



ENVIRONMENTAL PROTECTION DIVISION

**Richard E. Dunn, Director**

**Land Protection Branch**

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Suite 1054, East Tower  
Atlanta, Georgia 30334  
404-657-8600

VIA U.S. MAIL AND EMAIL

**MAR 22 2018**

Light of Joy, Inc.  
Mr. Frank Salters, CEO  
8622 Wood Springs Court  
Douglasville, GA 30135

Subject: EPD Comments  
Voluntary Investigation and Remediation Plan dated June 30, 2017  
Lowe's Home Improvement Warehouse (HSI #10808)  
7458 Georgia Highway 85, Riverdale, Clayton County  
Tax Parcel ID#: 13183D C001

Dear Mr. Salters:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Investigation and Remediation Plan (VIRP) dated June 30, 2017, which was submitted as an Application for enrollment in the Voluntary Remediation Program (VRP) pursuant to the Georgia VRP Act (the Act) O.C.G.A. §12-8-100, et seq. EPD has the following comments:

1. Item #2 of the Application Form and Checklist requires the submittal of a warranty deed for the qualifying Property. The legal description included in Appendix B of the VIRP is not the equivalent of a warranty deed. Therefore, please submit a warranty deed that has been recorded in the Clayton County deed records for the qualifying Property.
2. Item #3 of the Application Form and Checklist requires the submittal of a tax plat or other figure including qualifying Property boundaries, abutting properties, and tax parcel identification number(s). The Property survey provided in Appendix B of the VIRP does not clearly and/or accurately depict the boundary of the qualifying Property (Gore Exchange parcel not depicted as part of the Property). Please submit a tax plat or other figure that includes the qualifying Property boundary, abutting properties, and tax parcel identification numbers. Figure 2 of the VIRP may be modified to satisfy this condition.
3. As part of the previous Brownfield assessment activities, volatile organic compounds (VOCs) were identified in the southern portion of the site, which were attributed to off-site releases. As VOC sampling has not been conducted at the property since 2007, a round of groundwater sampling for VOCs should be conducted to assess current conditions.
4. EPD concurs with the proposed implementation of a Uniform Environmental Covenant (UEC), and a draft UEC should be submitted for review. Upon recording of the final covenant, a revised certification of compliance with Type 5 Risk Reduction Standards for groundwater should be submitted.

Light of Joy, Inc. 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 documents submitted by Light of Joy, Inc. However, failure of EPD to respond to a submittal within any timeframe does not relieve Light of Joy, Inc. from complying with the provisions, purposes, standards and policies of the Act. Should you have any questions or concerns regarding this site, please contact Will Lucas of the Response and Remediation Program at (404) 656-3851.

Sincerely,



Jason Metzger  
Program Manager  
Response and Remediation Program

cc: Aaron Williams, EPS (via email: [awilliams@envplanning.com](mailto:awilliams@envplanning.com))

File: 204-0133 (VRP)