



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

July 1, 2025
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, 2024 edition had 463 sites, and this July 1, 2025 edition adds 2 sites and removes 12 for a total of 453 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 25th 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			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	8,679,986	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
2024	1,150,843	10,147,101	2,123,212	472,550		13,893,706	17,493,568	1,854,785		19,348,353	4,138,041		692,349	4,325,027	5,017,376	9,155,417
TOTAL	39,679,914	287,250,930	104,951,014	18,926,066	981,505	451,789,429	260,090,633	14,128,884	3,163,550	277,383,066	72,589,281	17,176,494	49,234,233	113,193,177	162,427,409	252,193,185

* 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 FY25 total \$14,679,767