

Georgia Department of Natural Resources

Environmental Protection Division-Land Protection Branch

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(404) 657-8600; Fax (404) 657-0807

Judson H. Turner, Director

December 23, 2015

VIA U.S. MAIL and E-MAIL

C&D Technologies, Inc.
c/o Mr. Walter Kozlowski
Director, Environmental Health and Safety
1400 Union Meeting Road
Blue Bell, PA 19422-0858

Subject: EPD Comments
Voluntary Remediation Program Application
C&D Technologies, Inc. (HSI Site Number: 10734)
1835 Rockdale Industrial Blvd.
Conyers, Rockdale County
Tax Parcel ID # 0220010023

Dear Mr. Kozlowski:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Remediation Program Application (the Application) dated September 14, 2015 submitted by C&D Technologies, Inc. (C&D Technologies) pursuant to the Georgia Voluntary Remediation Program Act (the Act) O.C.G.A. §12-8-100, *et seq.* EPD has the following comments:

- 1) Currently, only one qualifying property (1835 Rockdale Industrial Blvd.) has been accepted into the Voluntary Remediation Program. All qualifying properties must include a copy of the tax parcel information as currently provided by the Rockdale County Tax Assessor's website (<http://www.qpublic.net/ga/rockdale/>), a copy of the tax map showing the tax parcel, and a Warranty Deed. The property information in the Application Form and Checklist should be consistent with current Warranty Deed and tax parcel information. EPD notes the following regarding property information:
 - a) For the Property Tax Parcel 0220010024, the Property Owner should be listed as Rockdale Industries, Inc. The Property Owner for Property Tax Parcel 0220010022 should be listed as Robert Pattillo Properties, Inc. The Warranty Deeds and updated tax parcel information are needed.
 - b) Property Information for the Glenn Burnie Venture, LLC Property at 1875 Rockdale Industrial Blvd. is not based on current information. The Parcel Number should be 022001022A and the current owner is listed as ESB Property Holdings, LLC. The Warranty Deed and updated tax parcel information are needed.
 - c) According to the tax parcel information on the Rockdale County Tax Assessor's website, the size of the Frey Moss Structures parcel is 12.36 acres. The Parcel Number is 0220010027. The location address is listed as 1765 Rockdale Industrial Blvd. The Warranty Deed and updated tax parcel information are needed.
 - d) Information supplied on the Additional Qualifying Properties Form of the Application Form and Checklist for the Latex Construction Company parcel is correct. The Warranty Deed and updated tax parcel information are needed.

- e) Based on our review of the Application, we have determined that Tax Parcel 022001022A owned by ESB Property Holdings, LLC is not eligible as a qualifying property under Section 12-8-105(1) of the Act. This is because the parcel is not listed on the Hazardous Site Inventory and no documentation of a release of regulated substances on the parcel has been provided to EPD. Please provide evidence of a release of regulated substances on this parcel if it is to be included as a qualifying property.
 - f) The property owned by Pittman Construction Company in Section 2.2 of the Preliminary Remediation Plan and Preliminary Conceptual Site Model is listed as comprising the definition of the site. Based on groundwater sampling conducted by C&D Technologies, Inc. in February 2009 on the Latex Construction Company Property, it is possible that groundwater contamination extends downgradient onto the Pittman Construction Company Property, but there is no groundwater data to confirm this. You should attempt to gain the necessary access to this tract to determine the extent of the groundwater release. As part of the task to complete the horizontal delineation of the release of the contaminants of concern, this should be accomplished no later than December 23, 2017.
- 2) The most recent groundwater sampling results presented in the figures of the Application is from 2010. Updated site-wide groundwater sampling is needed to support delineation, compliance with Risk Reduction Standards, and fate and transport model development.
 - 3) The vapor intrusion pathway should be evaluated in accordance with the United States Environmental Protection Agency (USEPA) document, *Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air*, which is available at: <http://www.epa.gov/vaporintrusion/technical-guide-assessing-and-mitigating-vapor-intrusion-pathway-subsurface-vapor>. The primary assessment tool for evaluating vapor intrusion risk should be the USEPA Vapor Intrusion Screening Level Calculator, which is available at: <http://www.epa.gov/vaporintrusion>.
 - 4) The Application discusses the use of a Uniform Environmental Covenant (UEC) to restrict groundwater use. EPD notes that the UEC for 1835 Rockdale Industrial Blvd. will need to include a residential use restriction, since soil was certified to non-residential Risk Reduction Standards. EPD also notes that UECs may be needed for properties other than 1835 Rockdale Industrial Blvd. that are part of the site if the corrective action relies on groundwater use controls or certifying to non-residential Risk Reduction Standards. EPD encourages you to verify that the proposed corrective action, such as the use of UECs, will be acceptable for other affected properties.
 - 5) There should be a Gantt chart representing a milestone schedule. At a minimum, the Gantt chart should include details regarding further groundwater sampling and monitoring and a schedule for the accomplishment of the goals set forth in Section 6.0 of the Preliminary Remediation Plan and Preliminary Site Model.

C&D Technologies 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 C&D Technologies. However, failure of EPD to respond to a submittal within any timeframe does not relieve C&D Technologies from complying with the provisions, purposes, standards, and policies of the Act.

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December 23, 2015
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If you have any questions, please contact Mr. Larry Kloet of the Response and Remediation Program at (404) 657-8600.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Metzger". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason Metzger
Program Manager
Response and Remediation Program

cc: Craig Bernhoft, AECOM (via e-mail)

File: 251-0012, VRP