

**REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
COLLEGE OF COASTAL GEORGIA –  
PROPOSED STUDENT HOUSING BUILDING  
3700 ALTAMA AVENUE  
BRUNSWICK, GEORGIA  
E&A PROJECT NO. 3374-0002**

**Prepared for:**

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January 22, 2010

January 22, 2010

Mr. Don Pelton  
H.J. Russell & Company  
504 Fair Street, SW  
Atlanta, GA 30313

Reference: Report of Phase I Environmental Site Assessment  
College of Coastal Georgia – Proposed Student Housing Building  
3700 Altama Avenue  
Brunswick, Georgia  
E&A Project No. 3374-0002


Dear Mr. Pelton:

Ellis & Associates, Inc. (E&A) is pleased to submit this Phase I Environmental Site Assessment Report for the above-referenced site. This report includes the results of our findings from visual reconnaissance, historical ownership and land use review, regulatory records review, and interviews.

We appreciate this opportunity to provide you with these services. If you have any questions or comments regarding this report, please call us at (904) 880-0960 at your convenience. It has been a pleasure working with you on this project.

Sincerely,

**ELLIS & ASSOCIATES, INC.**

  
J.C. Waldron  
Project Scientist

  
Gabriel S. Pastrana, P.E. *for*  
Senior Project Engineer

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## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

College of Coastal Georgia – Proposed Student Housing Building  
3700 Altama Avenue  
Brunswick, Georgia  
E&A Project No. 3374-0002

### **1.0 EXECUTIVE SUMMARY**

During December 2009 and January 2010, Ellis & Associates, Inc. (E&A) performed a Phase I Environmental Site Assessment (ESA) of the Proposed Student Housing Building at the College of Coastal Georgia, located at 3700 Altama Avenue, in Brunswick, Georgia, herein referred to as the “property.” This assessment included a property reconnaissance visit, a review of environmental databases and related agency information for the property and surrounding properties, a review of aerial photographs, historical records, published geologic information, and interviews. This information was used to evaluate the property for potential impacts from hazardous substances or petroleum products due to the current or past use of the property and surrounding properties.

The property currently consists of a mixture of wooded land and grassy land located on the southern portion of the College of Coastal Georgia campus located at 3700 Altama Avenue, in Brunswick, Glynn County, Georgia. The property is located on the southwest portion of the northwest quadrant of the Brunswick East Quadrangle, Georgia, U.S.G.S. 7.5 Minute Topographic Map.

The property consists of approximately five acres of a mixture of grassy and wooded land. The property is part of the College of Coastal Georgia campus. No buildings are currently located on the property. No wells, septic systems, or drainfields, or heating and cooling systems were observed on the property. Electric services to the campus are provided by Georgia Power. Water and sewer services are provided by the Brunswick-Glynn Joint Water Sewer Commission.

No roads are located on or adjoining to the property. A paved parking lot is located adjacent west of the property.

Currently and since at least 1977, the property has been occupied by a mixture of grassy land and wooded land on the southern portion on the College of Coastal Georgia campus. Prior to 1962, the property appeared to be partially wooded land since at least 1953.

Present-day adjoining properties include grassy land and a pond to the north; a paved parking lot to the west; a mixture of grassy land and wooded land to the south; and wooded land to the east.

Currently and since at least 1981, the northern adjoining property has been occupied by grassy land and a pond as part of the College of Coastal Georgia campus. Prior to 1977, the northern adjoining property appeared to be partially wooded land since at least 1953. Currently and since at least 1977, the western adjoining property has been occupied by a paved parking lot as part of the College of Coastal Georgia campus. Prior to 1962, the western adjoining property appeared to be partially wooded land since at least 1953. Currently and since at least 1977, the southern adjoining property has been occupied by a mixture of grassy land and wooded land as part of the College of Coastal Georgia campus. Prior to 1962, the western adjoining property appeared to be partially wooded land since at

least 1953. Currently and since at least 1977, the eastern adjoining property has been occupied by wooded land as part of the College of Coastal Georgia campus. Prior to 1962, the western adjoining property appeared to be partially wooded land since at least 1953.

Our investigation did not reveal evidence of on-site underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyls (PCBs), or environmental regulatory agency records of on-site actions or conditions that may have impacted the site.

Our investigation did reveal, however, evidence of potential on-site impact from the following activities:

- Coastal GA Community College – This RCRA waste generator listing is for the College of Coastal Georgia campus surrounding the subject property. The subject property does not appear to have been developed or contained any potential for waste generation. According to the regulatory database report, the college notified the Georgia Environmental Protection Division (EPD) of possible waste generation in 1996 and 2001. According to the regulatory database report, the college is a conditionally exempt small quantity generator, which indicates that less than 100 kilograms of waste is generated per month. According to Ms. Tania Scott with the EPD, no waste generation information was available for this facility with the Brunswick EPD office. Based on the lack of any on-site waste generation and the lack of any reported discharges or violations under this registration, in E&A's opinion, the waste generation at the college is a low potential threat and not a recognized environmental condition.
- Coastal GA Community College – This registered petroleum storage tank listing is for the College of Coastal Georgia campus surrounding the subject property. The subject property does not appear to have been developed or contained any petroleum storage tank systems. According to the regulatory database report, the college previously had two 1,000-gallon gasoline USTs from 1984 until 2002, and has 500-gallon heating oil UST that was installed in 1975 and a 5,000-gallon heating oil UST that was installed in 1965. The two heating oil tanks were placed out of service in 1998. According to the information on file with the Georgia Environmental Protection Division (EPD), the most recent inspection of this facility, in 1996, found no violations. The file for this facility indicated that no closure report was required for the closed tanks since this is a government facility. Based on this facility's current regulatory status and the lack of any reported discharges or violations, in E&A's opinion, the former tanks at the College of Coastal Georgia Campus are a low potential threat and not a recognized environmental condition.
- Former Airport – A former airport landing strip was located approximately 400 feet northeast of the subject property. The airport appeared to operate from at least 1953 until 1977. In the 1981 aerial photograph the outline of the landing strips was apparent; however they appeared to be grassy and not in use. Airports can potentially contain environmental concerns based on jet fuel storage and use; however, the subject property does not appear to have been part of the former airport, and was located 400 feet off the end of one landing strip. In E&A's opinion, the presence of the former airport landing strip near the property is a low potential threat and not a recognized environmental condition.
- Glynn Co Police Dept – Glynn County Police Department – This facility is the Glynn County Police office located approximately 650 feet southeast of the subject property. No details of this facility's discharge or tanks were provided in the

regulatory database report. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office due to it being a government facility. Based on the Brunswick East Topographic Map, groundwater flow direction in this area appears to be generally to the east away from the subject property. Based on this facility's distance and the interpreted direction of groundwater flow, in E&A's opinion it is a low potential threat and not a recognized environmental condition.

- **Neighbors #622** – This former gas station was located along the west side of Altama Avenue approximately 1,350 feet west of the subject property. According to the regulatory database report, this facility had three 10,000-gallon gasoline USTs and two 4,000-gallon kerosene USTs that were installed in 1984. The regulatory database report indicated that the tanks were constructed from reinforced fiberglass, but did not specify if they have been removed. According to the regulatory database report, this facility reported a discharge in 1998 for which it received No Further Action approval. According to the information on file for this facility with the Brunswick EPD Office, the discharge notification was the result of a calculated loss of product; however, subsequent tightness testing and recalculation of inventory determined that no release occurred. Based on this facility's current regulatory status and its distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.
- **4<sup>th</sup> Street Landfill** – This former landfill was located approximately 2,100 feet northeast of the subject property. Based on a review of aerial photographs, a pond or borrow pit was located on the east side of the former airport landing strip in 1962. In the 1977 aerial photograph, the pond had been filled and appeared to be a landfill based on the disturbed nature of the land. This disturbed area was also apparent in the 1981 aerial photograph. Since at least 1999, the area appeared to be grassy land. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has known lead impacts in the soil and groundwater. The regulatory database indicated that site assessment activities are ongoing at this facility, but that no lead impacts are suspected to be impacting the surrounding properties. Based on the Brunswick East Topographic Map, groundwater flow direction in this area appears to be generally to the east away from the subject property. Based on this facility's distance from the subject property, the interpreted direction of groundwater flow, and the nature of the impacts at this facility, in E&A's opinion, it is a low potential threat and not a recognized environmental condition.
- **STSE, Inc.** – This facility is located approximately 3,200 feet southwest of the subject property. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has benzene impacts in the soil and groundwater as well as trichloroethene and dichloroethylene impacts in the groundwater. The regulatory database report indicated that source removal and remedial activities are ongoing at this facility. Based on this facility's distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.
- **Harbison Walker Refractory** – This facility is located approximately 5,050 feet northwest of the subject property. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has lead, 1,1-dichloroethane, chromium,



nickel, barium, and zinc impacts in the groundwater. The regulatory database report indicated that site assessment activities are ongoing at this facility. Based on this facility's distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.

Based on these findings, in E&A's opinion, no additional investigation is warranted for the property at this time.

## **2.0 INTRODUCTION**

### **2.1 Purpose**

On December 16, 2009, E&A was authorized by Mr. Don Pelton with H.J. Russell & Company to conduct a Phase I Environmental Site Assessment of the College of Coastal Georgia – Proposed Student Housing Building, the property. The property is currently owned by the Georgia Board of Regents and is a mixture of wooded and grassy land within the College of Coastal Georgia campus. This ESA was completed to meet the requirements of ASTM E-1527-05, and the scope of work identified in E&A Proposal No. 03414, dated November 30, 2009.

The purpose of this assessment was to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the property. Recognized environmental conditions are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property or in the ground, groundwater, or surface waters of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

### **2.2 Limitations and Exceptions of Assessment**

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of all other statements either expressed or implied. This company is not responsible for the independent conclusions, opinions, or recommendations made by others based on the records review, site observations, and interviews presented in this report.

This ESA has been conducted recognizing reasonable limits of time and cost. This ESA is not meant to be exhaustive. It should be noted that all environmental assessments are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. For these types of evaluations, it is often necessary to use information prepared by others and E&A cannot be responsible for the accuracy of such information. Additionally, the passage of time may result in a change in the environmental characteristics of the site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated. This report does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for Landowner Liability Protection under CERCLA. This report is not a regulatory compliance audit and is not intended to satisfy the requirements of any state, federal, or local real estate transfer laws.

In accordance with the specified scope of work, no E&A provided chain-of-title report or recorded land title records and/or judicial records review for environmental cleanup liens or activity and use limitations was included with this assessment.

Additionally, no screening or sampling for the possible presence of asbestos containing materials (ACMs), radon, vapor intrusion, lead-based paints, or controlled substances was

included within the scope of services for this evaluation. The scope of work for this project did not include investigation for the presence of threatened or endangered species, critical habitats, or wetland species or conditions.

Subsurface conditions were not field investigated, as this was outside the scope of this study, and may differ from the conditions implied by the surficial observations. This study is not intended to quantify if any soil contamination, waste emplacement, groundwater, or surface water contamination exists. These data are accessible only by subsurface soil and groundwater sampling through the completion of soil borings and the installation of monitoring wells and/or surface water sampling, along with laboratory analysis.

E&A reviewed past ownership of the project site in an attempt to determine past site usage. E&A is not a professional title insurance firm and makes no guarantee, explicit or implied, that the listing that was reviewed represented a comprehensive delineation of past site ownership or tenancy for legal purposes.

E&A does not warrant the correctness, completeness, currentness, merchantability, or fitness of any information related to records review provided in this report. Such information is not the product of an independent review conducted by E&A, but is only publicly available environmental information maintained by federal, state, and local government agencies. Additionally, only information that was practically reviewable was reviewed for this report. Listings in publicly available records that do not have adequate address information to be located geographically are not generally considered to be practically reviewable.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions with the property.

This assessment has been based upon a review of prior site history and observable conditions. Although the results of this study suggest that there is a low potential that hazardous substances or petroleum products exist in soil or groundwater at the site, existing hazardous substances or petroleum products and contaminants can escape detection using these methods. If a higher level of confidence is required than can be defined by the Phase I ESA scope of work, then additional evaluation would be required.

### **2.3 Limiting Conditions and Methodology Used**

In accordance with customary practice, E&A performed a walk-through observation of the property, noted use of adjacent properties, and conducted a search of readily available historical and regulatory records. More specifically, the scope of work included the following items:

#### **Site and Adjacent Property Observations**

Visual observations of the site and surrounding properties were made to identify potential sources or indications of recognized environmental conditions, such as underground storage tanks (USTs), aboveground storage tanks (ASTs), containers of petroleum products or hazardous substances or unidentified substances, drums, drains and sumps, solid waste, and areas with surface stains, odors, or distressed vegetation. In addition, the immediately adjacent properties were observed from the site, without being entered, for possible sources of contamination or environmental impairment that could migrate to the site via surface water

runoff, groundwater transport, or other pathways. The site visit consisted of a walkthrough of the property on an approximate 50-foot grid pattern.

#### **Geological Information**

A review was made of published geological and groundwater information obtained from the Soil Conservation Service, Florida Bureau of Geology Maps, and State Geological Surveys for the site vicinity.

#### **Historical Review**

Information to identify previous owners who possibly used, stored, generated, or disposed of hazardous substances or petroleum products on the site was reviewed. A review of historical aerial photographs and city directories for the site and adjacent properties was conducted to evaluate previous land use. Also, persons knowledgeable of site history were interviewed. Historical review information was only obtained back to 1953 through the review of aerial photographs.

#### **Federal, State, and Tribal Regulatory Records Review**

The following regulatory records were reviewed to identify use, generation, storage, treatment, or disposal of hazardous substances or petroleum products, or releases of such materials that may impact the site: Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Archived CERCLIS sites (NFRAP), National Priorities List (NPL), Resource Conservation and Recovery Index System Handlers with Corrective Action (CORRACTS), Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) facilities, RCRA Generators (NONTSD), the Emergency Response Notification System (ERNS), the EPA Brownfields List, the U.S. Institutional and Engineering Control Registry list, the EPA list of leaking USTs on Native American lands (TRIBLLUST), The EPA list of registered storage tanks on Native American lands (TRIBLTANKS), Georgia Registered Underground Storage Tanks (TANKS), Georgia Leaking Underground Storage Tank reports (LUST), Georgia Solid Waste Facilities/Landfill Sites (SLDWST), Georgia State-Equivalent CERCLIS and NPL Hazardous Waste Sites (STCERC and STNPL), State Designated Brownfields Areas (BRWNFLDS), State Designated Brownfields with Site Rehabilitation Agreement (BRWNBSRA), and Georgia Institutional/Engineering Controls Registry (INSTENG).

## **2.4 User Reliance**

This report is intended for the sole use of H.J. Russell & Company and the College of Coastal Georgia. This report may not be used or relied upon by any other party without the written consent of E&A. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or reuse of this document or the findings, conclusions, or recommendations is at the risk of said users.

**3.0 SITE DESCRIPTION****3.1 Location and Legal Description**

The property currently consists of a mixture of wooded land and grassy land located on the southern portion of the College of Coastal Georgia campus located at 3700 Altama Avenue, in Brunswick, Glynn County, Georgia. The property is located on the southwest portion of the northwest quadrant of the Brunswick East Quadrangle, Georgia, U.S.G.S. 7.5 Minute Topographic Map (Figure 1).

**3.2 Site and Vicinity Characteristics**

The property consists of approximately five acres of mixed grassy and wooded land.

The surrounding property vicinity consists of the remainder of the College of Coastal Georgia campus, as well as commercial and residential properties.

**3.3 Descriptions of Structures, Roads, and Other Improvements**

The property consists of approximately five acres of a mixture of grassy and wooded land. The property is part of the College of Coastal Georgia campus. No buildings are currently located on the property. No wells, septic systems, or drainfields, or heating and cooling systems were observed on the property. Electric services to the campus are provided by Georgia Power. Water and sewer services are provided by the Brunswick-Glynn Joint Water Sewer Commission.

No roads are located on or adjoining to the property. A paved parking lot is located adjacent west of the property.

**3.4 Current Uses of Adjoining Properties**

Present-day adjoining properties include grassy land and a pond to the north; a paved parking lot to the west; a mixture of grassy land and wooded land to the south; and wooded land to the east.

**4.0 SITE RECONNAISSANCE**

The site visit was conducted by J.C. Waldron, a Project Scientist with E&A, on January 13, 2010. Permission to access the property was given by Mr. Don Pelton with H.J. Russell & Company. At the time of the site visit, the weather was clear with good visibility. The site visit consisted of a walkthrough of the property on an approximate 50-foot grid pattern. Records of all observations were recorded during the inspection and photographs were taken for documentation. Site photographs are exhibited in *Appendix A – Photographic Documentation*.

**4.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses**

During the site visit, visual indications of current or past uses that involve the treatment, generation, or storage of hazardous wastes or materials were not apparent. The records review information did not reveal evidence of past generation, storage, treatment, or disposal of hazardous materials.

**4.2 Hazardous Substance Containers, Petroleum Product Containers, and Unidentified Substance Containers**

No unidentified substance containers were observed during our site visit.

**4.3 Storage Tanks****4.3.1 Underground Storage Tanks (USTs)**

Visual evidence (i.e., pipes, vents, pumps, fill ports) indicating past or present USTs on-site was not apparent. The regulatory records review did not indicate evidence of past or present USTs on-site.

**4.3.2 Aboveground Storage Tanks (ASTs)**

Visual evidence that would indicate past or present ASTs on-site, such as concrete foundations or containment walls, pedestals, or steel support structures, was not apparent during the site visit. The regulatory records review did not indicate evidence of past or present ASTs on-site.

**4.4 Indications of PCBs**

Equipment potentially containing PCBs, such as transformers, capacitors, or hydraulic lifts, was not observed on-site.

**4.5 Indications of Solid Waste Disposal**

Indications of solid waste disposal were evident during our site visit. Minor amounts of trash were observed on the southern portion of the property. The observed trash included plastic bottles, plastic bags, paper trash, and grass clippings. No substance containers were observed in the areas of trash.

**4.6 Other Conditions of Concern**

The following environmental concern indicators were investigated during our site visit.

Table 1 Environmental Concern Indicators Proposed Student Housing Building Brunswick, Georgia				
Indicators	Present On-site		Location	Source
	Yes	No		
Stains and/or corrosion		✓		
Drains and/or sumps		✓		
Pits, ponds, lagoons		✓		
Stained soil and/or pavement		✓		
Stressed vegetation		✓		
Trash dumps		✓		
Effluent disposal systems		✓		
Unnatural odors		✓		
Sheen on water		✓		
Unnatural mounds or depressions		✓		
Spray rigs		✓		
Heavy machinery operation and/or maintenance		✓		
On-site wells		✓		
Septic system/drain field		✓		
In-ground hydraulic lifts		✓		

**4.7 Asbestos**

Asbestos-containing building materials are considered a non-scope issue and are not included as a part of this investigation; however, asbestos containing materials that are not part of a structure or are part of a building that is known to be demolished in the future may be subject to CERCLA response actions. No buildings are currently located on the property. Additionally, no waste piles of obvious asbestos containing materials were observed on the property.

**4.8 Site Map/Photo Documentation**

The site plan drawing is presented as Figure No. 2 and photo documentation is provided as *Appendix A-Photographic Documentation*.

## **5.0 RECORDS REVIEW**

### **5.1 Standard Environmental Record Sources**

A review of databases and/or files from federal, state, and local environmental regulatory agencies was conducted to identify potential use, generation, storage, treatment, or disposal of hazardous substances and petroleum products, or release incidents of such materials that may impact the site. The federal and state database information was provided to E&A by Environmental Data Management, Inc. (EDM). Any records obtained from non-governmental sources are typically updated within 90 days of the date the government agency last made the information publicly available. Information is provided in the manner and spelling archived in the records as presented by the commercial database provider.

The records reviewed included: CERCLIS, NPL, RCRIS, ERNS, TRIBLLUST, TRIBLTANKS, USBRWNFLDS, USINSTENG, USTs, LUST, SWLF, STCERC and STNPL, BRWNFLDS, DRY, and INSTENG lists as described in Section 2.3. A summary of the government record report is included in Appendix C-Government Records Search Report.

#### **5.1.1 Federal Agencies**

##### **5.1.1.1 CERCLIS List**

The United States Environmental Protection Agency (USEPA) CERCLIS database listing, updated November 2009, is a list of sites compiled by EPA that the EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the NPL list. This listing includes CERCLIS No Further Remedial Action Planned (NFRAP sites). A site's presence on the CERCLIS list does not imply federal activity at that site, nor does it indicate that hazardous conditions necessarily exist. The subject property was not listed. No facilities within a one-half mile approximate search distance of the site were listed in the CERCLIS database.

##### **5.1.1.2 NPL Site List**

The USEPA NPL database listing, updated August 2009, is a list compiled by EPA of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. The site was not listed. No facilities within the one-mile approximate search distance of the site were listed in the NPL database.

##### **5.1.1.3 RCRA CORRACTS and TSD List**

The USEPA RCRA Index System (RCRIS) database list was reviewed to identify corrective action (CORRACTS) facilities, updated August 2009 or non-corrective action facilities that generate, treat, store, and dispose (TSD) of hazardous waste, database updated November 2009. A facility's inclusion on this list does not necessarily indicate that hazardous conditions exist at that location. RCRIS CORRACTS facilities and RCRIS non-CORRACTS TSD facilities were searched out to a one mile radius. The site was not listed as a corrective or non-corrective action TSD facility. No facilities were listed within the approximate search distance on either database.

##### **5.1.1.4 RCRA Generators List**

The RCRA Generators List, updated November 2009, provides a listing of "large" and small" quantity generators of hazardous waste. The RCRA generators list was searched for the property and adjoining properties. The site was not listed as a RCRA generator. One adjoining facility was listed as a RCRA generator.



Table 2 RCRA Generators List Proposed Student Housing Building Brunswick, Georgia			
Facility Name	Address	Facility I.D. No.	Distance (miles), Direction from Site
Coastal GA Community College	3700 Altama Avenue	GAR000004911	Adj.

- Coastal GA Community College – This RCRA waste generator listing is for the College of Coastal Georgia campus surrounding the subject property. The subject property does not appear to have been developed or contained any potential for waste generation. According to the regulatory database report, the college notified the Georgia Environmental Protection Division (EPD) of possible waste generation in 1996 and 2001. According to the regulatory database report, the college is a conditionally exempt small quantity generator, which indicates that less than 100 kilograms of waste is generated per month. According to Ms. Tania Scott with the EPD, no waste generation information was available for this facility with the Brunswick EPD office. Based on the lack of any on-site waste generation and the lack of any reported discharges or violations under this registration, in E&A's opinion, the waste generation at the college is a low potential threat and not a recognized environmental condition.

#### **5.1.1.5 Records of Emergency Releases**

The ERNS list, updated January 2009, is EPA's emergency response notification system list of reported CERCLA hazardous substance releases or spills greater than the reportable quantity. The ERNS list was searched for the subject property only. A review of the records indicated that the site was not listed on the ERNS list.

#### **5.1.1.6 Brownfields Site List**

The Brownfields Sites List, updated July 2009, is the EPA Brownfields Management System's list of sites receiving federal grants for Brownfields assessment or cleanup. Brownfields areas are typically abandoned, idled, or underused industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. The Brownfields Site List was searched within a one-half mile radius of the property. The subject property was not listed. No facilities within a one-half mile approximate search distance of the site were listed in the EPA's Brownfields database.

#### **5.1.1.7 U.S. Institutional/Engineering Controls Registry**

The U.S. Institutional and Engineering Control Registry list was reviewed to identify facilities on the property that have had institutional and/or engineering controls implemented to regulate exposure to environmental hazards, database updated July 2009. The database was searched for the property only. The property was not listed on the U.S. Institutional or Engineering Control Registry list.

#### **5.1.1.8 Tribal Leaking UST List**

The U.S. EPA list of leaking USTs on Native American lands (TRIBLLUST), updated June 2008, was reviewed to identify registered storage tank facilities on tribal lands within approximately one-half mile of the site with reported petroleum releases. The site was not listed as a TRIBLLUST facility. No facilities within the one-half mile approximate search distance were listed in the database.

**5.1.1.9 Tribal Registered Storage Tank List**

The U.S. EPA list of registered storage tanks on Native American lands (TRIBLTANKS), updated June 2008, was reviewed to identify facilities on tribal lands within an approximate one-quarter mile search distance of the site. The subject property was not listed as a TRIBLTANKS facility. No adjoining TRIBLTANKS facilities were listed in the database report.

**5.1.2 State Agencies****5.1.2.1 State Equivalent Hazardous Sites List**

Database files from the Georgia Department of Natural Resources (GDNR) Hazardous Sites Inventory (HSI), updated July 2008, was reviewed to identify sites on the GDNR State equivalent CERCLIS and State equivalent NPL lists (STCERC and STNPL). These databases were searched out to a one mile radius. The subject property was not listed as a state-equivalent hazardous waste site. Three facilities were listed within the one-mile approximate search distance.

Table 3 HSI List Proposed Student Housing Building Brunswick, Georgia			
Facility Name	Address	Facility I.D. No.	Distance (miles), Direction from Site
4 <sup>th</sup> Street Landfill (Brunswick Airport)	4 <sup>th</sup> Street & Old Brunswick Airport	10282	0.40 NE
STSE, Inc.	1900 Second Street	10587	0.61 SW
Harbison Walker Refractory	2100 Line Street	10279	0.96 NW

- 4<sup>th</sup> Street Landfill – This former landfill was located approximately 2,100 feet northeast of the subject property. Based on a review of aerial photographs, a pond or borrow pit was located on the east side of the former airport landing strip in 1962. In the 1977 aerial photograph, the pond had been filled and appeared to be a landfill based on the disturbed nature of the land. This disturbed area was also apparent in the 1981 aerial photograph. Since at least 1999, the area appeared to be grassy land. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has known lead impacts in the soil and groundwater. The regulatory database indicated that site assessment activities are ongoing at this facility, but that no lead impacts are suspected to be impacting the surrounding properties. Based on the Brunswick East Topographic Map, groundwater flow direction in this area appears to be generally to the east away from the subject property. Based on this facility's distance from the subject property, the interpreted direction of groundwater flow, and the nature of the impacts at this facility, in E&A's opinion, it is a low potential threat and not a recognized environmental condition.
- STSE, Inc. – This facility is located approximately 3,200 feet southwest of the subject property. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has benzene impacts in the soil and groundwater as well as trichloroethene and dichloroethylene impacts in the groundwater. The regulatory database report indicated that source removal and remedial activities are ongoing at

this facility. Based on this facility's distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.

- Harbison Walker Refractory – This facility is located approximately 5,050 feet northwest of the subject property. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has lead, 1,1-dichloroethane, chromium, nickel, barium, and zinc impacts in the groundwater. The regulatory database report indicated that site assessment activities are ongoing at this facility. Based on this facility's distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.

#### **5.1.2.2 State Landfill and/or Solid Waste Disposal**

The database files from the GDNR, updated July 2009, were reviewed regarding Solid Waste Facilities and Landfill Sites (SWLF). These records typically contain an inventory of active and inactive solid waste disposal facilities. The site was not listed as a SWLF facility. No facilities within the approximate one-half mile search distance was listed in the database records.

#### **5.1.2.3 Leaking UST List**

The GDNR's list of leaking USTs (LUST), updated July 2009, was reviewed to identify registered storage tank facilities within approximately one-half mile of the site with reported petroleum releases. The site was not listed as a LUST facility. Two facilities within the one-half mile approximate search distance were listed in the database.

Table 4 LUST List Proposed Student Housing Building Brunswick, Georgia			
Facility Name	Address	Facility I.D. No.	Distance (miles), Direction from Site
Glynn Co Police Dept	2747 Fourth Street	09063014	0.12 SE
Neighbors #622	3879 Altama Avenue	00630006	0.26 W

- Glynn Co Police Dept – Glynn County Police Department – This facility is the Glynn County Police office located approximately 650 feet southeast of the subject property. No details of this facility's discharge or tanks were provided in the regulatory database report. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office due to it being a government facility. Based on the Brunswick East Topographic Map, groundwater flow direction in this area appears to be generally to the east away from the subject property. Based on this facility's distance and the interpreted direction of groundwater flow, in E&A's opinion it is a low potential threat and not a recognized environmental condition.
- Neighbors #622 – This former gas station was located along the west side of Altama Avenue approximately 1,350 feet west of the subject property. According to the regulatory database report, this facility had three 10,000-gallon gasoline USTs and two 4,000-gallon kerosene USTs that were installed in 1984. The regulatory database report indicated that the tanks were constructed from reinforced fiberglass, but did not specify if they have been removed. According to the regulatory database report, this facility reported a discharge in 1998 for which it received No Further Action approval. According to the information on file for this facility with the

Brunswick EPD Office, the discharge notification was the result of a calculated loss of product; however, subsequent tightness testing and recalculation of inventory determined that no release occurred. Based on this facility's current regulatory status and its distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.

#### **5.1.2.4 Registered Storage Tank List**

The GDNR's list of registered storage tanks (RSTs), updated July 2009, was reviewed to identify facilities within an approximate one-quarter mile search distance of the site. The subject property was not listed as a RST facility. One adjoining facility was listed in the database report.

Table 5 TANKS List Proposed Student Housing Building Brunswick, Georgia			
Facility Name	Address	Facility I.D. No.	Distance (miles), Direction from Site
Coastal GA Community College	3700 Altama Avenue	00630091	Adj.

- Coastal GA Community College – This registered petroleum storage tank listing is for the College of Coastal Georgia campus surrounding the subject property. The subject property does not appear to have been developed or contained any petroleum storage tank systems. According to the regulatory database report, the college previously had two 1,000-gallon gasoline USTs from 1984 until 2002, and has 500-gallon heating oil UST that was installed in 1975 and a 5,000-gallon heating oil UST that was installed in 1965. The two heating oil tanks were placed out of service in 1998. According to the information on file with the Georgia Environmental Protection Division (EPD), the most recent inspection of this facility, in 1996, found no violations. The file for this facility indicated that no closure report was required for the closed tanks since this is a government facility. Based on this facility's current regulatory status and the lack of any reported discharges or violations, in E&A's opinion, the former tanks at the College of Coastal Georgia Campus are a low potential threat and not a recognized environmental condition.

#### **5.1.2.5 Dry Cleaners**

The GDNR does not currently maintain a list of current and/or former dry cleaning facilities. During site reconnaissance, no dry cleaning facilities were observed on-site or on adjoining properties.

#### **5.1.2.6 State Brownfield Areas**

The Georgia Environmental Protection Division (EPD) Brownfields database, updated March 2009, contains a listing of state-designated Brownfield Areas. Brownfields areas are typically abandoned, idled, or underused industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. The Brownfields databases were searched within a one-half mile radius of the property. The site was not listed as a designated Brownfields Area.

#### **5.1.2.7 State Institutional/Engineering Controls Registry**

The GDNR HSI and Brownfields Florida Institutional and Engineering Control Registry list are utilized to compile a list of sites with institutional and/or engineering control. The list

was reviewed to identify facilities on the property that have had institutional and/or engineering controls implemented to regulate exposure to environmental hazards, database updated March 2009. The database was searched for the property only. The property was not listed on the Institutional or Engineering Control Registry list.

#### **5.1.2.8 American Indian Lands**

A listing of American Indian Lands in the State of Georgia provided by the U.S. Census Bureau, updated the year 2000, was reviewed. The Census Bureau did not identify any listings of American Indian Lands in the vicinity of the property.

#### **5.2 Physical Setting Sources**

Based on our review of the Brunswick East, Georgia, Quadrangle U.S.G.S. 7.5 Minute Series Topographic Map, the site appears to be in an area that drains generally to the east towards the Intracoastal Waterway. The site has an approximate elevation of 15 to 20 feet, per the National Geodetic Vertical Datum (NGVD).

The site area's groundwater flow direction, interpreted from the Brunswick East, Georgia, Topographic Map, appears to be generally to the east towards the Intracoastal Waterway. It must be noted that groundwater flow direction can be influenced by factors, such as surface topography, underground structures, tidal influences, seasonal fluctuations, soil and bedrock geology, and production wells, which were not considered in this interpretation. Therefore, actual groundwater flow direction can only be determined conclusively by using groundwater wells and collection of depth-to-water and surface elevation measurements.

## **6.0 HISTORICAL USE INFORMATION**

Past land uses were investigated to identify historical practices or conditions that may have impacted the property. This investigation included an analysis of local street directories, historical aerial photographs, topographic maps, on-line property appraiser database information, previous reports for the subject property, and interviews.

### **6.1 Past Uses of the Property**

Currently and since at least 1977, the property has been occupied by a mixture of grassy land and wooded land on the southern portion on the College of Coastal Georgia campus. Prior to 1962, the property appeared to be partially wooded land since at least 1953.

### **6.2 Past Uses of Adjoining Properties**

Currently and since at least 1981, the northern adjoining property has been occupied by grassy land and a pond as part of the College of Coastal Georgia campus. Prior to 1977, the northern adjoining property appeared to be partially wooded land since at least 1953. Currently and since at least 1977, the western adjoining property has been occupied by a paved parking lot as part of the College of Coastal Georgia campus. Prior to 1962, the western adjoining property appeared to be partially wooded land since at least 1953. Currently and since at least 1977, the southern adjoining property has been occupied by a mixture of grassy land and wooded land as part of the College of Coastal Georgia campus. Prior to 1962, the western adjoining property appeared to be partially wooded land since at least 1953. Currently and since at least 1977, the eastern adjoining property has been occupied by wooded land as part of the College of Coastal Georgia campus. Prior to 1962, the western adjoining property appeared to be partially wooded land since at least 1953.

### **6.3 Aerial Photographs**

Copies of aerial photographs taken during 1953, 1962, 1977, 1981, 1999, and 2008, prepared for the Glynn County Property Appraiser's Office and the U.S. Department of Agriculture's Soil Conservation Office, were reviewed for aerial reconnaissance. These aerial photographs were evaluated to identify changes in land use and areas of potential environmental concern. A copy of the 2008 aerial photograph is provided in *Appendix B-Aerial Photographs*.

In the 1953 aerial photograph, the property and the surrounding properties appeared to be undeveloped partially wooded land. An airport landing strip appeared several hundred feet to the northeast.

The 1962 aerial photograph showed the property and the surrounding properties as similar to the 1953 aerial photograph.

In the 1977 aerial photograph, the property appeared to be a mixture of grassy land and wooded land within the College of Coastal Georgia campus. The northern adjoining property appeared to be grassy land. The western adjoining property appeared to be a paved parking lot as part of the campus. The southern adjoining property appeared to be a mixture of grassy land and wooded land. The eastern adjoining property appeared to be undeveloped wooded land.

In the 1981 aerial photograph, the property and the surrounding properties appeared similar to the 1977 aerial photograph.

In the 1999 aerial photograph, the property and the surrounding properties appeared similar to previous years with a few exceptions. The western adjoining property was occupied by a

school building. The airport landing strip previously located to the northeast was no longer apparent in the 1999 aerial photograph.

The 2008 aerial photograph showed the property and the surrounding properties as similar to the 1999 aerial photograph.

#### **6.4 Fire Insurance Maps**

No Sanborn Fire Insurance Map coverage was available for this portion of Brunswick.

#### **6.5 Street Directories**

Review of the Polk City Directory (1953, 1958, 1964, 1969, 1974, 1979, 1984, 1989, 1994, 1999, 2004, and 2009 editions) was made for Altama Avenue for this report.

The property was listed as the College of Coastal Georgia located at 3700 Altama Avenue in the 2009 edition of the city directories reviewed. Prior to the 2004 edition, 3700 Altama Avenue was listed as Coastal Georgia Community College since at least 1999. Prior to 1994 there were no listings for the college or 3700 Altama Avenue. Altama Avenue was listed since at least 1953 in the city directories reviewed.

#### **6.6 Topographic Maps**

E&A reviewed the Brunswick East, Georgia Quadrangle, U.S.G.S. topographic map dated 1993 (Figure 1). Based on the topographic map, the property was undeveloped land in 1993 surrounded by a college campus labeled as Brunswick Junior College.

#### **6.7 Property Appraiser Information**

E&A reviewed information from the Glynn County Property Appraiser on-line database. According to the on-line database, the property is part of real estate parcel 01-06131 located at 3700 Altama Avenue, in Brunswick, Glynn County, Georgia. The property appraiser information listed the State Board of Regents as the current owner of the property.

#### **6.8 Chain-of-Title Report**

No Chain-of-Title Report was made available for this report.

#### **6.9 Previous Reports**

No previous reports were provided for this report.

**7.0 INTERVIEWS**

Interviews for this report were conducted by J.C. Waldron with E&A in an attempt to ascertain items such as current and past uses of the site, whether hazardous substances or petroleum products are currently or have been previously used on the site, and if there are any other known items that may relate to the potential for recognized environmental conditions at the site. The interviews were conducted under the direct supervision of the environmental professional.

**7.1 Owner Interview**

E&A interviewed Mr. Gary Strickland with the College of Coastal Georgia regarding his knowledge of the property. Mr. Strickland reported that the property has always been undeveloped land (containing no building structures). Mr. Strickland reported that the rectangular area of disturbed land on the northwestern portion of the property was a former wild flower bed. Mr. Strickland reported that he was unaware of any environmental concerns for the property.

**7.2 Regulatory Agency Interview**

E&A interviewed Ms. Tania Scott with the Georgia Environmental Protection Division's (EPD's) Brunswick Office regarding the facilities listed in the regulatory database report. Ms. Scott reported that the Brunswick EPD Office did not have any file information for the College of Coastal Georgia's RCRA waste generator listing, the Glynn County Police Department facility, the 4<sup>th</sup> Street Landfill facility, the STSE, Inc. facility, and the Harbison Walker Refractory facility. Ms. Scott provided E&A with file information for the College of Coastal Georgia's tank registration and the Neighbors #622 LUST facility.

**7.3 Key Site Manager/Occupant Interview**

The site is not currently occupied.

**7.4 Past Owners, Operators, Occupants**

No previous owner or occupant information was provided for this report.



**8.0 USER PROVIDED INFORMATION**

H.J. Russell & Company and the College of Coastal Georgia were identified to E&A as being the users of this report. E&A provided the identified users with a User Questionnaire in order to ascertain any specialized knowledge they may have in regard to the subject property. A User Questionnaire was completed by Mr. Gregory Carver with the College of Coastal Georgia. A copy of the completed User Questionnaire is provided in Appendix D.

**8.1 Reason for Performing Phase I ESA**

In the User Questionnaire, Mr. Carver reported that the purpose of this assessment is for the proposed new construction of a campus center building.

**8.2 Environmental Liens or Activity Use Limitations**

No information regarding environmental liens was reported in the User Questionnaire. No activity and land use limitations for the property were reported to E&A by any user of this report.

**8.3 Specialized Knowledge of the Property or Nearby Properties**

No specialized knowledge of the property or surrounding properties was reported in the User Questionnaire. Mr. Carver was not aware of any conditions at the property that would indicate an environmental concern.

**8.4 Property Valuation Reduction Due to Environmental Issues**

No purchase price information was reported as no property transaction is occurring for the property.

## **9.0 DATA GAPS**

Data gaps occur when a lack of or inability to obtain required information exists despite good faith efforts to gather such information. A data gap itself is not necessarily significant, unless the data failure includes information pertaining to a known or perceived environmental threat or, based on the experience of the environmental professional, the data gap hinders the ability to identify a recognized environmental condition.

No significant data gaps were identified for this report. Data failure occurred in the historical review section based on the lack of historical review prior to 1953. In E&A's opinion, this data failure does not constitute a significant data gap based on the historically undeveloped nature of the property and the surrounding properties prior to 1977.

**10.0 FINDINGS AND OPINIONS**

This assessment has revealed evidence of potential on-site impact from the following conditions:

- Coastal GA Community College – This RCRA waste generator listing is for the College of Coastal Georgia campus surrounding the subject property. The subject property does not appear to have been developed or contained any potential for waste generation. According to the regulatory database report, the college notified the Georgia Environmental Protection Division (EPD) of possible waste generation in 1996 and 2001. According to the regulatory database report, the college is a conditionally exempt small quantity generator, which indicates that less than 100 kilograms of waste is generated per month. According to Ms. Tania Scott with the EPD, no waste generation information was available for this facility with the Brunswick EPD office. Based on the lack of any on-site waste generation and the lack of any reported discharges or violations under this registration, in E&A's opinion, the waste generation at the college is a low potential threat and not a recognized environmental condition.
- Coastal GA Community College – This registered petroleum storage tank listing is for the College of Coastal Georgia campus surrounding the subject property. The subject property does not appear to have been developed or contained any petroleum storage tank systems. According to the regulatory database report, the college previously had two 1,000-gallon gasoline USTs from 1984 until 2002, and has 500-gallon heating oil UST that was installed in 1975 and a 5,000-gallon heating oil UST that was installed in 1965. The two heating oil tanks were placed out of service in 1998. According to the information on file with the Georgia Environmental Protection Division (EPD), the most recent inspection of this facility, in 1996, found no violations. The file for this facility indicated that no closure report was required for the closed tanks since this is a government facility. Based on this facility's current regulatory status and the lack of any reported discharges or violations, in E&A's opinion, the former tanks at the College of Coastal Georgia Campus are a low potential threat and not a recognized environmental condition.
- Former Airport – A former airport landing strip was located approximately 400 feet northeast of the subject property. The airport appeared to operate from at least 1953 until 1977. In the 1981 aerial photograph the outline of the landing strips was apparent; however they appeared to be grassy and not in use. Airports can potentially contain environmental concerns based on jet fuel storage and use; however, the subject property does not appear to have been part of the former airport, and was located 400 feet off the end of one landing strip. In E&A's opinion, the presence of the former airport landing strip near the property is a low potential threat and not a recognized environmental condition.
- Glynn Co Police Dept – Glynn County Police Department – This facility is the Glynn County Police office located approximately 650 feet southeast of the subject property. No details of this facility's discharge or tanks were provided in the regulatory database report. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office due to it being a government facility. Based on the Brunswick East Topographic Map, groundwater flow direction in this area appears to be generally to the east away from the subject property. Based on this facility's distance and the interpreted direction of

groundwater flow, in E&A's opinion it is a low potential threat and not a recognized environmental condition.

- Neighbors #622 – This former gas station was located along the west side of Altama Avenue approximately 1,350 feet west of the subject property. According to the regulatory database report, this facility had three 10,000-gallon gasoline USTs and two 4,000-gallon kerosene USTs that were installed in 1984. The regulatory database report indicated that the tanks were constructed from reinforced fiberglass, but did not specify if they have been removed. According to the regulatory database report, this facility reported a discharge in 1998 for which it received No Further Action approval. According to the information on file for this facility with the Brunswick EPD Office, the discharge notification was the result of a calculated loss of product; however, subsequent tightness testing and recalculation of inventory determined that no release occurred. Based on this facility's current regulatory status and its distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.
- 4<sup>th</sup> Street Landfill – This former landfill was located approximately 2,100 feet northeast of the subject property. Based on a review of aerial photographs, a pond or borrow pit was located on the east side of the former airport landing strip in 1962. In the 1977 aerial photograph, the pond had been filled and appeared to be a landfill based on the disturbed nature of the land. This disturbed area was also apparent in the 1981 aerial photograph. Since at least 1999, the area appeared to be grassy land. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has known lead impacts in the soil and groundwater. The regulatory database indicated that site assessment activities are ongoing at this facility, but that no lead impacts are suspected to be impacting the surrounding properties. Based on the Brunswick East Topographic Map, groundwater flow direction in this area appears to be generally to the east away from the subject property. Based on this facility's distance from the subject property, the interpreted direction of groundwater flow, and the nature of the impacts at this facility, in E&A's opinion, it is a low potential threat and not a recognized environmental condition.
- STSE, Inc. – This facility is located approximately 3,200 feet southwest of the subject property. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has benzene impacts in the soil and groundwater as well as trichloroethene and dichloroethylene impacts in the groundwater. The regulatory database report indicated that source removal and remedial activities are ongoing at this facility. Based on this facility's distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.
- Harbison Walker Refractory – This facility is located approximately 5,050 feet northwest of the subject property. According to Ms. Tania Scott with the EPD, there is no information on file for this facility at the Brunswick EPD Office. According to the regulatory database report, this facility has lead, 1,1-dichloroethane, chromium, nickel, barium, and zinc impacts in the groundwater. The regulatory database report indicated that site assessment activities are ongoing at this facility. Based on this facility's distance from the subject property, in E&A's opinion, it is not a likely threat and not a recognized environmental condition.

## **11.0 CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-05 of the Proposed Student Housing Building located on the College of Coastal Georgia campus, the property. The College of Coastal Georgia is located at 3700 Altama Avenue, in Brunswick, Glynn County, Georgia. Any exceptions to, or deletions from, this practice are described in Sections 2.2 and 2.3 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property. Based on these findings, in E&A's opinion, no additional investigation is warranted for the property at this time.

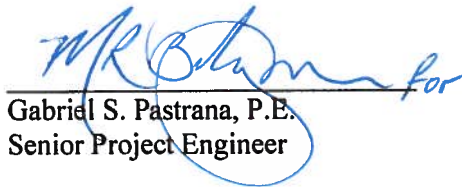
**12.0 SIGNATURES AND ENVIRONMENTAL PROFESSIONAL STATEMENT**



J.C. Waldron  
Project Scientist

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I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Gabriel S. Pastrana, P.E.  
Senior Project Engineer

**13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

<b>NAME &amp; TITLE</b>	Gabriel Pastrana, P.E. Senior Project Engineer
<b>TECHNICAL ROLE</b>	Environmental Engineer
<b>YEARS EXPERIENCE</b>	12
<b>EDUCATION</b>	BS, Environmental Engineering, University of Florida, 1997 MBA, University of North Florida, 2006
<b>PROFESSIONAL REGISTRATION</b>	Licensed Professional Engineer, Florida #65536 Certified Florida Environmental Assessor (CFEA #342) Licensed Environmental Professional (LEP #154) 40-Hour OSHA Safety Training for Hazardous Waste Sites, #208858 JEA Safety Leadership Development Certificate, 2007 and Substation Safety, 2006
<b>QUALIFICATIONS</b>	Mr. Pastrana is a licensed professional engineer with 12 years of environmental engineering experience, which includes contamination assessment and remediation design; Florida Department of Environmental Protection (FDEP) pre-approval management; Phase I and II Environmental Site Assessments (ESAs) and Compliance Audits; petroleum storage systems; environmental permitting and compliance; groundwater modeling; soil and groundwater sampling; asbestos surveys; and geotechnical investigations.
<b>REPRESENTATIVE PROJECT EXPERIENCE</b>	<ul style="list-style-type: none"><li>▪ <b>Site Assessments and Contamination Remediation</b> – <i>Project Manager</i> for site assessments of sites with soil and groundwater impacts from petroleum, dry cleaning solvents, pesticides, and metals. Remediation activities have included the design of remediation systems (i.e. air sparge, soil vapor extraction, multi-phase extraction, and in-situ chemical and bio-remediation agent injection) and initial remedial activities (i.e. excavation, short-term groundwater recovery).</li><li>▪ <b>FDEP Petroleum Pre-Approval Projects</b> – <i>Project Manager</i> for numerous FDEP Petroleum Cleanup Pre-approval projects. Create Site Assessment Reports, design Remedial Action Plans, and assign and oversee fieldwork, including remedial action implementation and operation and maintenance activities. Managed dozens of sites including proposal preparation, completion of Work Orders, and coordination of invoicing under the Program's Standard Operating Procedures.</li><li>▪ <b>Phase I and II ESAs</b> – <i>Project Manager</i> for numerous Phase I and II ESAs in accordance with ASTM standards. Manage and conduct multi-site portfolios for national corporations. For contaminated sites, recommend and negotiate remediation solutions, engineering controls, and institutional controls with Municipal and State regulatory agencies.</li><li>▪ <b>Nitrogen Loading Assessments - Wekiva River Basin</b> – <i>Project Manager</i> for evaluation of the fate and transport of nitrogen/nitrates from onsite wastewater treatment systems (septic tank/drain field) at residential properties within the Wekiva River Basin. The study focused on the nitrogen/nitrate, phosphorus, and fecal coliform impacts to groundwater, surface waters, and springs in an area of Florida with karst geology and highly vulnerable aquifers.</li><li>▪ <b>Surface Water Discharge Permitting</b> – <i>Project Engineer</i> for numerous surface water discharge permits to comply with the FDEP's Generic Permit for the Discharge of Produced Groundwater. Develop generic permit alternatives including modeling impacts of groundwater discharge to receiving surface water bodies, calculation of alternate screening levels, and on-site groundwater treatments.</li><li>▪ <b>FDOT Dewatering Projects</b> – <i>Project Manager</i> for the preparation of FDOT Dewatering Plans. Plans include design of dewatering systems, groundwater modeling, BMPs for erosion and sedimentation control, and determination of permitting requirements for FDEP and the SJRWMD.</li></ul>



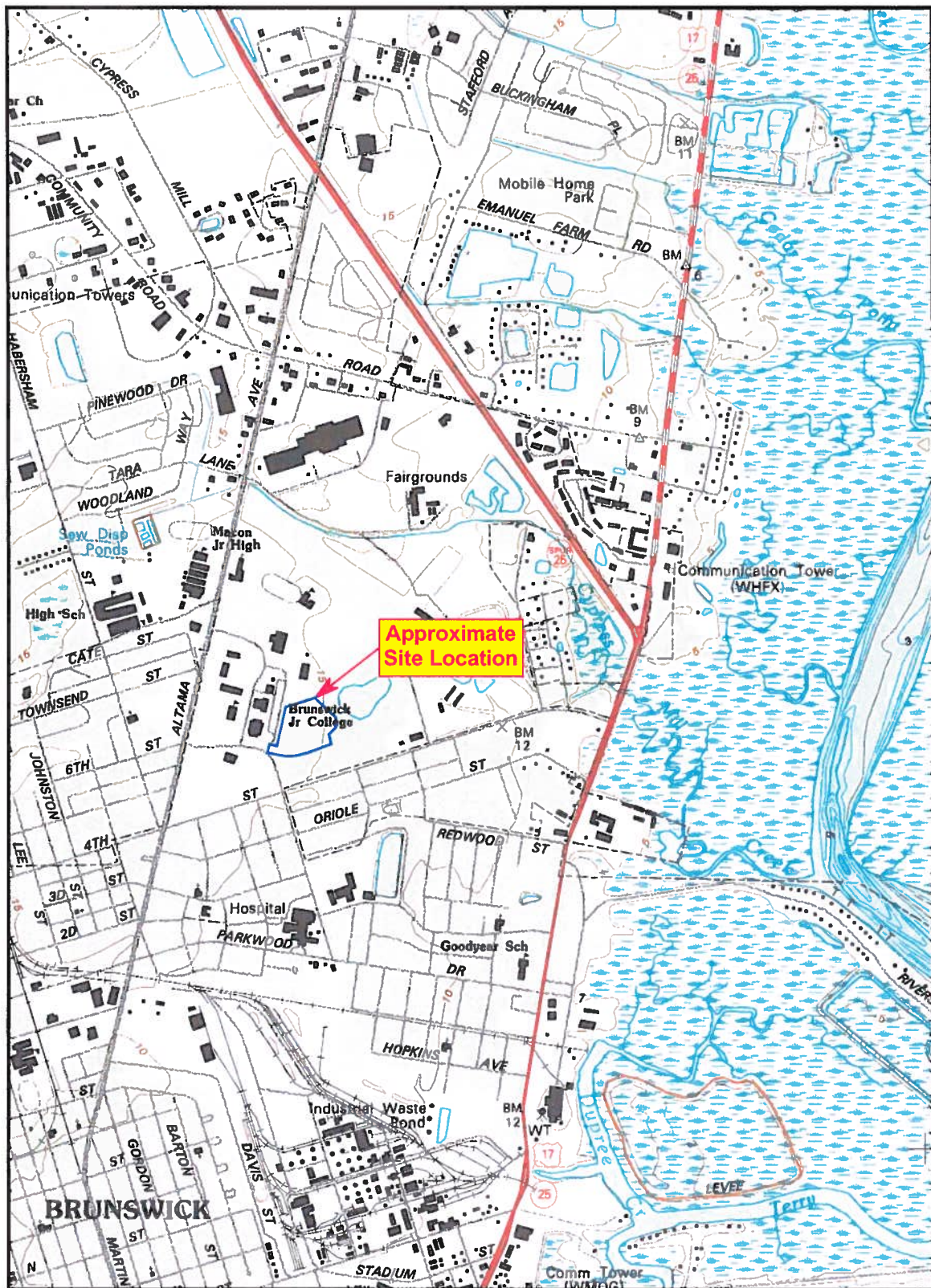


<b>NAME &amp; TITLE</b>	John C. (JC) Waldron Project Scientist
<b>TECHNICAL ROLE</b>	Environmental Project Scientist
<b>YEARS OF EXPERIENCE</b>	7
<b>EDUCATION</b>	B.A., Economics, focus in Environmental Science, Washington & Lee University, 2001
<b>QUALIFICATIONS</b>	Mr. Waldron's primary duties include the completion of FCC/NEPA Compliance Summary Reports, Surface Water Discharge Permitting and compliance monitoring, Contamination Assessments, and Phase I and Phase II Environmental Site Assessments (ESAs), including regulatory interviews, site reconnaissance, data management and interpretation, and report writing for various clients.
<b>REPRESENTATIVE PROJECT EXPERIENCE</b>	<ul style="list-style-type: none"><li>▪ <b>Phase I ESAs:</b> <i>Project Manager and Staff Scientist</i> for over 300 Phase I ESAs in accordance with ASTM E 1527-05. These assessments have been conducted at various types of facilities, ranging in size from less than one-half acre to over 10,000 acres, and have included undeveloped lots, cellular communications towers, corridor studies, and warehouse distribution centers, as well as properties located within industrial areas and downtown business districts. These projects have been performed for both private developers and municipalities.</li><li>▪ <b>Phase II ESAs:</b> <i>Project Manager and Staff Scientist</i> on Phase II ESAs consisting of collecting soil and groundwater samples, and report preparation for projects ranging from dry cleaning facilities to former gas stations and automotive repair shops.</li><li>▪ <b>Waste Characterization &amp; Delineation:</b> <i>Project Manager and Staff Scientist</i> on Waste Characterization and Delineation Projects, which consisted of digging of test pits, and the collection of soil and groundwater samples. These projects have included various private construction projects as well as those for the City of Jacksonville, Jacksonville Electric Authority (JEA), and Brevard County.</li><li>▪ <b>Remediation Projects:</b> <i>Staff Scientist</i> on Remediation Projects, including Florida Department of Environmental Protection reimbursement projects, which consisted of the collection of soil and groundwater samples, and field analysis of soil samples using an OVA-FID.</li><li>▪ <b>Waste Classification:</b> <i>Staff Scientist</i> on Waste Classification Projects, for the JEA, which included an analysis of ash samples from the burning of a new fuel mixture to determine any practical uses. The responsibilities consisted of the collection of samples of different types of ash.</li><li>▪ <b>Surface Water Discharge Permitting:</b> <i>Project Manager</i> on Surface Water Discharge Permitting Projects, which consist of the installation of monitoring wells, the collection of surface water and groundwater samples, the collection of surface water data from the surrounding areas, the preparation of reports, and monitoring for compliance.</li><li>▪ <b>Well Abandonment:</b> <i>Staff Scientist</i> during completion of a monitoring well abandonment.</li><li>▪ <b>Site Elevation Survey –</b> <i>Staff Scientist</i> during completion of a site elevation survey, as part of a Phase II ESA.</li><li>▪ <b>Spill Prevention, Control, and Counter Measure Plans:</b> <i>Project Manager and Staff Scientist</i> for a spill prevention assessment for over 50 sites for JEA.</li><li>▪ <b>FCC/NEPA Compliance:</b> Performed FCC/NEPA Compliance Checklists for cellular communications tower construction and design firms.</li><li>▪ <b>Well Delineation:</b> Collected public water well information, including well location, well depth, and approximate well yield, as part of a Phase II ESA.</li></ul>

**14.0 REFERENCES**

- Glynn County Property Appraisers Office, Brunswick, Georgia.
- Environmental Data Management, Inc. (EDM) –Largo, Florida.
- Healy, H.G., “Potentiometric Surface of the Floridan Aquifer in Florida,” 1980, Florida Department of Natural Resources, Bureau of Geology, Map Series No. 104.
- State of Georgia Solid Waste Facilities (SWL).
- State of Georgia Hazardous Sites Inventory (HSI).
- Steward, J.W., “Areas of Natural Recharge to the Floridan Aquifer in Florida,” FDNR Bureau of Geology, Map Series 98, 1980.
- U.S. Environmental Protection Agency, Comprehensive Environmental Response, Compensation, and Liability Act Lists (CERCLIS); Superfund Program.
- U.S. Environmental Protection Agency, Emergency Response Notification System (ERNS).
- U.S. Environmental Protection Agency, Hazardous Waste Data Management System (HWDMS); Resource and Recovery Act.
- U.S. Environmental Protection Agency, Stationary Storage Tank Inventory System (STI), Petroleum Contamination Tracking System (PCTS).
- U.S. Geological Survey, Topographic Map Series, Brunswick East, Georgia, Quadrangle, 1:24:0000, 1993.
- The Aerial Photograph for the year 2008 was obtained from the Glynn County Property Appraiser’s Office, Brunswick, Georgia.
- The 1953, 1962, 1977, 1981, and 1999 aerial photographs were obtained from the U.S. Department of Agriculture’s Brunswick Soil Conservation Office, Brunswick, Georgia.
- City directories were reviewed at the Three Rivers Public Library, Brunswick, Georgia.

**FIGURES**



**EA Ellis & Associates Inc.**  
 Environmental ■ Geotechnical ■ Materials Testing  
 Integrated Engineering Services EB: 998  
 7064 Davis Creek Road Jacksonville, FL 32256  
 p: 904-880-0960 f: 904-880-0970 email: ellis@ellisassoc.com  
 Serving the Southeast since 1970.  
 Offices: Jacksonville, FL - Brunswick, GA

Site Vicinity/Topographic Map  
**Proposed Student Housing Building**  
 U.S. Geological Survey 7.5 Minute - Topographic Map  
 Brunswick East, Georgia Quadrangle  
 1993  
 Scale 1"=2,000', Site Boundaries Depicted are Approximate

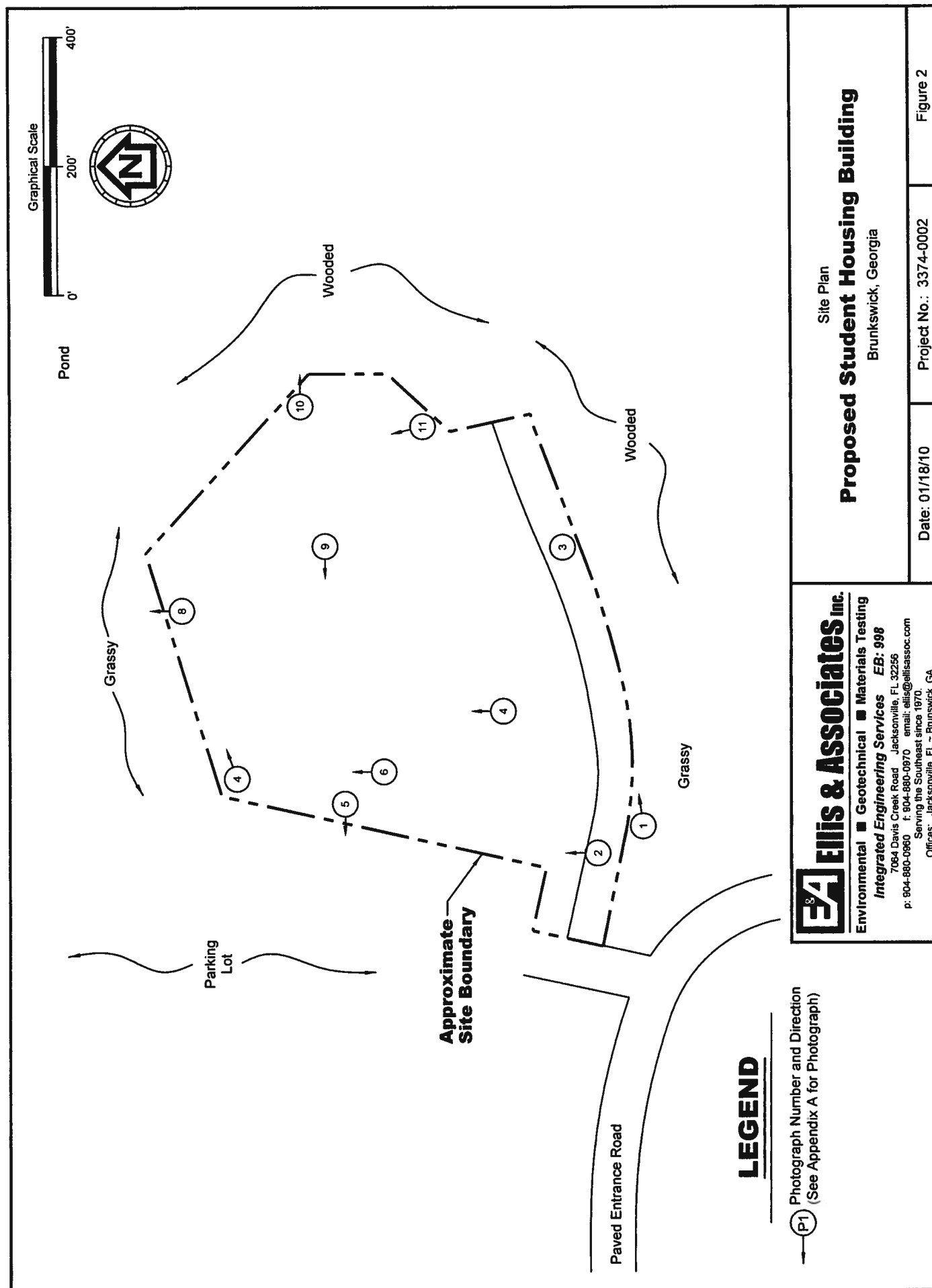


Date: 01/18/10

Project No.: 3374-0002

Figure 1

JAS- 33740002



**APPENDIX A**  
Photographic Documentation





Photograph 1 – View to the east along the southern property boundary.



Photograph 2 – View to the north along the western property boundary.



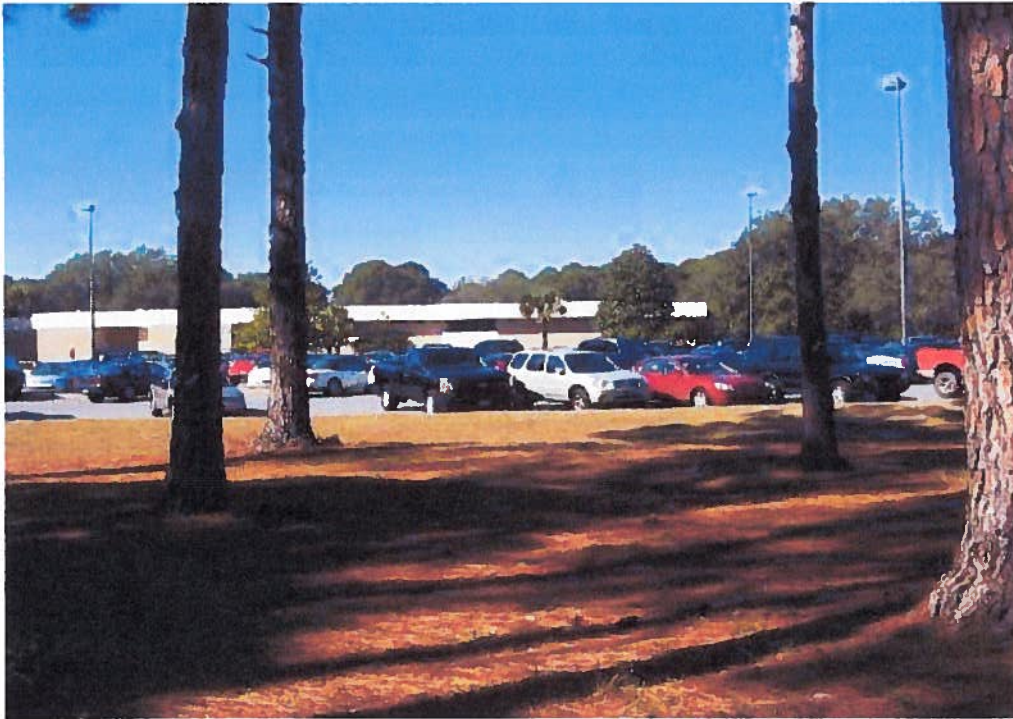


Photograph 3 – View to the south showing the southern adjoining property.



Photograph 4 – View to the north showing the wooded southern portion of the property.





Photograph 5 – View to the west showing the western adjoining property.



Photograph 6 – View to the north overlooking a former wild flower bed on the northwestern portion of the property.





Photograph 7 – View to the east along the northern property boundary.



Photograph 8– View to the north showing the northern adjoining property.





Photograph 9 – View to the west overlooking the northern portion of the property.



Photograph 10 – View to the east showing the eastern adjoining property.



Photograph 11 – View to the north along the eastern property boundary.

**APPENDIX B**  
Aerial Photographs





**Environmental ■ Geotechnical ■ Materials Testing**  
**Integrated Engineering Services EB: 998**  
 7084 Davis Creek Road Jacksonville, FL 32256  
 p: 904-880-0960 f: 904-880-0970 email: ellis@ellisassoc.com  
 Serving the Southeast since 1970  
 Offices: Jacksonville, FL ~ Brunswick, GA

2008 Aerial Photograph

**Proposed Student Housing Building**

Jacksonville, Florida

Source: Brunswick County Property Appraisers Office  
 Scale 1"=100', Site Boundaries Depicted are Approximate



Date: 01/18/10

Project No.: 3374-0002

JAS - 33870001

## **APPENDIX C**

### **Government Records Search Report**

# **ENVIRONMENTAL DATA REPORT**

## **Standard ASTM Research**

3700 Altama Avenue

Brunswick, Georgia 31520

### **Prepared For:**

Ellis & Associates, Inc.

7064 Davis Creek Road

Jacksonville, FL 32256

### **Prepared By:**

**ENVIRONMENTAL DATA MANAGEMENT, INC.**

2840 West Bay Drive, Suite 208

Largo, Florida 33770

December 17, 2009





Environmental Data Management, Inc.  
2840 West Bay Drive, Suite 208  
Largo, Florida 33770  
Tel. (727) 586-1700 Fax (727) 585-1701  
<http://www.edm-net.com>

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December 17, 2009

JC Waldron  
Ellis & Associates, Inc.  
7064 Davis Creek Road  
Jacksonville, FL 32256

Subject: **Standard ASTM Research - EDM Project #20392**

Dear Mr. Waldron

Thank you for using Environmental Data Management, Inc. The following report provides the results of our environmental data research that you requested for the following location:

**3700 Altama Avenue**

**Brunswick, Georgia 31520**

The following is a summary of the components contained within this report:

- **Executive Summary** – lists the databases that were searched for this report, the search distance criteria and the number of sites identified for each database.
- **Map of Study Area** – street map showing the location of the Subject Property and any regulatory listed sites identified within the search criteria (*a non-mapped option is available*).
- **Site Summary Table** – displays corresponding sites' Map ID numbers, Permit or Registration numbers, Name/Address and the Government Database(s) on which the site was listed.
- **Detail Reports** – data detail for each record identified.
- **Proximal Records Table** – a listing of potentially relevant sites identified just beyond the search criteria.
- **Non-Mapped Records Table** - lists those government records that do not contain sufficient address information to plot within our GIS system, but may still exist within your study area.
- **Agency List Descriptions** – defines the regulatory databases included in this report along with the dates that each database was last updated by the respective agency and EDM.
- **Physical Setting** – includes USGS Contour or Topographic map and a map of statewide American Indian Lands. Recent Aerial Photo, FEMA Flood Map and NWI Wetland Map included with Comprehensive Report. Water Well locations and detail well reports are included where this information is available.

At EDM we take great pride in our work, and continually strive to provide you with the most accurate and thorough research service available. We accomplish this by manually screening and researching your study area to identify and accurately locate any sites of environmental concern. This manual effort may add more time and effort to your report preparation, but we think a more thorough and accurate result is worth it.

Thank you again for selecting EDM as your data research provider. Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with you in the future.

**ENVIRONMENTAL DATA MANAGEMENT, INC.**

# Executive Summary

Report Date: 12/17/2009

Client Information	Project Information
Ellis & Associates, Inc. 7064 Davis Creek Road Jacksonville FL 32256 Client Job No: 03414 Client P.O. No:	Standard ASTM Research 3700 Altama Avenue Brunswick, Georgia 31520 EDM Job No# 20392

The following table displays the databases that were included in the research provided, the respective search distance for each database, and the number of records identified for each database. The absence of records in this table and the Site Summary Table indicates that no sites were found within the specified research area.

	Search Radius (Miles)	From 0 - .13 mi	From .13 - .25 mi	From .26 - .5 mi	From .51 - 1.0 mi	Greater than 1 Mile	Totals
<b>EPA DATABASES</b>							
National Priorities List(NPL)	1.00	0	0	0	0	N/A	0
Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)	0.50	0	0	0	N/A	N/A	0
Archived Cerclis Sites(NFRAP)	0.50	0	0	0	N/A	N/A	0
Emergency Response Notification System List(ERNS)	0.25	0	0	N/A	N/A	N/A	0
RCRIS Handlers with Corrective Action(CORRACTS)	1.00	0	0	0	0	N/A	0
RCRA-Treatment, Storage and/or Disposal Sites(TSD)	1.00	0	0	0	0	N/A	0
RCRA-LQG,SQG,CESQG and Transporters(NONTSD)	0.25	1	1	N/A	N/A	N/A	2
Tribal Tanks List(TRIBLTANKS)	0.25	0	0	N/A	N/A	N/A	0
Tribal Lust List(TRIBLLUST)	0.50	0	0	0	N/A	N/A	0
Brownfields Management System(USBRWNFLDS)	0.50	0	0	0	N/A	N/A	0
US Institutional and/or Engineering Controls(USINSTENG)	0.50	0	0	0	N/A	N/A	0
<b>GDNR DATABASES</b>							
State NPL Equivalent(STNPL)	1.00	0	0	0	3	N/A	3
Solid Waste Facilities List(SLDWST)	0.50	0	0	0	N/A	N/A	0
Leaking Underground Storage Tanks List(LUST)	0.50	0	1	1	N/A	N/A	2
Underground/Aboveground Storage Tanks(TANKS)	0.25	1	2	N/A	N/A	N/A	3
State Designated Brownfields(BRWNFLDS)	0.50	0	0	0	N/A	N/A	0
State Voluntary Cleanup List(VOLCLNUP)	0.50	0	0	0	N/A	N/A	0
State Institutional and/or Engineering Controls(INSTENG)	0.25	0	0	N/A	N/A	N/A	0

## \*\*\* Disclaimer \*\*\*

Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Additionally, limitations exist in mapping data detail and accuracy. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used in conjunction with other relevant information to direct your attention at potential problem areas; which should be followed up by site inspections, interviews with relevant personnel and regulatory file review. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. The EDM Service Request Form contains more detailed language with regard to such limitations, the terms of which the reader must accept in their entirety before utilizing this report. If the signed contract is not available to the reader, EDM will gladly furnish a copy upon request. Requests via email authorization are construed to be in accordance with these terms.

**EDM**

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For further information please contact us at 800-368-7376

Use of this information is strictly limited by EDM's authorization agreement, signed by our clients for each report.



Source: 2006 US Census Bureau TIGER Files

Map Scale and Site Locations are Approximate

### Subject Property

3700 Altama Avenue  
Brunswick, Georgia 31520

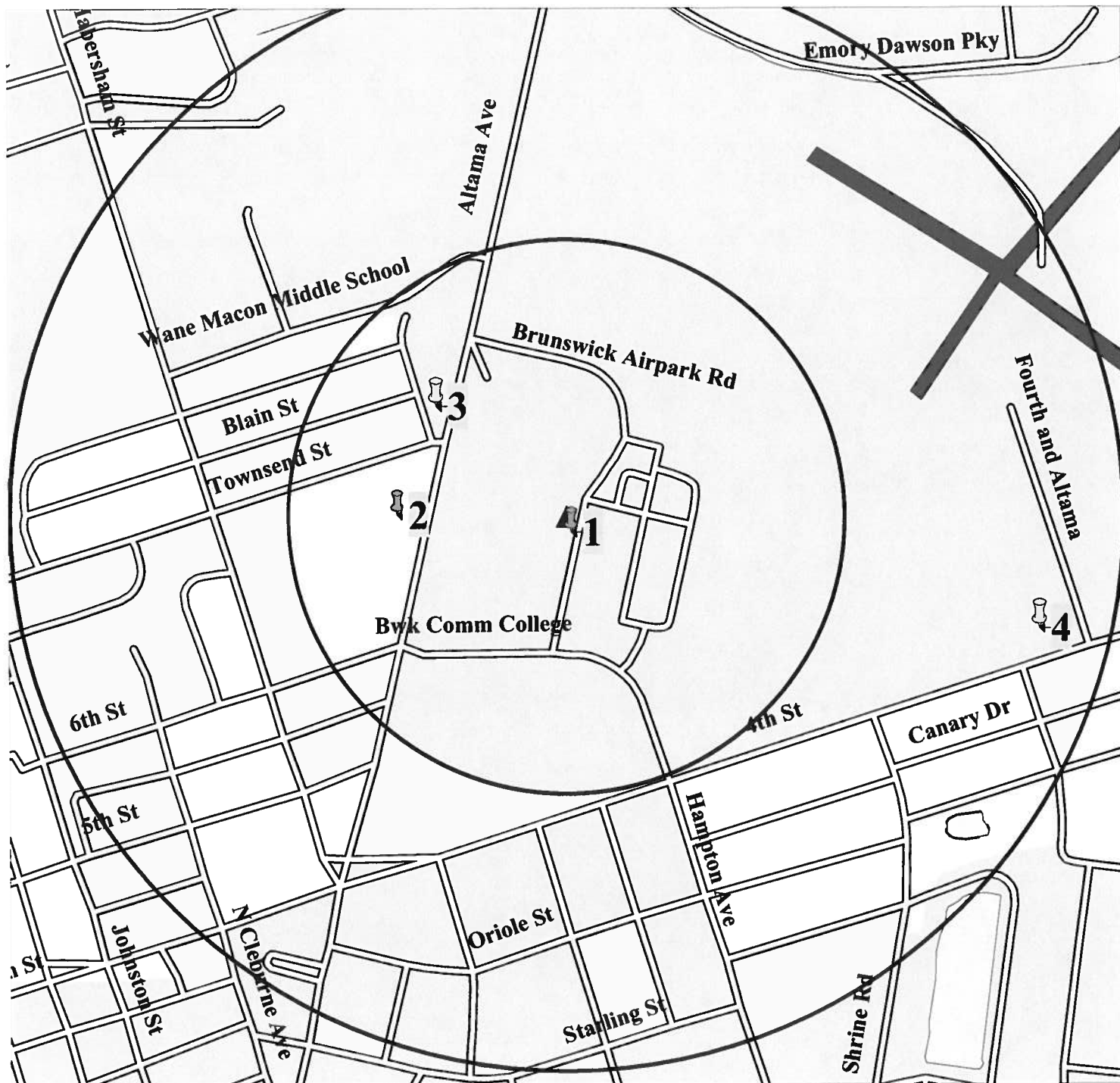
EDM Job No: 20392  
December 17, 2009

▲ Approximate Site Location

● NPL, CORRACTS, TSD  
& STNPL sites - 1 Mile Radius

CERCLIS, NFRAP, SLDWST,  
LUST, BRWNFLDS & VOLCLNUP  
sites - 1/2 Mile Radius

● ERNS, NONTSD, TANKS &  
INSTENG sites - 1/4 Mile Radius



Source: 2006 US Census Bureau TIGER Files

Map Scale and Site Locations are Approximate

### Subject Property

3700 Altama Avenue  
Brunswick, Georgia 31520

EDM Job No: 20392  
December 17, 2009

▲ Approximate Site Location



NPL, CORRACTS, TSD  
& STNPL sites - 1 Mile Radius



CERCLIS, NFRAP, SLDWST,  
LUST, BRWNFLDS & VOLCLNUP  
sites - 1/2 Mile Radius



ERNS, NONTSD, TANKS &  
INSTENG sites - 1/4 Mile Radius

# ENVIRONMENTAL DATA MANAGEMENT

## Standard ASTM Research

### SUMMARY TABLE

Report Date: 12/17/2009

Page 1 of 1

		REGULATORY LISTS																		
		N P L	C E R C L S	N F R A P	E R R S	C O R R A C T S	T S D	N O N T S D	T R I B U T A N K S	T R I B U T A N K S	U S B R W N F L D S	U S I N S T E N G	S L D W S T	S L D W S T	L U S T	T A N K S	B R W N F L D S	V O L C L N G	I N S T E N G	
MAPID# FAC ID, NAME AND LOCATION																				
1)	00630091 COASTAL GEORGIA COMMUNITY COLLEGE 3700 ALTAMA AVE BRUNSWICK, GA. 31520															X				
1)	GAR000004911 COASTAL GA COMMUNITY COLLEGE 3700 ALTAMA AVE BRUNSWICK, GA. 31520							X												
2)	00630090 GOLDEN ISLE MOTORS INC 3749 ALTAMA AVE. BRUNSWICK, GA. 31520															X				
2)	GAD981265291 CARL GREGORY CPD OF BRUNSWICK 3749 ALTAMA AVE BRUNSWICK, GA. 31520							X												
3)	00630006 NEIGHBORS #622 3879 ALTAMA AVE BRUNSWICK, GA. 31520														X	X				
4)	09063014 GLYNN CO POLICE DEPT 2747 FOURTH ST BRUNSWICK, GA. 31520														X					
5)	10587 STSE, Inc. 1900 Second Street Brunswick, GA. 31520												X							
6)	10279 Harbison Walker Refractory - Calsilit 2100 Line Street Brunswick, GA. 31520												X							
7)	10282 4th Street Landfill (Brunswick Airpor 4th St & Old Brunswick Airport Brunswick, GA. 31520												X							

**APPENDIX D**  
User Questionnaire

## Phase I ESA User Questionnaire

ASTM defines *user* as "the party seeking to use practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The user of the Phase I Environmental Site Assessment (ESA) has specific obligations in the successful completion of a Phase I ESA. The questions below are designed to assist the environmental professional and the user in the completion of those obligations. Please answer the questions below to the best of your knowledge in good faith.

- 1) What is the reason you are having the Phase I ESA conducted?

\_\_\_\_\_ Due diligence process to qualify for Landowner Liability Protection

X Other (please state) SITE OF NEW STUDENT HOUSING

- 2) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal or state law?

\_\_\_\_\_ Yes (if yes, please state )

X No

- 3) Are you aware of any activity use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

\_\_\_\_\_ Yes (if yes, please state )

X No

- 4) As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

\_\_\_\_\_ Yes (if yes, please state )

X No

- 5) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

\_\_\_\_\_ Yes, I believe the purchase price reflects fair market value  
\_\_\_\_\_ No, the price is reduced ( if no, state whether the price is lower due to known or perceived contamination)  
\_\_\_\_\_

N/A PROPERTY IS NOT BEING SOLD OR TRANSFERRED.

- 6) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

(a) Do you know the past uses of the property?

YES, TIMBER GROWTH.

(b) Do you know of specific chemicals that are present or were present at the property?

N/A

(c) Do you know of spills or other chemical releases that have taken place at the property?

NONE.

(d) Do you know of any environmental cleanups that have taken place at the property?

NONE.

- 7) As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

\_\_\_\_\_ Yes (if yes, please state )  
X \_\_\_\_\_ No



8) Are there any buildings located on the property that are scheduled for demolition?

\_\_\_\_ Yes  
X No

If yes, has an asbestos survey or lead based paint survey been conducted?

\_\_\_\_ Yes (if yes, please provide survey information)  
\_\_\_\_ No

9) Are you aware of any previous investigations that have been conducted for the property such as Environmental Assessment Reports, Environmental Compliance Audits, Geotechnical Investigations or any other potentially helpful investigations?

X Yes (if yes, please state )  
\_\_\_\_ No

CCGA ENVIRONMENTAL DISCLOSURE REPORT FOR SELF AUDIT  
CONDUCTED @ CCGA IN MARCH 2009. CAMPUS-WIDE... NOTHING  
ON THE SPECIFIC SITE THAT IS PROPOSED FOR STUDENT HOUSING.

10) Are you aware of or can you identify the previous owners or occupants of the property?

\_\_\_\_ Yes (if yes, please state below with any contact information available)  
X No

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Questionnaire Completed by:

Name (Printed): GREGORY CARVER, P.E.  
Title: ASSIST. VICE PRES. FOR DESIGN & CONST. MGMT.  
Company: COLLEGE OF COASTAL GEORGIA (CCGA)  
Date: JANUARY 20, 2010  
Signature: 