



# GEORGIA

DEPARTMENT OF NATURAL RESOURCES

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## ENVIRONMENTAL PROTECTION DIVISION

### July 1, 2024

# HAZARDOUS SITE INVENTORY

## INTRODUCTION TO THE HAZARDOUS SITE INVENTORY

The purpose of this introduction is to help people who are using the Hazardous Site Inventory (HSI) to understand what it is, how sites get on it, what happens at those sites, how sites get off, and what kind of information is available about sites listed on the HSI. This introduction should not be construed as a legal interpretation of either the Hazardous Site Response Act, O.C.G.A. § 12-8-96, *et seq.*, as amended, or the Rules for Hazardous Site Response, Chapter 391-3-19. For more information on either the Hazardous Site Inventory or the Response and Remediation Program, please call (404) 657-8600.

Sites on the HSI are presented in several formats. The COUNTY list has sites listed by county, the NAME list has sites arranged alphabetically by site name, the SITE NUMBER list has sites ordered by site number, and the SITE CLASS list has sites arranged alphabetically but grouped as either Class I, II, III, IV or V (see "What happens after a site is listed on the HSI?"). Following these lists are summaries for all sites, arranged by site number. Finally, maps covering the entire state are provided which shows the location of all HSI sites by site number.

### *What is the Hazardous Site Inventory?*

The Hazardous Site Inventory (HSI) is a list of sites in Georgia where there has been a known or suspected release of a regulated substance above a reportable quantity and which have yet to show they meet state clean-up standards found in the Rules for Hazardous Site Response or in the Voluntary Remediation Program Act. The HSI is compiled and published by the Georgia Environmental Protection Division (EPD). At least once each year, EPD will publish the HSI and send one copy to the clerk of the superior court of each county in Georgia. The clerk is required to keep the most current copy of the HSI where the deed records of the county are kept so that anyone may have ready access to it. The July 1, 2023 edition had 469 sites, and this July 1, 2024 edition adds 5 sites and removes 11 for a total of 463 sites.

### *How do sites get on the HSI?*

When a release of a regulated substance is discovered in soil or groundwater, the property owner must determine if the Rules for Hazardous Site Response require notification to EPD about the release. If so, the property owner must submit a notification, and EPD determines if a release above a reportable quantity has occurred. EPD does this by using the Reportable Quantities Screening Method (RQSM). RQSM assigns numerical values to such factors as the toxicity, quantity, and physical state of the regulated substance released, how close the site is to nearby residents and drinking water wells, the degree to which the release is contained, the accessibility of the site, whether or not the release has resulted in exposure to nearby residents, and the presence of on-site sensitive environments. RQSM uses a mathematical equation to combine the numerical values for these factors into a single score for soil or groundwater. If this score is above a certain number for either soil or groundwater, a release exceeding a reportable quantity has occurred and the site is placed on the HSI. EPD may also place a site on the HSI if it otherwise poses a threat to human health or the environment. Complete descriptions of the notification process and how EPD uses RQSM can be found at <https://epd.georgia.gov/hazardous-site-response-release-notifications>, and in the document "Guidance Manual for the Reportable Quantities Screening Method" at <http://epd.georgia.gov/sites/epd.georgia.gov/files/RQSMManual.pdf>, respectively.

### ***What kinds of sites are on this edition of the HSI?***

One category of sites evaluated were those where the property owner filed a release notification with EPD. Notifications are evaluated using RQSM to determine if a release exceeding a reportable quantity exists at the site. If EPD determined that a reportable quantity exists, the site was placed on the HSI. If EPD had not decided to list a site as of June 25<sup>th</sup> the site will not be listed in that year's edition of the HSI. The discovery and listing of new sites on future editions of the HSI will be an ongoing process.

Prior to the first publication of the HSI in 1994, EPD evaluated a second category of sites, those listed on the March 2, 1994 version of what is known as Wastelan. Wastelan was a report that the United States Environmental Protection Agency (USEPA) used to summarize information contained in its main superfund database which is known as CERCLIS. The report listed all sites discovered in Georgia that USEPA had or was planning to investigate under the federal superfund program. If USEPA's investigation showed that a site was a high priority for cleanup under the federal superfund program, USEPA put it on the National Priorities List (NPL). Sites that do not make it onto the NPL will not be cleaned up by USEPA under the federal superfund program unless they pose an imminent danger to human health and the environment; sites that pose an imminent danger may be cleaned up by USEPA through an emergency action. Only a small number of sites that appeared on Wastelan will ever be placed on the NPL. In fact, of the 904 sites in Georgia on the March 2, 1994 Wastelan report, USEPA had placed only 13 on the NPL. This does not mean that these sites do not pose a threat to human health or the environment. It simply means that USEPA has determined that they do not pose enough of a threat to be considered a priority for cleanup using resources under the federal superfund program.

The HSI also identifies properties that are part of another site already listed on the HSI. A property can be sublisted as part of a site when EPD determines that a release discovered on that property is associated with the site that has already been listed on the HSI. These sublisted properties are not separately listed or tallied in this document. Sublisted properties are identified in the summary for the associated primary HSI site.

### ***How often is the HSI published?***

The HSI is published at least once a year each July. EPD updates the HSI as needed to add or remove sites or to provide new information about sites as it becomes available. The listing of a site on the HSI, a change in the site's various designations, or its removal can occur at any time throughout the year; the effective dates are not limited to the date of HSI publication. An electronic version is available on EPD's website at <http://epd.georgia.gov/hazardous-site-inventory>.

### ***What happens after a site is listed on the HSI?***

Sites listed on the HSI are required to meet the state's clean-up standards for hazardous sites. The clean-up standards establish levels for regulated substances that are protective of human health and the environment under specific conditions.

The sites listed on the HSI are separated into five classes, which are described as follows:

- CLASS I. Sites that have resulted in known human exposure to regulated substances, that have sources of continuing releases, or that are causing serious environmental problems are

designated on the HSI as Class I sites. These sites will be EPD's highest priority for corrective action. Persons responsible for these sites are required to perform corrective action and put a notice in the deed to their property. If a responsible party fails to perform corrective action as required, EPD may use the state hazardous waste trust fund to clean up the site and then recover the cost of the cleanup from the responsible party later.

- CLASS II. For many sites listed on the HSI, further evaluation of the site must be done before EPD can decide whether corrective action is needed. These are known as Class II sites. Persons responsible for Class II sites are given an opportunity to voluntarily investigate and clean up their site and report their findings to EPD. The site is either removed from the HSI or reclassified based on whether it meets clean-up standards. While classified as Class II, sites are not designated as needing corrective action, so property owners do not immediately have to place notices on deeds and other property records. If a responsible party at a Class II site fails to do the required work, the site priority can be upgraded to Class I.
- CLASS III. Sites designated on the HSI as Class III sites are those that do not meet residential clean-up standards but do meet alternative clean-up standards. These sites are designated as needing corrective action and the property owners are required to make the same deed notices as apply to Class I sites. These sites may require continued monitoring to ensure they continue to meet the appropriate standards. They will also require further corrective action before they can be used for residential purposes. Class III sites that meet the non-residential standards (Types 3 and 4) will be removed from the HSI once the property owner has filed a deed notice. Land use at sites that meet only the Type 5 standards is restricted, and the responsible party must provide long term monitoring and maintenance of the site. Restrictions are typically described in an environmental covenant and a listing of ECs is available at <http://epd.georgia.gov/uniform-environmental-covenants>.
- CLASS IV. These are sites where corrective action is already being conducted or has been completed under other federal or state authority. These sites are presumed to be in compliance with the Type 5 clean-up standards. They are designated as needing corrective action, remain on the HSI, and the property owner is required to file deed notices. If it is ever determined that the corrective action at a Class IV site does not protect human health or the environment, then the site may be redesignated from Class IV to Class I. If it can be certified that the site meets one of the other clean-up standards, it can be reclassified and may be removed from the HSI.
- CLASS V. These are sites that have a known release that requires corrective action and are not in compliance with any of the risk reduction standards of Rule 391-3-19-.07, but corrective action is being performed in compliance with a corrective action plan approved by the Director which will bring the site into compliance with the risk reduction standards.

### ***How does a site get off the HSI?***

EPD may remove a site from the HSI if the applicable *clean-up standards are met*. Sites may also be removed from the HSI if EPD determines that *a release exceeding a reportable quantity had not occurred at the time of the site's listing* on the HSI.

### ***What information does the HSI provide?***

Each site summary provides general information about the site including the name, the location, the tax parcel ID number, the property owner, a description of the regulated substances

released at the site and the possible threats to human health or the environment that the release may pose. A small map indicating the approximate location of the site is also included. The listing also indicates the status of cleanup activities at the site, the cleanup priority assigned to the site, and whether EPD's Director has determined the site needs corrective action.

The site number is assigned by EPD only as a way of tracking a site or property through name changes, ownership changes, etc. The site number has no other significance. If a site number is missing, it simply means either that information about the missing site was entered into the database and later removed before publication of the HSI, or that the site has been removed from the HSI prior to publication.

### ***A note about the maps and parcel numbers listed in the HSI***

The maps provided herein are included solely to provide the general location of the site. The maps are not intended to provide precise information and are not drawn to scale. They are derived from information from several different sources and their accuracy cannot be guaranteed. While we have attempted to verify the information submitted, all of the maps have not been field verified.

The tax parcel identification numbers are also not guaranteed to be correct. These numbers are derived from several different sources, including information submitted to EPD from the property owners or other parties responsible for the sites. The numbers are provided to help find the general location of the sites on the maps located in the office of the tax assessor or appraiser in the county in which the land lies.

The tax parcel identification number or numbers shown in the HSI may not be identical to the inventory or tax account numbers the county may assign to the property. We have simply attempted to provide the appropriate map number or designation, along with the appropriate reference numbers or markings for the property as it appears on that map. These maps and parcel numbers are generated by the individual counties and are subject to change at any time without EPD being aware of these changes.

The maps and tax parcel identification numbers are not intended to define the exact boundaries of the “site”. Any property which is affected by a release exceeding a reportable quantity is part of the HSI site, regardless of whether such property is depicted on a map or listed in the HSI by tax parcel identification number.

### ***Where can I get more information?***

Additional information regarding the Response and Remediation Program and the Rules for Hazardous Site Response can be found on the Environmental Protection Division web site at <http://epd.georgia.gov/>. An electronic version of the HSI and an interactive Map is available at <http://epd.georgia.gov/hazardous-site-inventory>. Annual reports regarding the Hazardous Waste Trust Fund are available at <https://epd.georgia.gov/hazardous-waste-trust-fund>. If you would like more information about a site listed on the HSI, please contact the Response and Remediation Program at (404) 657-8600.

**HAZARDOUS WASTE TRUST FUND**

| FY           | Collections          |                    |                    |                          |                  |                        | Revenue            |                   |                  |                       | Expenditures      |                   |                       |                           |                    |                    |
|--------------|----------------------|--------------------|--------------------|--------------------------|------------------|------------------------|--------------------|-------------------|------------------|-----------------------|-------------------|-------------------|-----------------------|---------------------------|--------------------|--------------------|
|              | Hazardous Waste Fees | Solid Waste Fees   | Civil Penalties    | Hazardous Substance Fees | R&R Brown-fields | Fees & Fines Collected | APPROPRIATIONS     | INTEREST          | Cost recovery    | TOTAL FUNDS AVAILABLE | ADMIN             | TRANSFER P2AD     | Local Gov't Reimburse | State Contractor Cleanups | Combined Cleanups  | TOTAL EXPENSES     |
| 1993         | 655,703              | 1,359,653          | 3,209,528          | -                        | -                | 5,224,884              | 3,000,000          |                   |                  | 3,000,000             |                   |                   |                       |                           | -                  |                    |
| 1994         | 1,928,015            | 3,942,391          | 4,320,528          | -                        | -                | 10,190,934             | 4,300,000          | 241,783           |                  | 4,541,783             | 749,153           | 430,000           |                       |                           | -                  | 1,179,153          |
| 1995         | 1,869,401            | 4,438,585          | 4,579,090          | 512,915                  | -                | 11,399,991             | 8,918,534          | 725,368           |                  | 9,643,902             | 1,392,876         | 891,853           |                       | 1,146,013                 | 1,146,013          | 3,430,742          |
| 1996         | 1,336,809            | 3,908,854          | 5,841,844          | 937,734                  | -                | 12,025,241             | 11,512,235         | 1,174,907         |                  | 12,687,142            | 1,671,540         | 1,151,223         |                       | 4,860,464                 | 4,860,464          | 7,683,227          |
| 1997         | 1,832,695            | 4,897,322          | 10,496,977         | 638,103                  | -                | 17,865,097             | 17,900,013         | 1,176,047         |                  | 19,076,060            | 2,091,412         | 1,790,001         | 6,916,196             | 6,791,802                 | 13,707,998         | 17,589,411         |
| 1998         | 1,784,881            | 4,547,442          | 6,779,446          | 716,770                  | -                | 13,828,539             | 7,380,472          | 875,293           |                  | 8,255,765             | 2,126,537         | 738,047           |                       | 16,798,437                | 16,798,437         | 19,663,021         |
| 1999         | 1,997,457            | 6,092,235          | 2,969,446          | 748,608                  | -                | 11,807,746             | 12,790,539         | 602,653           |                  | 13,393,192            | 2,059,227         | 1,279,054         |                       | 5,335,921                 | 5,335,921          | 8,674,202          |
| 2000         | 1,802,302            | 5,902,801          | 4,948,422          | 553,497                  | -                | 13,207,022             | 12,807,746         | 1,062,660         |                  | 13,870,406            | 2,953,664         | 1,280,775         |                       | 6,232,517                 | 6,232,517          | 10,466,956         |
| 2001         | 1,689,430            | 5,917,255          | 4,509,002          | 606,390                  | -                | 12,722,077             | 14,245,022         | 1,282,025         |                  | 15,527,047            | 2,382,535         | 1,424,502         | 2,274,897             | 2,109,965                 | 4,384,862          | 8,191,899          |
| 2002         | 1,619,091            | 6,981,765          | 4,220,646          | 562,808                  | -                | 13,384,310             | 12,722,077         | 677,825           |                  | 13,399,902            | 2,552,815         | 1,272,208         | 1,896,429             | 4,018,873                 | 5,915,302          | 9,740,325          |
| 2003         | 1,572,374            | 7,309,235          | 2,773,446          | 706,496                  | 18,000           | 12,379,551             | 7,595,077          | 393,394           |                  | 7,988,471             | 2,747,119         | 759,508           | 4,637,287             | 10,582,878                | 15,220,165         | 18,726,793         |
| 2004         | 1,178,974            | 8,681,590          | 3,103,618          | 678,846                  | 40,040           | 13,683,068             | 3,595,077          | 155,193           | 81,790           | 3,832,060             | 2,144,524         | 359,508           | 177,413               | 5,561,989                 | 5,739,402          | 8,243,434          |
| 2005         | 1,344,316            | 10,147,429         | 3,671,579          | 675,446                  | 100,721          | 15,939,491             | 5,095,077          | 220,367           | 198,650          | 5,514,094             | 2,104,523         | 509,508           | 1,029,356             | 2,185,602                 | 3,214,958          | 5,828,989          |
| 2006         | 1,408,113            | 8,172,960          | 3,385,920          | 673,608                  | 261,280          | 13,901,881             | 15,939,491         | 672,850           | 508,644          | 17,120,986            | 2,498,944         | 1,593,949         | 1,181,494             | 1,608,218                 | 2,789,712          | 6,882,605          |
| 2007         | 1,208,512            | 8,652,212          | 4,207,047          | 720,324                  | 186,464          | 14,974,558             | 7,600,000          | 1,012,087         | 67,899           | 13,399,986            | 3,127,642         | 760,000           | 5,766,980             | 5,700,871                 | 11,467,851         | 15,355,493         |
| 2008         | 1,187,507            | 14,441,714         | 2,996,613          | 738,951                  | 192,000          | 19,556,785             | 13,900,000         | 506,234           | 1,626            | 14,407,860            | 2,977,650         | 1,390,000         | 4,415,066             | 2,474,161                 | 6,889,227          | 11,256,877         |
| 2009         | 1,003,101            | 10,305,392         | 3,839,054          | 704,510                  | 99,000           | 15,951,057             | 2,519,208          | 247,628           | 66,644           | 2,833,481             | 2,994,113         | 760,000           | 2,170,260             | 9,968,507                 | 12,138,766         | 15,892,879         |
| 2010         | 967,281              | 11,565,808         | 3,818,327          | 604,779                  | 84,000           | 17,040,194             | 1,970,431          | 22,556            | 866              | 1,993,853             | 3,113,266         | 197,043           | 1,381                 | 747,168                   | 748,550            | 4,058,859          |
| 2011         | 813,844              | 10,110,482         | 2,017,732          | 609,813                  |                  | 13,551,871             | 2,976,937          | 6,264             | 497,061          | 3,480,262             | 2,633,238         | 295,327           | 1,410,755             | 113,310                   | 1,524,065          | 4,452,630          |
| 2012         | 1,271,805            | 10,005,811         | 1,700,992          | 636,776                  |                  | 13,615,384             | 2,939,882          | 3,711             | 577,855          | 3,521,448             | 2,580,326         | 293,988           | 1,145,414             | 25,027                    | 1,170,441          | 4,044,755          |
| 2013         | 852,675              | 8,551,809          | 1,353,971          | 600,344                  |                  | 11,358,798             | 3,397,423          | 4,405             | 65,847           | 3,467,674             | 2,135,442         | -                 | 1,712,631             | 145,424                   | 1,858,055          | 3,993,497          |
| 2014         | 789,681              | 8,539,049          | 1,195,295          | 729,903                  |                  | 11,253,928             | 3,397,423          | 4,717             | 10,650           | 3,412,790             | 1,795,520         | -                 | 1,291,647             | 211,893                   | 1,503,540          | 3,299,060          |
| 2015         | 1,186,574            | 10,381,263         | 1,325,552          | 557,697                  |                  | 13,451,086             | 4,027,423          |                   | 81,725           | 4,109,148             | 1,929,235         | -                 | 1,527,927             | 691,701                   | 2,219,628          | 4,148,863          |
| 2016         | 899,106              | 9,264,540          | 1,422,107          | 633,076                  |                  | 12,218,829             | 7,027,423          | 10,051            | -                | 7,037,474             | 1,700,066         | -                 | 1,915,248             | 339,707                   | 2,254,955          | 3,955,021          |
| 2017         | 1,026,749            | 12,521,574         | 1,532,692          | 641,231                  |                  | 15,722,245             | 12,948,388         | 22,752            |                  | 12,971,140            | 1,522,302         | -                 | 2,357,108             | 524,336                   | 2,881,444          | 4,403,746          |
| 2018         | 841,305              | 11,587,902         | 1,077,991          | 585,298                  |                  | 14,092,496             | 4,027,433          |                   | 169,267          | 4,196,700             | 1,995,344         | -                 | 2,066,561             | 3,299,429                 | 5,365,990          | 7,361,334          |
| 2019         | 788,601              | 12,703,393         | 1,468,232          | 574,855                  |                  | 15,535,081             | 9,027,433          | 411,133           |                  | 9,438,566             | 2,081,896         | -                 | 672,135               | 2,556,079                 | 3,228,214          | 5,310,110          |
| 2020         | 1,076,399            | 16,379,653         | 1,177,846          | 615,314                  |                  | 19,249,212             | 4,027,433          | 247,832           | 537,902          | 4,813,167             | 1,770,260         | -                 | 381,143               | 4,338,080                 | 4,719,223          | 6,489,483          |
| 2021         | 943,465              | 7,620,376          | 1,784,130          | 539,789                  |                  | 10,887,760             | 9,044,246          | 10,177            | 107,708          | 9,162,131             | 2,585,841         |                   | 1,586,179             | 3,965,660                 | 5,551,839          | 8,137,680          |
| 2022         | 821,248              | 17,493,568         | 4,886,119          | 392,343                  |                  | 23,593,277             | 8,344,246          | 28,339            | 189,414          | 8,561,999             | 2,484,764         |                   | 1,320,273             | 2,780,875                 | 4,101,148          | 6,585,912          |
| 2023         | 831,655              | 14,679,767         | 2,214,611          | 557,293                  |                  | 18,283,327             | 7,620,376          | 475,848           |                  | 8,096,224             | 3,549,466         |                   | 688,105               | 3,753,242                 | 4,441,347          | 7,990,813          |
| <b>TOTAL</b> | <b>38,529,071</b>    | <b>277,103,830</b> | <b>102,827,802</b> | <b>18,453,516</b>        | <b>981,505</b>   | <b>437,895,723</b>     | <b>242,597,065</b> | <b>12,274,099</b> | <b>3,163,550</b> | <b>258,034,713</b>    | <b>68,451,240</b> | <b>17,176,494</b> | <b>48,541,884</b>     | <b>108,868,150</b>        | <b>157,410,033</b> | <b>243,037,768</b> |

\* Historically, fees collected one year were appropriated the next year. Beginning in FY23, Solid Waste Fees are dedicated for HWTF use.

\* Fees dedicated for use in FY24 total \$17,493,568.