re-sampled at the Barking Hound Village building. In addition, an outdoor (ambient) air sample should be collected concurrently to the sub-slab / indoor air samples. The United States Environmental Protection Agency (USEPA) recommends beginning outdoor air sampling at least 1 hour and preferably 2 hours before indoor air monitoring begins and continuing sampling until at least 30 minutes before indoor monitoring is complete¹. All samples should be collected over an 8 to 24 hour period. Prior to conducting the sampling, the interior of the building should be surveyed for potential background sources of volatile organic compounds, particularly for potential background sources of tetrachloroethylene.
 - b. The vapor intrusion pathway assessment must be expanded to include other properties overlying the volatile organic compound groundwater plume. Lines of evidence can include the use of vapor intrusion screening levels and the use of the Johnson and Ettinger model.
 - c. Please provide the analytical laboratory data from the June 29, 2011 soil gas sampling event exterior to the Barking Hound Village building.

¹ USEPA (2012). Superfund Vapor Intrusion FAQs.
http://www.epa.gov/superfund/sites/npl/Vapor_Intrusion_FAQs_Feb2012.pdf

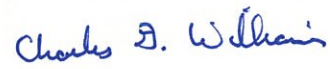
6. It is stated on Page 3-3 of the VIRP that, "the February 2011 CSR demonstrates that the black fill is non-hazardous based on test results using the Synthetic Precipitation Leaching Procedure (SPLP)." EPD does not agree with this statement. The purpose of performing the SPLP tests was to aid in evaluating the leaching potential of constituents at the site from soil to groundwater. For waste characterization purposes (i.e., solid waste vs. hazardous waste), the only test recognized by 40 CFR Part 261 for evaluating the toxicity characteristic is the Toxicity Characteristic Leaching Procedure (TCLP), USEPA SW-846 Method 1311. A waste characterization must be performed on soil removed from the site in the future to determine the proper method of handling and disposal.
7. EPD is deferring concurrence with groundwater delineation until the following comments are addressed:
 - a. An additional groundwater monitoring well screened in the surficial aquifer is needed at the southwest corner of the 1115 Howell Mill Road property.
 - b. Monitoring wells MW-28 and MW-44 should be sampled for volatile organic compounds.
 - c. In regard to groundwater samples collected during the week of July 11, 2011, the VIRP states in Section 3.4, page 3-6 that, "field sampling sheets, a summary of field sampling parameters, and laboratory analytical reports will be provided in the CSR to be completed at a later date." Please include this information in the first semi-annual progress report.
8. Appendix F (Boring, Test Pit, and Monitoring Well Logs) of the February 14, 2011 Compliance Status Report is missing information, including all records for borings and monitoring wells completed after 2006. Please provide records for all borings, test pits, and monitoring wells.
9. The nearest surface water body that could receive groundwater from the site must be identified.
10. Annual groundwater monitoring will be required for five (5) years to assist in evaluating contaminant migration. In addition to the volatile organic compounds detected in numerous wells, chromium and/or lead have been detected recently in monitoring wells MW- 9, 11, 12, 13, 27, and 29. Please include metal analysis in these monitoring wells and in adjacent monitoring wells. Maps should clearly show all detections of regulated substances. Please ensure that groundwater sampling is conducted in accordance with the most recent USEPA Region 4 SESD Groundwater Sampling operating procedure. As of the date of this letter, the most recent version is dated October 28, 2011 and is available at:

<http://www.epa.gov/region4/sesd/fbqstp/Groundwater-Sampling.pdf>

VLP 2, LLC must address these comments to EPD's satisfaction in order to demonstrate compliance with the provisions, purposes, standards, and policies of the Act. EPD may, at its sole discretion, review and comment on future documents submitted by VLP 2, LLC. However, failure of EPD to respond to a submittal within any timeframe does not relieve VLP 2, LLC from complying with the provisions, purposes, standards, and policies of the Act.

If you have any questions, please contact David Hayes at 404-657-8600.

Sincerely,



Charles D. Williams
Program Manager
Response and Remediation Program

cc: Steven Hart, AEM
Leah Knowlton, Miller and Martin PLLC

Attachment: Figure 1 – recommended soil sampling locations
for the 673 Ethel Street property

File: HSI 10637

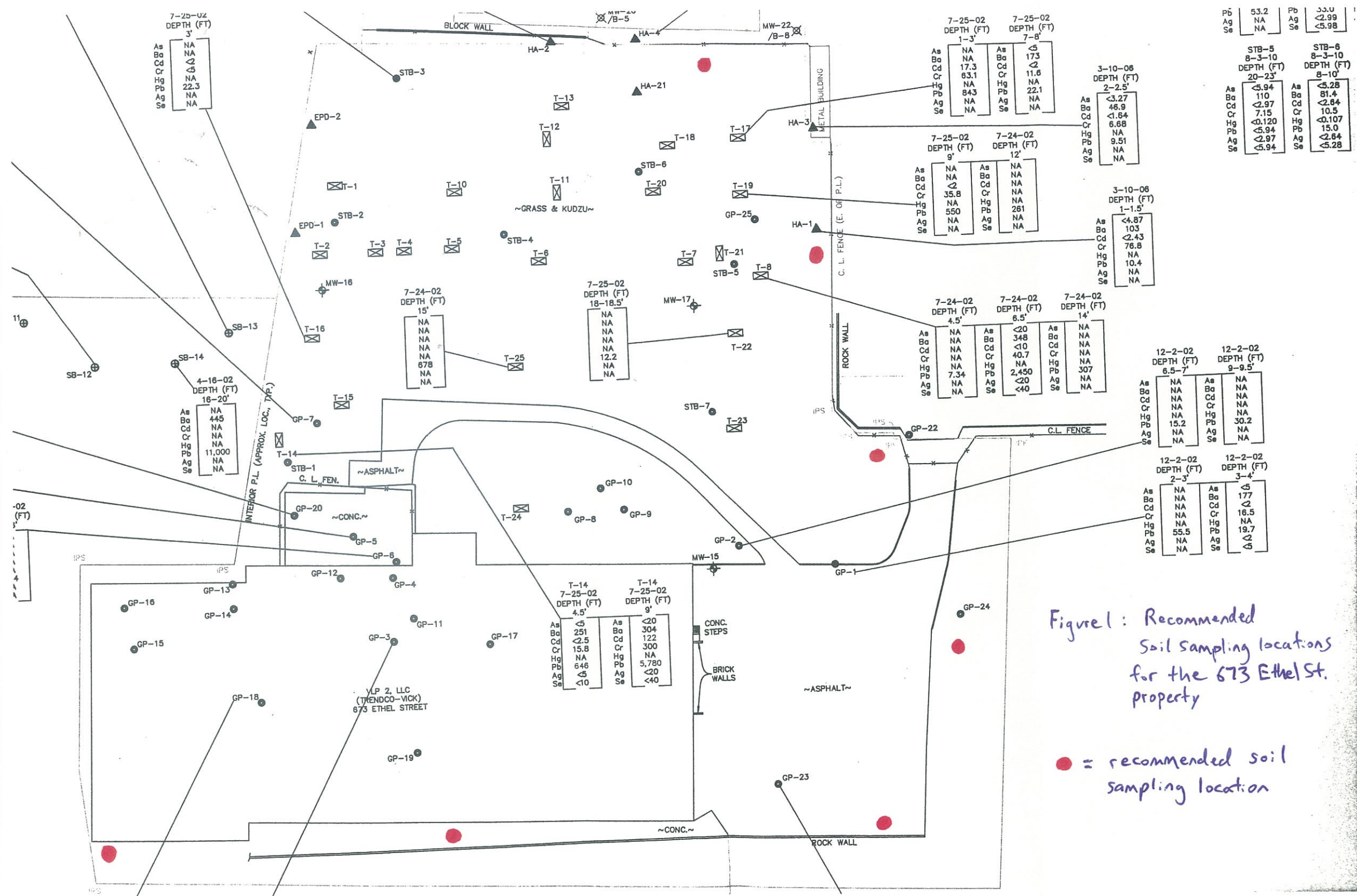


Figure 1: Recommended Soil sampling locations for the 673 Ethel St. property

● = recommended soil sampling location