

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**± 10-ACRE PROPOSED EMERGENCY ON CALL 911 CENTER**

**CLARENDON COUNTY, SOUTH CAROLINA**

**FOR**

**CLARENDON COUNTY**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**± 10-ACRE PROPOSED EMERGENCY ON CALL 911 CENTER**  
**CLARENDON COUNTY, SOUTH CAROLINA**

**FOR**  
**CLARENDON COUNTY**



Prepared For:  
Clarendon County  
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Manning, South Carolina 29102



Prepared By:  
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Project No. 23143-0014

June 2023





## **TABLE OF CONTENTS**

|             |  |    |
|-------------|--|----|
| <b>1.0</b>  | <b>SUMMARY</b> .....                                   | 1  |
| <b>2.0</b>  | <b>INTRODUCTION</b> .....                              | 2  |
| 2.1         | PURPOSE .....  | 2  |
| 2.2         | DETAILED SCOPE OF SERVICES .....                       | 3  |
| 2.3         | SIGNIFICANT ASSUMPTIONS .....                          | 4  |
| 2.4         | LIMITATIONS AND EXCEPTIONS.....                        | 4  |
| 2.5         | SPECIAL TERMS AND CONDITIONS .....                     | 5  |
| <b>3.0</b>  | <b>SITE DESCRIPTION</b> .....                          | 6  |
| 3.1         | LOCATION AND LEGAL DESCRIPTION.....                    | 6  |
| 3.2         | SITE AND VICINITY GENERAL CHARACTERISTICS .....        | 14 |
| 3.3         | CURRENT SITE USE .....                                 | 14 |
| 3.4         | PAST SITE USE AND OWNERSHIP.....                       | 14 |
| 3.5         | ADJOINING PROPERTY USES.....                           | 15 |
| 3.6         | DRAINAGE.....  | 15 |
| <b>4.0</b>  | <b>REGULATORY RECORDS REVIEW</b> .....                 | 17 |
| <b>5.0</b>  | <b>SITE RECONNAISSANCE</b> .....                       | 20 |
| 5.1         | METHODOLOGY AND LIMITING CONDITIONS .....              | 20 |
| 5.2         | EXTERIOR OBSERVATIONS .....                            | 20 |
| 5.3         | INTERIOR OBSERVATIONS .....                            | 21 |
| <b>6.0</b>  | <b>INTERVIEWS</b> .....                                | 22 |
| <b>7.0</b>  | <b>FINDINGS AND OPINIONS</b> .....                     | 23 |
| <b>8.0</b>  | <b>CONCLUSIONS</b> .....                               | 28 |
| <b>9.0</b>  | <b>DEVIATIONS</b> .....                                | 29 |
| <b>10.0</b> | <b>REFERENCES</b> .....                                | 30 |
| <b>11.0</b> | <b>SIGNATURES OF ENVIRONMENTAL PROFESSIONALS</b> ..... | 31 |
| <b>12.0</b> | <b>STATEMENT OF QUALIFICATIONS</b> .....               | 32 |



**LIST OF EXHIBITS**

EXHIBIT A VICINITY MAP ..... 7  
EXHIBIT B SITE LOCATION MAP ..... 8  
EXHIBIT C AERIAL MAP ..... 9  
EXHIBIT D TOPOGRAPHIC MAP ..... 10  
EXHIBIT E SOILS MAP ..... 11  
EXHIBIT F FEMA FLOOD MAP ..... 12  
EXHIBIT G NATIONAL WETLANDS INVENTORY (NWI) MAP ..... 13

**LIST OF TABLES**

TABLE 1 - ADJOINING PROPERTY OWNERS ..... 15  
TABLE 2 - SITES WITHIN APPROXIMATE MINIMUM SEARCH DISTANCE ..... 17  
TABLE 3 - OBSERVED EXTERIOR CONDITIONS OR ITEMS ..... 20

**LIST OF APPENDICES**

APPENDIX A – PHOTOGRAPHS  
APPENDIX B – ENVIRONMENTAL DATA REPORTS  
APPENDIX C – INTERVIEW DOCUMENTATION  
APPENDIX D – SENIOR ENVIRONMENTAL PROFESSIONAL’S RESUME





## 1.0 SUMMARY

This *report* is prepared for use by Clarendon County and presents the findings of a *Phase I Environmental Site Assessment* of the approximately ten (10)-Acre Property for the Proposed Emergency On Call 911 Center located at the intersection of Commerce Street and Capital Way in the City of Manning in Clarendon County, South Carolina. The *subject property* is identified as Clarendon County Tax Map Number (TMS#) 169-10-02-052-00 (10-Acres). The *subject property* is currently owned by Clarendon County, which will be further detailed in Section 3.4 – Past Site Use and Ownership. Clarendon County requested and authorized that Alliance Consulting Engineers, Inc. conduct a *Phase I Environmental Site Assessment* to satisfy the *Landowner Liability Protections* in conjunction with *Due Diligence* for the *subject property*.

Alliance Consulting Engineers, Inc. conducted a *site reconnaissance* on June 19, 2023, to determine if the *subject property* is subject to *recognized environmental conditions*. Tasks conducted during the *site reconnaissance* included observation of the general hydraulic and hydrogeologic conditions of the *subject property* and surrounding areas, a vehicular tour of the vicinity to observe sites identified during the *records review*, and a pedestrian reconnaissance to assist in determining the history of the *subject property*. No items observed during the *site reconnaissance* were identified as *recognized environmental conditions* with regard to the *subject property*.

Ten (10) facilities were identified within the approximate minimum search distance in the vicinity of the *subject property* as a result of the *records review*. Based on the regulatory records and interviews with key government officials, the facilities identified during the *records review* are not considered *recognized environmental conditions* with regard to the *subject property*. The results of the *records review* will be further detailed in Section 7.0 – Findings and Opinions.



## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of this *Phase I Environmental Site Assessment (ESA)* is to determine if the approximately ten (10)-Acre Property for the Emergency On Call 911 Center is subject to *recognized environmental conditions (RECs)*. The *Phase I ESA* has been performed in general conformance with the provisions set forth in the *American Society for Testing and Materials (ASTM) E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Per the approval of the United States Environmental Protection Agency (USEPA), which went into effect on February 13, 2023, an assessment performed in accordance with this standard meets requirements for *All Appropriate Inquiry (AAI)* as per 40 CFR Part 312 and may permit the *user* to qualify for certain *Landowner Liability Protections (LLPs)*. This *Phase I ESA* has been conducted to satisfy the requirements of *AAI* rule as detailed in 40 CFR Part 312.20E. ASTM defines the term, *recognized environmental conditions*, as the presence or *likely* presence of any *hazardous substances or petroleum products* in, on, or at a *property* due to a *release* or *likely releases* to the *environment*; under conditions indicative of a *release* to the *environment*; or under conditions that pose a *material threat* of a future *release* to the *environment*. Under this definition *likely* is defined as a condition which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience or the environmental professional, and/or available evidence, as stated in this report to support the opinions given; and *environment* is defined as the navigable waters, the waters of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery Conservation and Management Act; and any other surface water, groundwater, drinking water supply, land surface or sub-surface strata, or ambient air within the United States or under the jurisdiction of the United States. *De minimis conditions* are not *recognized environmental conditions*.





## 2.2 Detailed Scope of Services

The scope of this assessment was restricted to the environmental conditions as outlined in the *ASTM E 1527-21 Standard Practice*. The findings, opinions, and conclusions presented in this report are based on information obtained during the *environmental site assessment*, as well as from Alliance Consulting Engineers, Inc.'s prior experience. If additional information that might impact these environmental conclusions becomes available, it is requested that Alliance Consulting Engineers, Inc. be granted the opportunity to review the information and reassess any potential concerns. This assessment does not constitute an *environmental compliance audit* and does not include an assessment of environmental conditions associated with cultural and historical risks, protected and endangered species, vapor intrusion, or controlled substances. In order to accomplish the stated objectives, the following engineering services were performed:

- A. A *site reconnaissance* to the *property* to *visually and/or physically observe* the site conditions relative to environmental concerns;
- B. A pedestrian and vehicular reconnaissance of the *subject property* and surrounding areas to determine if *obvious* adjacent land use might suggest potential environmental concerns;
- C. A query of *reasonably ascertainable* environmental records available from the South Carolina Department of Health and Environmental Control (SCDHEC) and the US EPA;
- D. A review of select available documents to aid in assessing the historical and current uses of the *subject property* and *adjoining properties*;
- E. A brief, qualitative hydraulic evaluation of the *subject property* and vicinity to characterize the area drainage patterns; and
- F. Interviews with the *Key Site Manager*, a person identified by the *owner* or *operator* of the *subject property* with good knowledge of the uses and physical characteristics of the *subject property*, a representative of the prospective *user*, and local government officials.

This *Phase I ESA* and its findings are limited to the *subject property*. No investigations or assessments of *adjoining properties*, beyond historical property use examinations, were included within the scope of this *Phase I ESA*.



### 2.3 Significant Assumptions

The following are assumptions of this *Phase I ESA*:

- Data obtained from the public records is accurate and current;
- Groundwater flows follow the general topography of the land surface; and
- Information gathered from interviews was given in *good faith* and is based on *actual knowledge*.

### 2.4 Limitations and Exceptions

The practice of completing a *Phase I ESA* is intended to permit a *user* to satisfy one (1) of the requirements to qualify for the *Landowner Liability Protections (LLPs)* that constitutes *all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice. As such, *ASTM E 1527-21* seeks to reduce, but not eliminate, uncertainty regarding *recognized environmental conditions* in connection with the *subject property*. Further, *all appropriate inquiry* does not imply an exhaustive assessment of real property, but instead calls for the *environmental professional* to identify a balance between competing demands of limited cost and time and the reduction of uncertainty about unknown conditions.

The findings, opinions, and conclusions presented in this report are based on *reasonably ascertainable* information and are representative of the conditions of the *property* at the time of the evaluation. It is important to note the ability to complete the services involved with the review of public records and maps as well as the ability to conduct interviews with appropriate individuals is highly dependent upon the time frame of the project schedule. In some instances, further review of information and/or additional interviews of other individuals cannot be obtained within the required timeline for completion.



## 2.5 Special Terms and Conditions

This *report* is for approximately ten (10)-Acre Property for the Proposed Emergency On Call 911 Center. Any use, reuse, or adaptation of this *environmental site assessment* by other parties will be at such parties' sole risk and without liability or legal exposure to Alliance Consulting Engineers, Inc. Furthermore, other parties shall, to the fullest extent permitted by law, indemnify and hold harmless Alliance Consulting Engineers, Inc. from all claims, damages, losses, and expenses, including attorney's fees resulting from the misuse of or alterations to the data contained within the *environmental site assessment*.



### 3.0 SITE DESCRIPTION

A Vicinity Map, Site Location Map, Aerial Map, Topographic Map, Soils Map, Federal Emergency Management Agency (FEMA) Flood Map, and National Wetlands Inventory (NWI) Map were prepared by Alliance Consulting Engineers, Inc. dated June 21, 2023, depicting the property and are presented in Exhibits A through G, respectively. The Site Location Map is derived from the South Carolina Department of Transportation's (SCDOT) Highway Map of Clarendon County dated 2016. The Aerial Map is derived from the United States Department of Agriculture Natural Resources Conservation Service's (USDA-NRCS) Geospatial Gateway Data dated 2021 for Clarendon County. The Topographic Map is derived from the United States Geological Survey's (USGS) Quadrangle Map for Manning and Paxville dated 2020. The Soils Map is derived from the USDA-NRCS Soil Datamart dated 2019. The FEMA Flood Map is derived from the FEMA Flood Map Catalog; Panel No. 45027C00235C, 45027C0245C, 45027C0251C, 45027C0253C, 45027C0254C, 45027C0261C, and 45027C0262C dated August 19, 2013. The NWI Map is obtained from the United States Fish and Wildlife Service Online Mapper.

#### 3.1 Location and Legal Description

The approximately ten (10)-Acre Property for the Proposed Emergency On Call 911 Center is located at the intersection of Commerce Street and Capital Way in the City of Manning in Clarendon County, South Carolina. The *subject property* is identified as Clarendon County Tax Map Number (TMS#) 169-10-02-052-00 (10-Acres) and is currently owned by Clarendon County.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
EMERGENCY ON CALL 911 CENTER  
CLARENDON COUNTY, SOUTH CAROLINA  
VICINITY MAP**

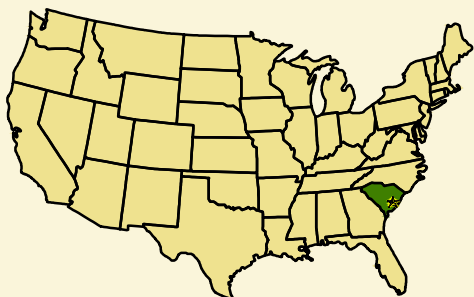
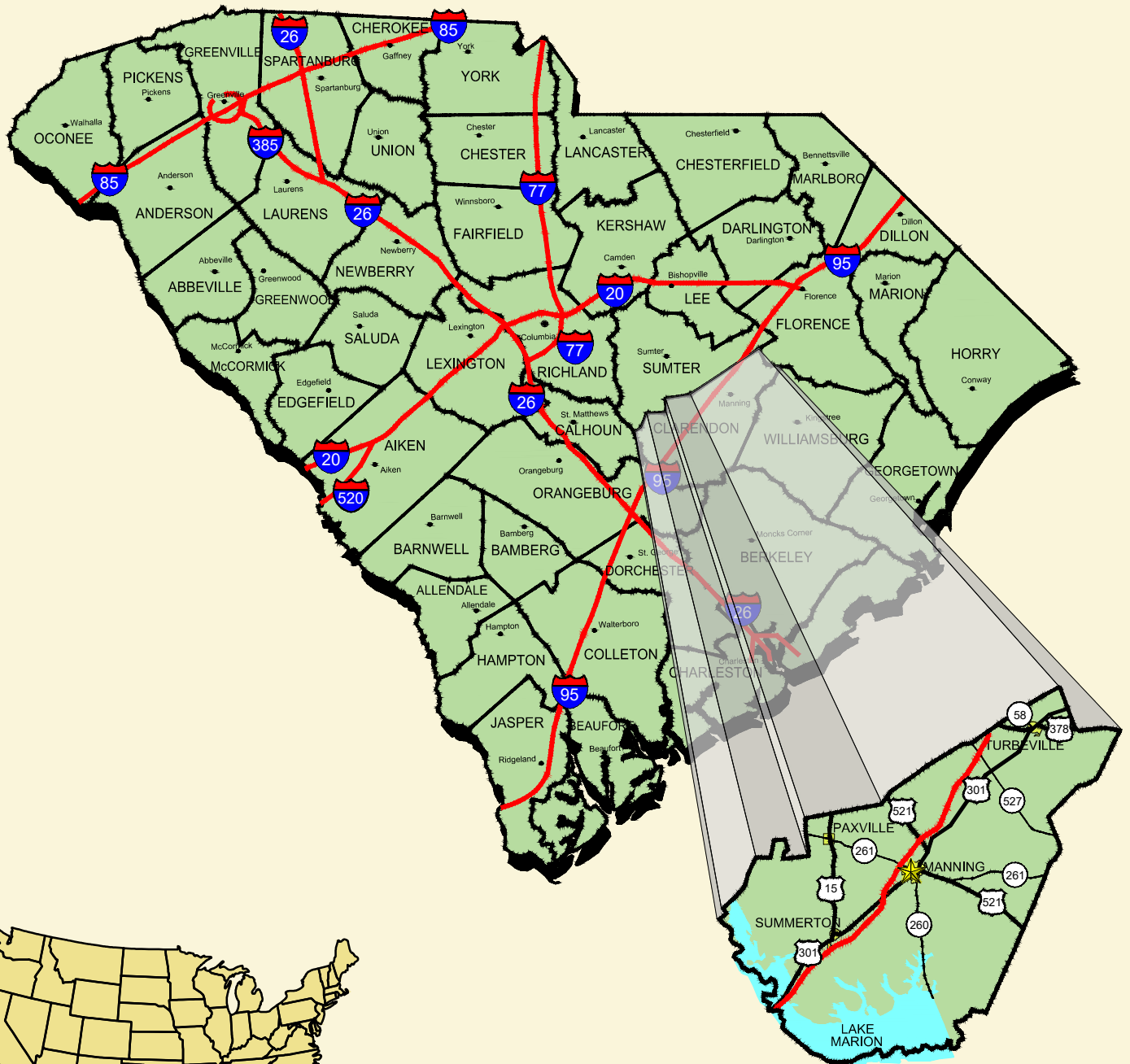


± 10 Acres



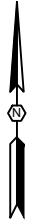
PREPARED BY:  
ALLIANCE CONSULTING ENGINEERS, INC.  
JUNE 22, 2023

**EXHIBIT A**





PHASE I ENVIRONMENTAL SITE ASSESSMENT  
EMERGENCY ON CALL 911 CENTER  
CLARENDON COUNTY, SOUTH CAROLINA  
SITE LOCATION MAP



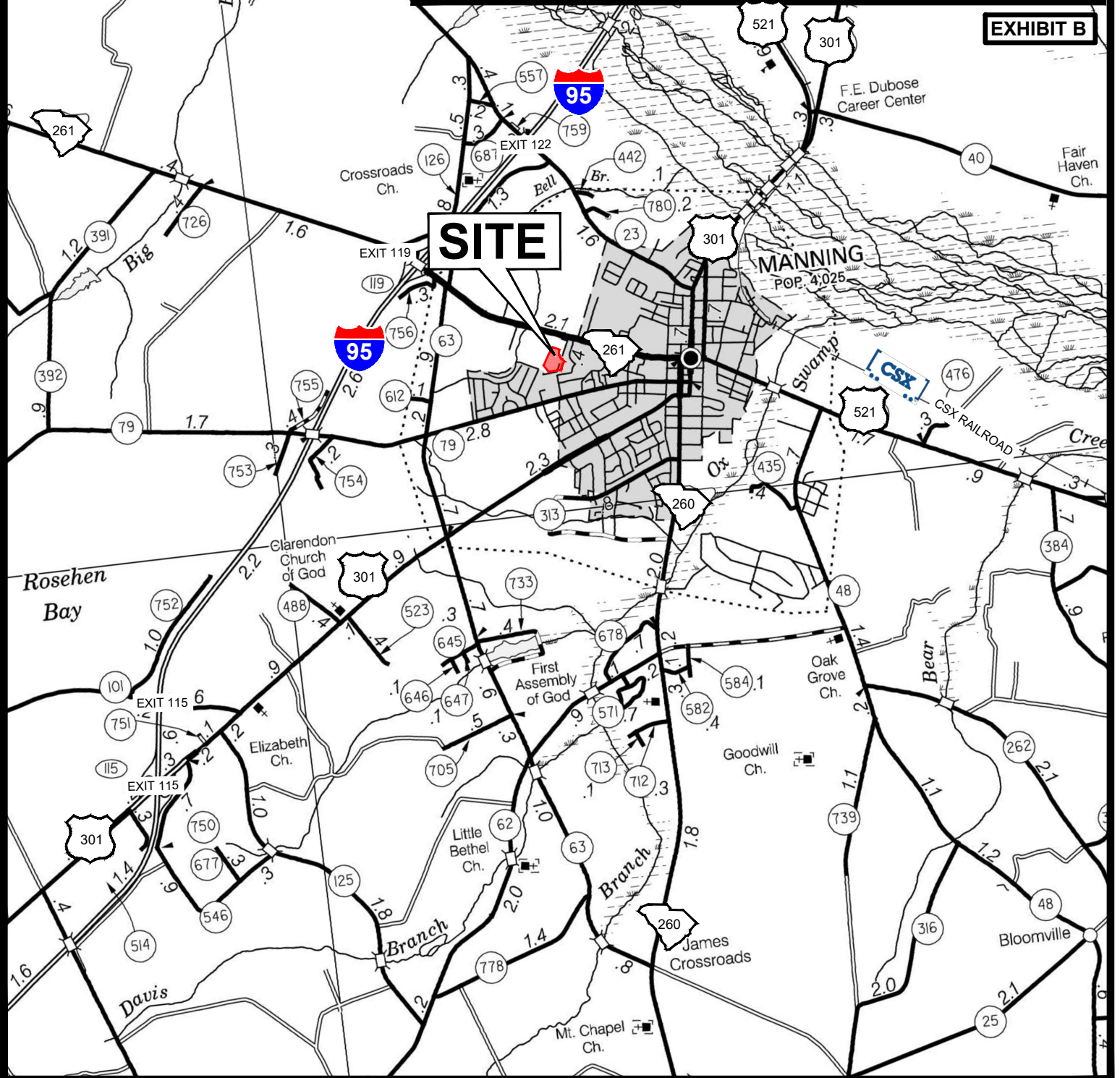
± 10 Acres

**ALLIANCE**  
CONSULTING ENGINEERS  
PREPARED BY:  
ALLIANCE CONSULTING ENGINEERS, INC.  
INFORMATION FROM:  
SCDOT HIGHWAY MAP  
CLARENDON COUNTY, SOUTH CAROLINA  
DATED: 2023



GRAPHIC SCALE: MILE  
JUNE 22, 2023

**EXHIBIT B**





PHASE I ENVIRONMENTAL SITE ASSESSMENT  
EMERGENCY ON CALL 911 CENTER  
CLARENDON COUNTY, SOUTH CAROLINA  
AERIAL MAP



± 10 Acres



GRAPHIC SCALE  
JUNE 22, 2023

**ALLIANCE**  
CONSULTING ENGINEERS  
PREPARED BY  
INFORMATION FROM:  
CLARENDON COUNTY, SOUTH CAROLINA  
USDA NRCS GEOSPATIAL GATEWAY  
DATED 2019

**EXHIBIT C**

**SITE**

MANNING  
HIGH  
SCHOOL

WL HAMILTON ROAD

CAPITAL WAY

WEST HUGGINS STREET

RICHBURG DRIVE

301

301

260

521

301

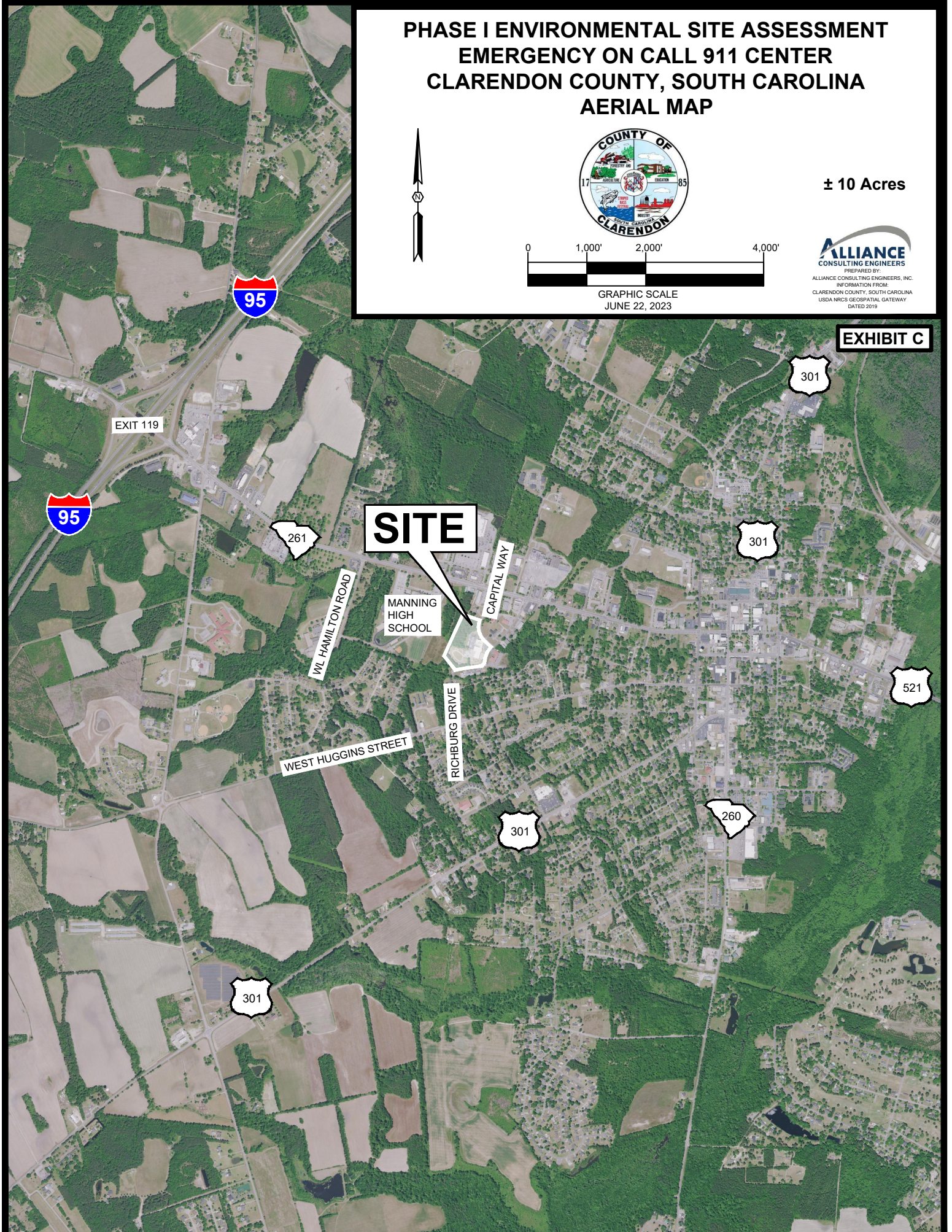
301

261

EXIT 119

95

95

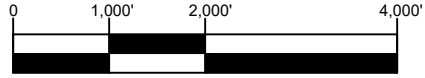




PHASE I ENVIRONMENTAL SITE ASSESSMENT  
EMERGENCY ON CALL 911 CENTER  
CLARENDON COUNTY, SOUTH CAROLINA  
TOPOGRAPHIC MAP



± 10 Acres

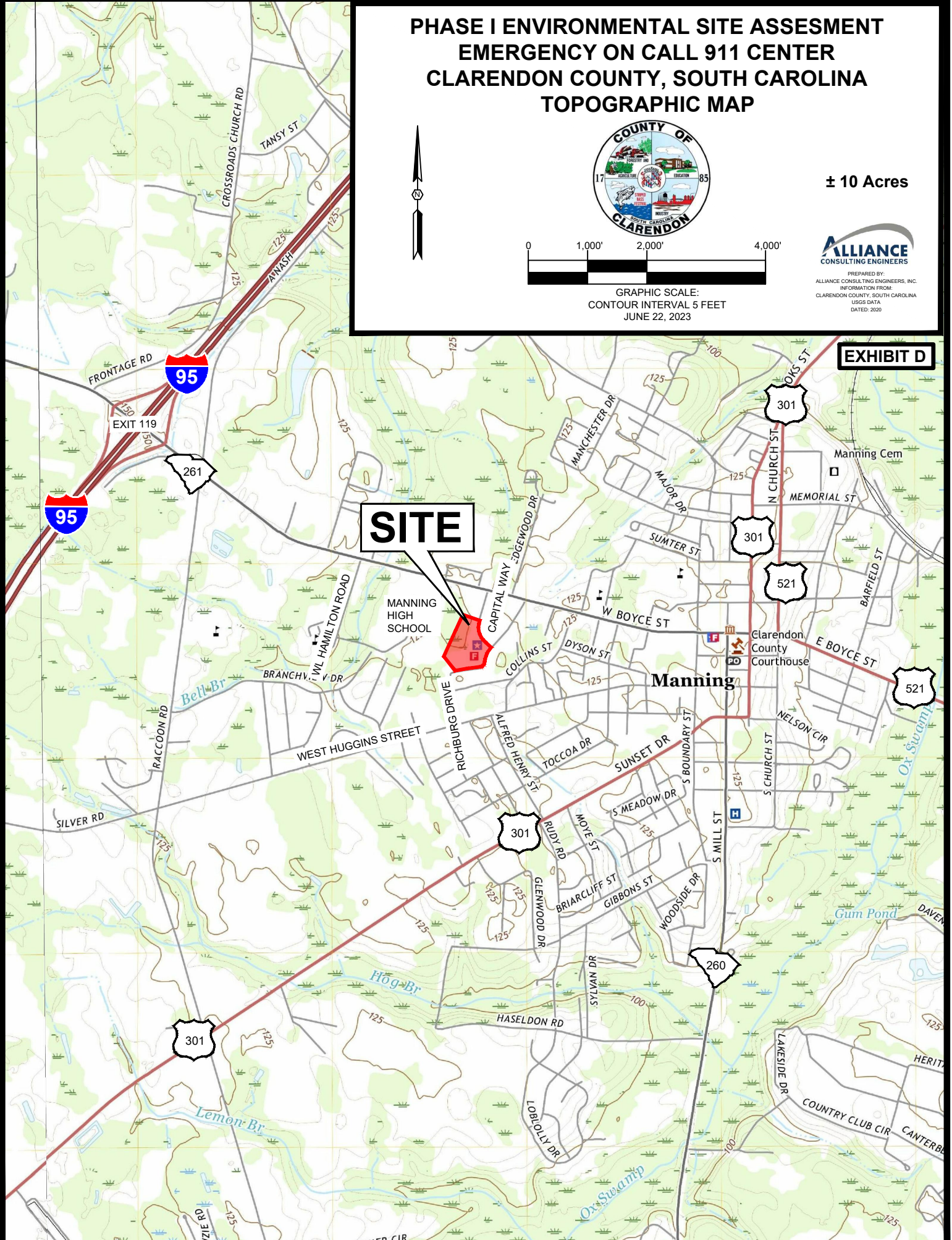


**ALLIANCE**  
CONSULTING ENGINEERS  
PREPARED BY:  
ALLIANCE CONSULTING ENGINEERS, INC.  
INFORMATION FROM:  
CLARENDON COUNTY, SOUTH CAROLINA  
USGS DATA  
DATED: 2020

GRAPHIC SCALE:  
CONTOUR INTERVAL 5 FEET  
JUNE 22, 2023

**EXHIBIT D**

**SITE**





**PHASE I ENVIRONMENTAL SITE ASSESMENT  
EMERGENCY ON CALL 911 CENTER  
CLARENDON COUNTY, SOUTH CAROLINA  
SOILS MAP**



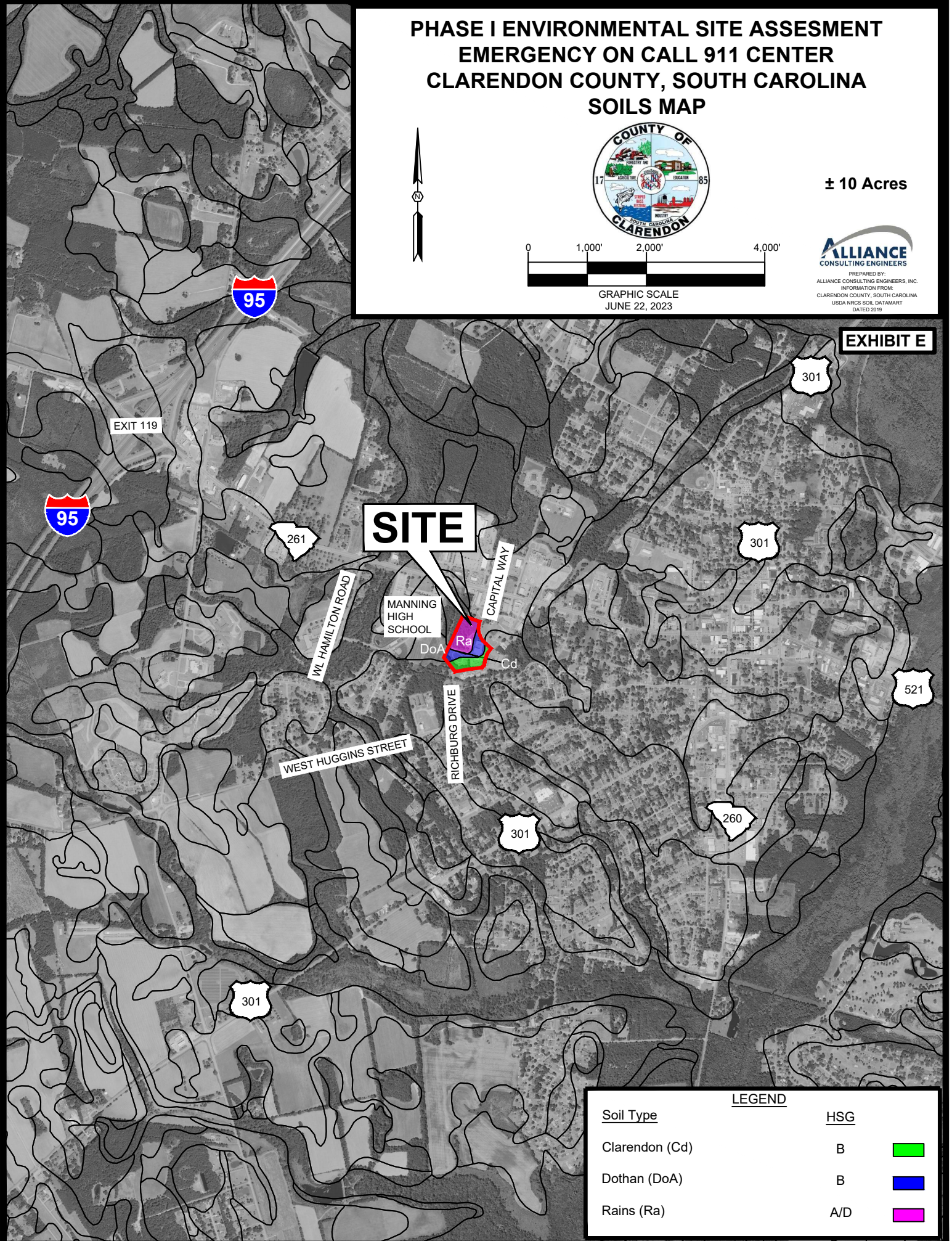
± 10 Acres



GRAPHIC SCALE  
JUNE 22, 2023

**ALLIANCE**  
CONSULTING ENGINEERS  
PREPARED BY:  
ALLIANCE CONSULTING ENGINEERS, INC.  
INFORMATION FROM:  
CLARENDON COUNTY, SOUTH CAROLINA  
USDA NRCS SOIL DATAMART  
DATED 2019

**EXHIBIT E**



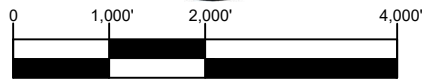
| <u>LEGEND</u>    |            |
|------------------|------------|
| <u>Soil Type</u> | <u>HSG</u> |
| Clarendon (Cd)   | B          |
| Dothan (DoA)     | B          |
| Rains (Ra)       | A/D        |



# PHASE I ENVIRONMENTAL SITE ASSESSMENT EMERGENCY ON CALL 911 CENTER CLARENDON COUNTY, SOUTH CAROLINA FEMA FLOOD MAP

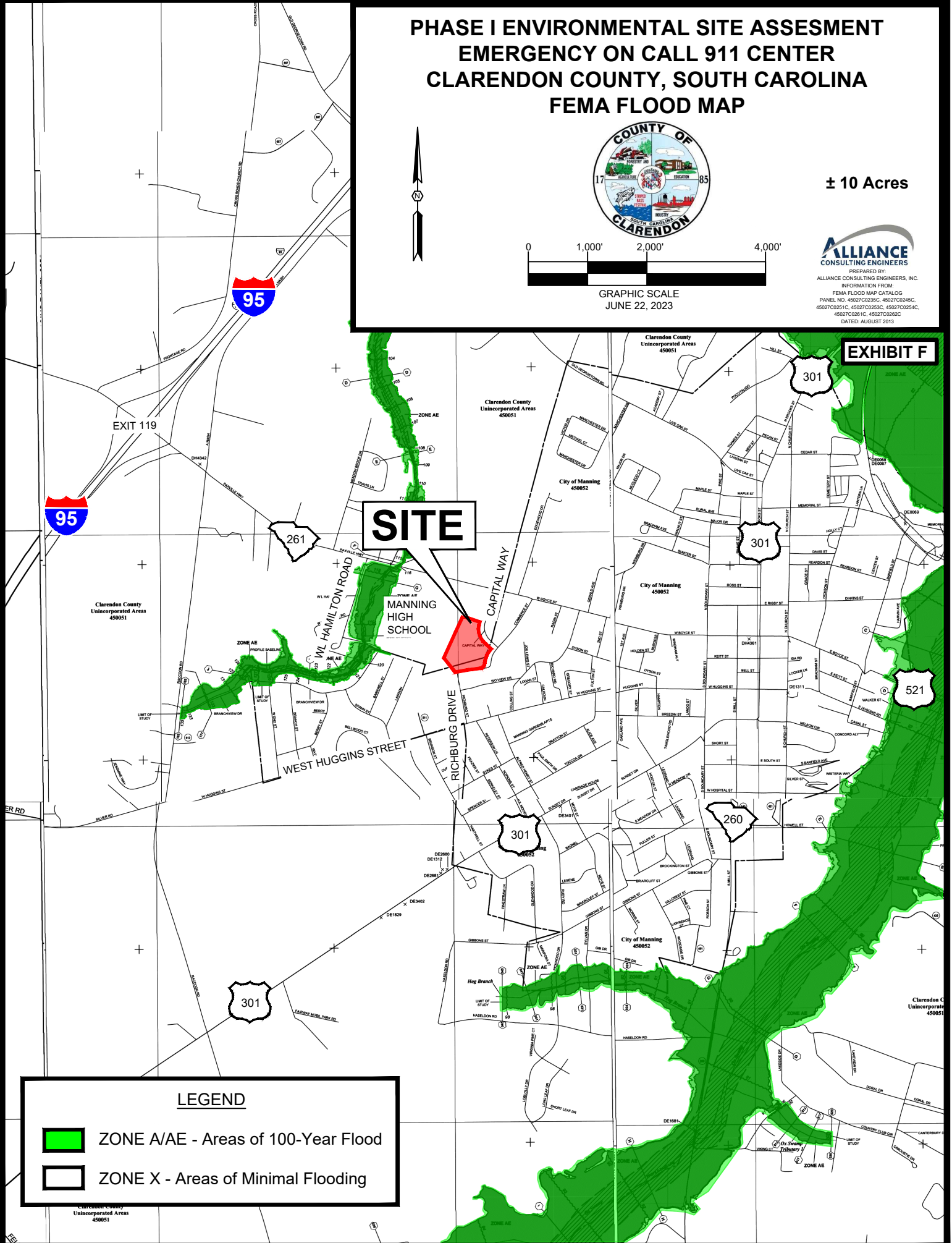


± 10 Acres



GRAPHIC SCALE  
JUNE 22, 2023

**ALLIANCE**  
CONSULTING ENGINEERS  
PREPARED BY:  
ALLIANCE CONSULTING ENGINEERS, INC.  
INFORMATION FROM:  
FEMA FLOOD MAP CATALOG  
PANEL NO. 45027C0251C, 45027C0252C,  
45027C0253C, 45027C0254C,  
45027C0255C, 45027C0256C,  
45027C0257C, 45027C0258C  
DATED: AUGUST 2013



**EXHIBIT F**

**SITE**

**LEGEND**

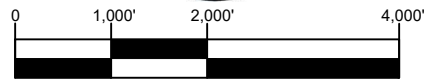
- ZONE A/AE - Areas of 100-Year Flood
- ZONE X - Areas of Minimal Flooding

Clarendon County  
Unincorporated Areas  
450051

**PHASE I ENVIRONMENTAL SITE ASSESMENT  
EMERGENCY ON CALL 911 CENTER  
CLARENDON COUNTY, SOUTH CAROLINA  
NATIONAL WETLANDS INVENTORY(NWI) MAP**

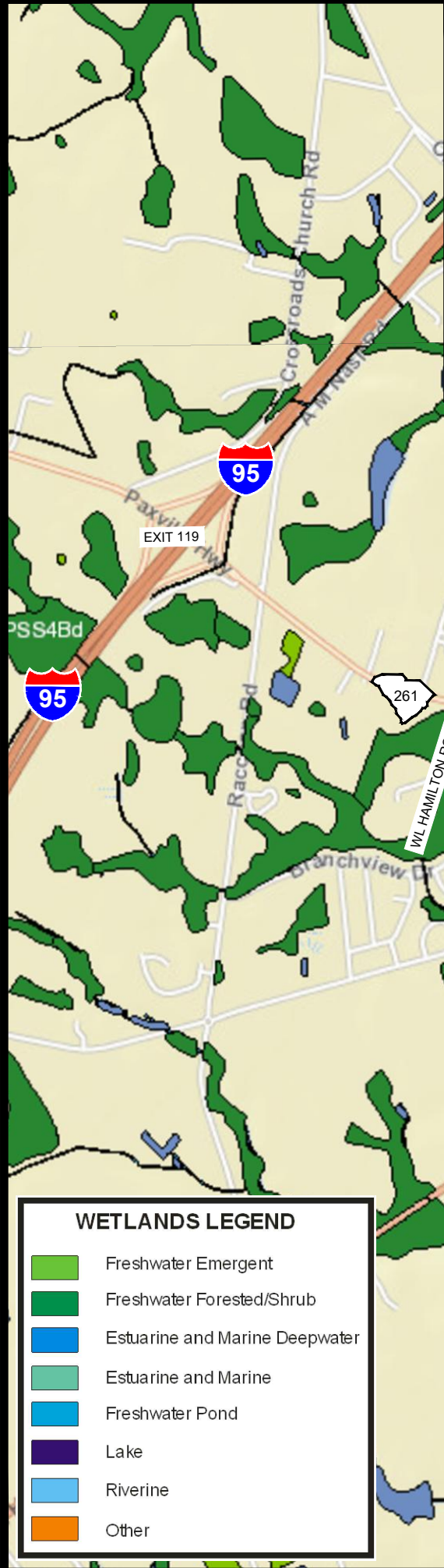


± 10 Acres



GRAPHIC SCALE  
JUNE 22, 2023

**ALLIANCE**  
CONSULTING ENGINEERS  
PREPARED BY:  
ALLIANCE CONSULTING ENGINEERS, INC.  
INFORMATION FROM:  
WETLAND ONLINE MAPPER  
CREDIT: US FISH AND WILDLIFE SERVICE










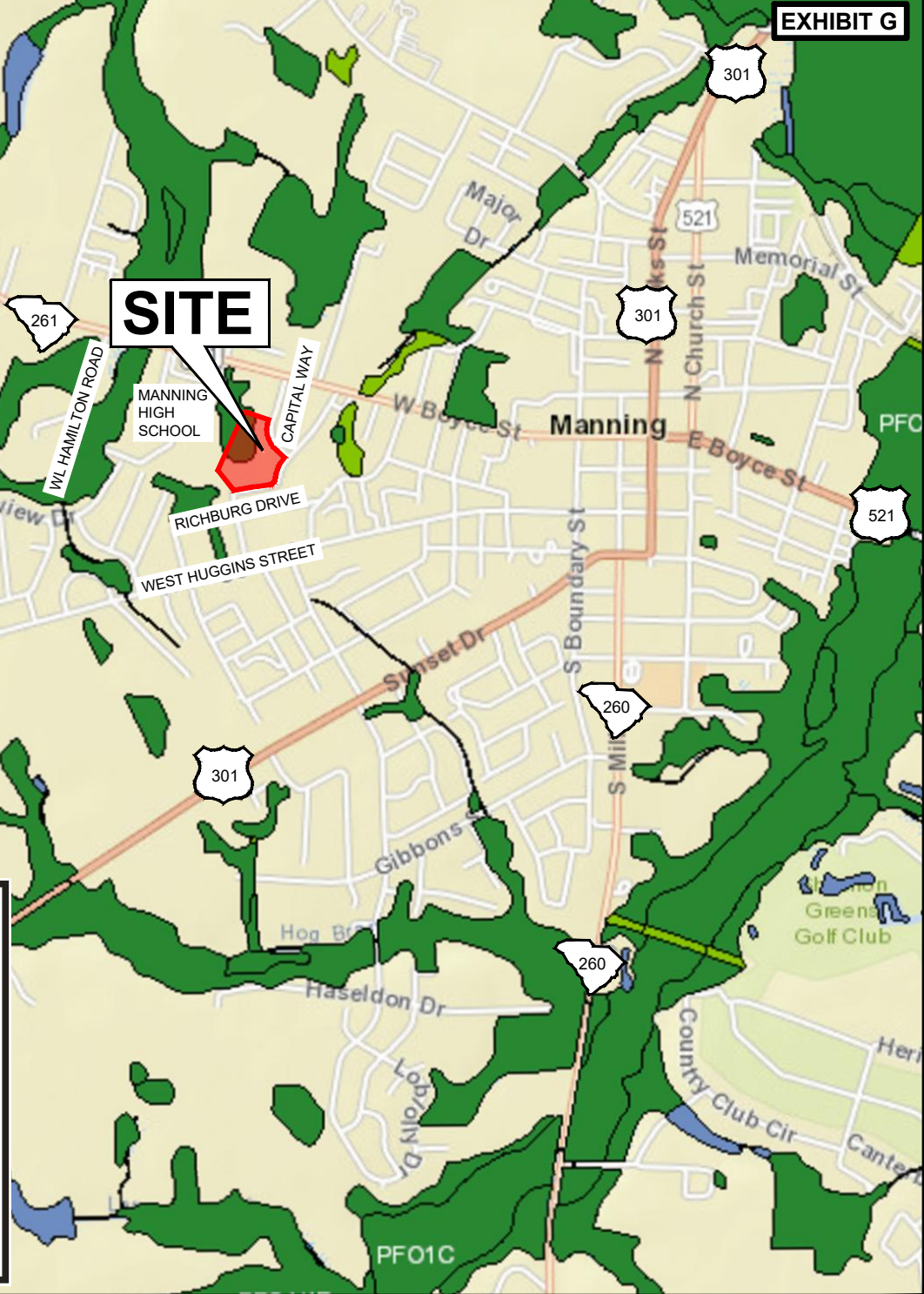
**SITE**

MANNING  
HIGH  
SCHOOL

**EXHIBIT G**

**WETLANDS LEGEND**

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other







### 3.2 Site and Vicinity General Characteristics

The Property for the Proposed Emergency On Call 911 Center is located within the city limits of the Manning, approximately seventeen (17) miles southeast of the City of Sumter, Sumter County, approximately forty-four (44) miles southwest of the City of Florence, Florence County, and approximately fifty-one (51) miles southeast of the Capital City of Columbia, Richland County, South Carolina. The *subject property* is also located approximately one and one half (1.5) miles east of the intersection of Paxville Highway (SC Highway 261) and Interstate 95 at Exit 119. The *subject property* is bound to the north by wooded land and Capital Way, to the east by Commerce Street, to the south by Commerce Street, and to the west by a wooded area between the *subject property* and Manning High School. Capital Way is a two (2)-lane paved roadway that extends along the northern boundary and provides access to the *subject property*. Commerce Street is a two (2)-lane paved roadway that extends along the eastern and southern boundary and provides access to the *subject property*.

### 3.3 Current Site Use

The *subject property* encompasses approximately ten (10)-Acres and is currently home to Clarendon County Fire Department Station 1 and Clarendon County Sheriff's Department, with the remaining area wooded. Underground utilities serve the Fire Station and Sheriff's Department, however their exact location is beyond the scope of this *Phase I ESA*. Photographs of the *subject property* are presented in Appendix A.

### 3.4 Past Site Use and Ownership

A review of the Clarendon County Tax Maps and recorded deeds and plats, indicate that the *subject property* is comprised of TMS# 169-10-02-052-00. Information gathered from review of Clarendon County Tax Maps, recorded deeds and plats, and personal interviews indicate that the *subject property* has primarily been forested land until the addition of the covered sheds on the southern parcel. The *reasonably ascertainable* ownership histories of the parcels identified are presented below.



**Clarendon County Tax Map Number 169-10-02-052-00 (10-Acres)**

**January 15, 1992:** Clarendon County acquired the *property* from W. D. Cousar and W. T. Geddings.

**September 27, 1990:** W. D. Cousar and W. T. Geddings acquired the *property* from W. D. Cousar, W. T. Geddings, and C. J. Davis.

**December 15, 1986:** W. D. Cousar, W. T. Geddings, and C. J. Davis acquired the *property* from Hazel R. Holland.

The 1986 deed could not be found in the Clarendon County Register of Deeds database, therefore no information prior to 1986 could be obtained.

**3.5 Adjoining Property Uses**

Adjacent and adjoining properties are primarily wooded or commercial in nature. Eleven (11) properties are located adjacent to the *subject property*, and information for the owners of the *adjoining properties* can be found in Table 1.

| TABLE 1 - ADJOINING PROPERTY OWNERS |         |  |                    |
|-------------------------------------|---------|--|--------------------|
| Tax Map No.                         | Acreage | Property Owner                             | Boundary Direction |
| 169-10-02-044-00                    | 1.2     | Monica E. Reed                             | North              |
| 169-10-02-049-00                    | 0.96    | James E. and Charlene Dunn                 | North              |
| 169-10-02-054-00                    | 2.35    | South Carolina Department of Mental Health | East               |
| 169-10-02-060-00                    | 3.24    | Clarendon County                           | East               |
| 169-11-01-018-00                    | 1       | Ed Gibbons Enterprise, LLC                 | South              |
| 169-11-01-019-00                    | 1       | Ed Gibbons Enterprise, LLC                 | South              |
| 169-11-01-020-00                    | 1       | Branco Adult Day Care Center               | South              |
| 169-11-01-021-00                    | 1       | Branco Adult Day Care Center               | South              |
| 169-11-01-001-00                    | 1       | Willie Mae Vinson                          | South              |
| 169-06-07-022-00                    | 7.58    | JC Black, LLC                              | West               |
| 169-10-02-001-00                    | 11.8    | Thomas Willard and Joyce Ridgill           | West               |

**3.6 Drainage**

Surface and subsurface drainage is often of interest during an *environmental site assessment* because it provides an indication of the direction in which contaminants could potentially be transported by surface waters or groundwater. Based upon a review of Clarendon County’s FEMA Flood Map (Exhibit F), the subject property is identified in Zone X, which designates areas of minimal flooding. A review of the NWI Map



(Exhibit G) indicates a small area of potential Freshwater Forested/Shrub wetlands on the subject property. Per the Clarendon County Soil Survey (Exhibit E), the subject property is comprised of Clarendon (Cd), Dothan (DoA) and Rains (Ra) series soils. Clarendon and Dothan series soils are of Hydraulic Soil Group (HSG) B. Soils in HSG B are moderately drained with moderate permeability. Rains series soils are of HSG A/D. Soils in HSG A are well drained with high permeability and soils in HSG D have very poor drainage with very slow permeability and are typically shallow over nearly impervious material. Dual class soils follow the drainage and permeability of their first HSG group when present in drained locations. Only soils in HSG D in their natural condition are assigned to dual classes. Since perimeter soil characteristics are neither conducive nor restrictive of passage of contaminants to the subject property due to average drainage, it is unlikely that soil composition will have much bearing on whether contaminants from off-site locations will impact the subject property.

The *subject property* is comprised of negligible slopes. The precise direction of groundwater flow is a parameter that is not always easily discernible for a particular site and is beyond the scope of this assessment. A USGS Topographic Map dated 2020 (Exhibit D) was used to characterize suspected drainage patterns on the *subject property*. Based on the topography of the *subject property*, it is believed that stormwater will flow slowly west toward Bell Branch.





#### 4.0 REGULATORY RECORDS REVIEW

One (1) primary purpose of this *Phase I ESA* was to perform a sufficient assessment to identify *obvious*, actual, and potential sources of contamination that might be associated with the *subject property* in question. Information related to the past and present use of the *subject property* is of extreme interest in assessing its environmental condition. Recognition of the manner in which human activities have affected a tract of land is vital in evaluating the impact that these activities may have had on the *subject property* and the environment.

Alliance Consulting Engineers, Inc. utilized the services of its sub-consultant, Environmental Data Resources, Inc. (EDR), to query the environmental regulatory lists available through the US EPA and SCDHEC for any regulated sites within the *approximate minimum search distance* from the *subject property* boundary. A detailed list of database acronyms is included in the Environmental Data Reports dated June 2, 2023, which are presented in their entirety as Appendix B.



Ten (10) facilities were identified within the limits of the *approximate minimum search distance* of the *subject property* boundary on the EDR Radius Map Report (Appendix B). The sites are presented in Table 2.

| TABLE 2 - SITES WITHIN APPROXIMATE MINIMUM SEARCH DISTANCE |                |           |   |
|--|----------------|-----------|---|
| SITE OR FACILITY   | DISTANCE (mi)* | DIRECTION | LISTING   |
| C & H Automotive   | 0.006          | ESE       | EDR Hist Auto   |
| B & B Mini Mart  | 0.108          | NE        | LUST, UST, Financial Assurance, GWCI                  |
| Corner Pantry 148  | 0.134          | NE        | UST, Financial Assurance                              |
| Walmart Supercenter 1017                                   | 0.135          | NNW       | RCRA-SQG, RCRA NonGen / NLR, FINDS, ECHO, PA MANIFEST |
| Manning Telephone Exchange                                 | 0.139          | S         | UST   |
| Manning High School  | 0.15           | NW        | RCRA-VSQG, RCRA-SQG                                   |
| Murphy USA 7422  | 0.198          | NNW       | UST, Financial Assurance                              |
| Starflo Corporation  | 0.244          | ENE       | RCRA NonGen / NLR                                     |
| Rhame Brothers Grocery                                     | 0.312          | ENE       | LUST, UST, RCR, GWCI                                  |
| Harikrishna, LLC   | 0.354          | ESE       | LUST, UST, Financial Assurance                        |

\* Distances are measured radially from the centroid of the property boundary.

One (1) unmapped orphan site, Manning Quik Trip #7138, was identified within the *approximate minimum search distance* from the *subject property* boundary, however was not included due to poor or inadequate site information. It should be noted that regulatory listings and regulatory agency files are often limited. The regulatory listings include only those sites that are known to regulatory agencies, at the time of publication, to practice operations which require



licensing or permitting, or those sites known to be contaminated or possess a potential for contamination as a result of the generation and/or handling of *hazardous substances* and/or *petroleum products*.

In addition to the *records review*, EDR completed an Aerial Photo Decade Package, Certified Sanborn Map Report, Historical Topographic Map Report, and City Directory Image Report for the *subject property* (Appendix B). Historical *aerial photographs* documenting the uses of the *subject property* for 1957, 1961, 1964, 1972, 1974, 1983, 1989, 1994, 1999, 2006, 2011, 2015, and 2019 were included within the report. The *subject property* appears to have been agricultural land until the fire station and sheriff's department were built. Manning High School appears west of the *subject property* in the image dated 1983. Capital Way and Commerce Street begin to appear near the *subject property* in the image dated 1989. Construction of the sheriff's office and fire station began on the *subject property* in the image dated 1999. Construction of Walmart Supercenter 1017 began on Paxville Highway in the image dated 2006. Branco Adult Day Care Center appears in the image dated 2015.

The Certified Sanborn Map Report for the *subject property* completed by EDR indicated that *fire insurance maps* were not available for the *subject property*. The Historical Topographic Map Report includes topographic data collected in 1920, 1921, 1944, 1947, 1980, 2014, 2017, and 2020 of the *subject property*. The City Directory Image Report for the *subject property* completed by EDR provides occupancy information obtained via USA Services for addresses located off of Capital Way, adjacent to the *subject property*, for 2010, 2014, 2017, and 2020.



To assist in determining the possibility of *hazardous substances* or *petroleum products* in the subsurface *environment* through vapor migration to the *subject property* from facilities within the *approximate minimum search distance* of the *subject property*, Alliance Consulting Engineers, Inc. consulted the EDR Vapor Encroachment Screen (VEC) prepared using EDR's Vapor Encroachment Worksheet, which references databases comprising of facilities likely correlated with *hazardous substance* or *petroleum product* vapor contamination due to typical operations at the facilities. A Vapor Encroachment Screen conducted in accordance with *ASTM E 2600-10: Vapor Encroachment Screening* is used to identify, to the extent feasible pursuant to *ASTM E 2600-10*, if a *VEC* exists at the *property*. *ASTM E 2600-10* defines a *VEC* as the presence or likely presence of *hazardous substances* or *petroleum product* vapors in the



subsurface of the *subject property* caused by the release of vapors from contaminated soil or groundwater either on or near the *property*. *ASTM E 1527-21* states that a Vapor Encroachment Screen is not required to achieve compliance with *all appropriate inquiries*; however, a Vapor Encroachment Screen can be useful in conducting an *environmental site assessment* of a *subject property* to assist in determining whether *hazardous substance* or *petroleum product* vapors are *migrating* towards the *property*. *ASTM E 1527-21* describes *migration* as the movement of *hazardous substances* or *petroleum products* in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. The Vapor Encroachment Screen conducted approximately ten (10)-Acre Property for the Proposed Emergency On Call 911 Center indicated there were three (3) facilities within the *approximate minimum search distance* from the *subject property*. These facilities will be further detailed in Section 7.0 – Findings and Opinions.



## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

Alliance Consulting Engineers, Inc. performed a *site reconnaissance* of the *subject property* on June 19, 2023. The *subject property* was observed by traversing the perimeter and interior of the *property*. The reconnaissance involved viewing *adjoining properties* and structures from publicly accessible areas. Observation of nearby properties was limited to areas visible in the line of sight from public roadways. A vehicular tour of the area was made to confirm the locations of facilities listed by regulatory agencies and to verify nearby land use.

### 5.2 Exterior Observations

Exterior conditions or items that were observed are depicted in Table 3.

| TABLE 3 - OBSERVED EXTERIOR CONDITIONS OR ITEMS                |          |   |
|--|----------|---|
| Conditions or Items  | Observed | If yes, describe                              |
| a. above ground storage tanks                                  | Yes      | Fuel tank for generator and mobile fuel tank. |
| b. underground storage tanks                                   | No       |   |
| c. pipelines/utility lines                                     | Yes      | Present to serve on site buildings.           |
| d. damaged/leaking transformers                                | No       |   |
| e. surface impoundment/holding ponds                           | No       |   |
| f. monitoring wells  | No       |   |
| g. remedial cleanup activity                                   | No       |   |
| h. landfill/burial activity                                    | No       |   |
| i. chemical/petroleum spills or releases                       | No       |   |
| j. gas/oily sheens on water<br>(excluding parking lot ponding) | No       |   |
| k. chemical/petroleum odors                                    | No       |   |
| l. stained or discolored soil                                  | No       |   |
| m. distressed/discolored vegetation<br>(chemically impacted)   | No       |   |
| n. dumping   | No       |   |
| o. stored substances/ <i>drums</i> /<br>containers/vats        | No       |   |
| p. spray rigs/tankers/mobile storage tanks                     | No       |   |
| q. marshes/low lying wetlands                                  | No       |   |
| r. air emission facilities                                     | No       |   |



### 5.3 Interior Observations

Interior observations during *site reconnaissance* are to be made from accessible common areas. One (1) building on site is an active sheriff's department and was not entered during the *site reconnaissance*. The other building is an active fire station, and the bays were observed to show no evidence of *recognized environmental concerns* with regard to the *subject property*.



## 6.0 INTERVIEWS

On July 12, 2023, Mr. David Epperson, the *Key Site Manager* of the *subject property* and *End User* this *Phase I ESA*, indicated that to the best of his knowledge and belief there are currently no known nor have been any environmental liens or governmental notifications relating to environmental laws; nor any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of *hazardous substances* or *petroleum products* on the *property*. Mr. Elliott did not have any additional knowledge of any *hazardous substances*, *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials being dumped above grade, buried, and/or burned on the *subject property*. This correspondence is included in Appendix C.



## 7.0 FINDINGS AND OPINIONS

During the *records review* and *site reconnaissance*, the *subject property* features, activities, uses and conditions, which may indicate the presence or likely presence of *hazardous substances* or *petroleum products* at the *subject property*, were reviewed to determine if the findings, but not necessarily all findings, may be indicative of a *recognized environmental concern (REC)*, *controlled environmental concern (CREC)*, *historical environmental concern (HREC)*, or *de minimus conditions*.

C & H Automotive is located 0.006 miles east southeast and upgradient of the *subject property*. C & H Automotive is listed on the EDR Hist Auto database. This database is an EDR exclusive database that has searched business directories for potential automotive stations or gas stations that may not show up on government records. The property where C & H Automotive is currently has been a car repair shop since 2000, according to the database. Since there are no government records indicating that C & H Automotive ever had any releases or violations in connection to *hazardous waste* or *petroleum products*, it is the opinion of the *environmental professional* that C & H Automotive is not considered an *REC* with regard to the *subject property*.

B & B Mini Mart (B & B) is located 0.108 miles northeast and upgradient of the *subject property*. B & B is listed on the Leaking Underground Storage Tank (LUST) database, Underground Storage Tank (UST) database, Financial Assurance database, and Groundwater Contamination Inventory (GWCI) database. B & B is on the LUST database due to one (1) release. The Class 2BB release was on December 29, 1989, with cleanup initiated on April 18, 1991. A Class 2BB release indicates that there are water supply wells less than one thousand (1,000)-feet downgradient. This release's financial liability is listed as WS which indicates the release qualified for coverage by the State Underground Petroleum Response Bank (SUPERB) and work will be done directly by the tank owner or selected contractor and billed to SUPERB. The depth to groundwater was noted as nine (9)-feet and moving northwest, away from the *subject property*. B & B is listed on the UST database for two (2) abandoned tanks. These tanks include two (2) 1,000-gallon Gasoline tanks. B & B is on the GWCI database because of the previous LUST release and is currently awaiting funding for cleanup. Listing on the Financial Assurance database is due to B & B being listed on the UST database, but no financial mechanism is listed. Although B & B is upgradient of the *subject property* and there was not a



No Further Action (NFA) determination listed in connection to the LUST release, groundwater is noted as flowing away from the *subject property*. For this reason, B & B is not considered an *REC* with regard to the *subject property*.

Corner Pantry 148 (Pantry) is located 0.134 miles northeast and upgradient of the *subject property*. Pantry is listed on the UST database and Financial Assurance database. Pantry is listed on the UST database for five (5) tanks currently in use. These tanks include two (2) 2,000-gallon Gasoline Regular Unleaded tanks, one (1) 6,000-gallon Gasoline Premium Unleaded tank, one (1) 4,000-gallon Gasoline tank, and one (1) 6,000-gallon Diesel tank. Because of the currently in use USTs, Pantry is listed on the Financial Assurance database with payment mechanism listed as Letter of Credit indicating there is a contract between the issuer (usually a bank), the UST owner, and SCDHEC stating the issuer promises to pay a certain amount in the event the UST owner fails to meet their obligation. Although Pantry is upgradient of the *subject property*, there has been no evidence or record of any environmental releases, and it is the opinion of the *environmental professional* that Pantry is not considered an *REC* with regard to the *subject property*.

Walmart Supercenter 1017 (Walmart) is located 0.135 miles north northwest and downgradient of the *subject property*. Walmart is listed on the Resource Conservation and Recovery Act – Small Quantity Generator (RCRA-SQG) database, Resource Conservation and Recovery Act Non Generators / No Longer Regulated (RCRA NonGen / NLR) database, Facility Index System / Facility Registration System (FINDS) database, Enforcement and Compliance History Information (ECHO) database, and Pennsylvania Manifest Information (PA MANIFEST) database. Walmart is listed on the RCRA-SQG database due the potential presence of *hazardous substances* with waste codes D001, D002, D003, D004, D005, D006, D007, D008, D009, D010, D011, D013, D016, D018, D022, D024, D025, D026, D027, D030, D035, D039, D040, D043, P001, P046, P075, U002, U034, U035, U058, U072, U080, U089, U122, U129, U132, U134, U150, U154, U159, U165, U182, U188, U200, U205, U210, U240, U249, U279, U409, and U411. No violations were found with regard to Walmart's listing on the RCRA-SQG database. Walmart is listed on the RCRA NonGen / NLR database because for a few years it was listed on the RCRA-SQG database it was noted that it did not needed to be listed. Walmart is listed on the FINDS database due to its listing on the RCRA-SQG database with no violations having been found. The ECHO database listing also stems from the RCRA-SQG listing. Again,





no violations were found. Walmart is listed on the PA MANIFEST database due to one (1) transporter of waste from Walmart being headquartered in Pennsylvania. Because there have been no violations and Walmart is downgradient of the *subject property*, it is the opinion of the *environmental professional* that Walmart is not considered an *REC* with regard to the *subject property*.

Manning Telephone Exchange (Exchange) is located 0.139 miles south and upgradient of the *subject property*. Exchange is listed on the UST database for one (1) abandoned 270-gallon Diesel tank. Although Exchange is upgradient of the *subject property*, there is no record of a LUST release having taken place and the location is abandoned, therefore it is the opinion of the *environmental professional* that Exchange is not considered an *REC* with regard to the *subject property*.

Manning High School is located 0.15 miles northwest and downgradient of the *subject property*. Manning High School is listed on the Resource Conservation and Recovery Act – Very Small Quantity Generator (RCRA-VSQG) database and RCRA-SQG database. This listing are for the presence of *hazardous substances* with waste codes D001, D002, D003, D005, D006, D007, D008, D009, D011, U144, U154, U165, U196, U201, and U213, presumably stored in a chemistry lab on campus. No violations were found connected to either of these listings. For this reason, it is the opinion of the *environmental professional* that Manning High School is not considered an *REC* with regard to the *subject property*.

Murphy USA 7422 (Murphy) is located 0.198 miles north northwest and upgradient of the *subject property*. Murphy is listed on the UST database and Financial Assurance database. Murphy is listed on the UST database for two (2) tanks currently in use. These tanks include one (1) 20,000-gallon Gasoline Regular Unleaded tank and one (1) 20,000-gallon tank containing multiple petroleum products. Because of the currently in use USTs, Corner is listed on the Financial Assurance database with payment mechanism listed as Self Insurance indicating that Murphy must provide a letter to SCDHEC annually showing a net worth of \$50,000 that is prepared by a certified public accountant (CPA) and signed by the chief financial officer (CFO) of the company indicating there are sufficient funds to cover any release that may occur. Although Murphy is upgradient of the *subject property*, there has been no evidence or record of any environmental releases, and it is the opinion of the *environmental professional* that Murphy is not considered an *REC* with regard to the *subject property*.



Starflo Corporation (Starflo) is located 0.244 miles east northeast and downgradient of the *subject property*. Starflo is listed on the RCRA NonGen / NLR database for the potential presence of a *hazardous substance* with waste code D001. It was later verified that no such waste was being generated on site and no violations were found in connection with this listing. For this reason, it is the opinion of the *environmental professional* that Starflo is not considered an *REC* with regard to the *subject property*.

Rhame Brothers Grocery (Rhame) is located 0.312 miles east northeast and upgradient of the *subject property*. Rhame is listed on the LUST database, UST database, Registry of Conditional Remedies (RCR) database, and GWCI database. Rhame is on the LUST database due to one (1) release. The Class 4BC release was on October 12, 1990, with cleanup initiated on May 17, 1994, and an NFA determination listed on July 1, 2009. A Class 4BC release indicates that groundwater is less than fifteen (15)-feet away in sandy or clay soil. This release's financial liability is listed as WS which indicates the release qualified for coverage by SUPERB and work will be done directly by the tank owner or selected contractor and billed to SUPERB. The depth to groundwater was noted as six (6)-feet and moving northeast, away from the *subject property*. Rhame is listed on the UST database for three (3) abandoned tanks. These tanks include one (1) 1,000-gallon Gasoline tank, one (1) 560-gallon Gasoline tank, and one (1) 270-gallon Kerosene tank. B & B is on the GWCI database because of the previous LUST release and is currently awaiting funding for cleanup. Rhame is listed on the RCR database due to the LUST release that occurred on October 12, 1990. A Corrective Action Plan was implemented with the Conditional Remedy for attaining levels below the Conditional Use Maximum Contaminant Level (CU-MCL) met on July 1, 2009, leading to the NFA determination. Rhame is listed on the GWCI database due to the previous LUST release and an approved monitored natural attenuation remedy being listed as the Conditional Remedy. Although Rhame is upgradient of the *subject property*, there has been an NFA determination made, the contamination is undergoing approved monitored natural attenuation, and the groundwater is noted to be moving away from the *subject property*. For these reasons, it is the opinion of the *environmental professional* that Rhame is not considered an *REC* with regard to the *subject property*.

Harikrishna, LLC is located 0.354 miles east southeast and upgradient of the *subject property*. Harikrishna, LLC is listed on the LUST database, UST database, and Financial



Assurance database. Harikrishna, LLC is listed on the LUST database for two (2) releases. The first release was on December 31, 1991, with cleanup initiated on December 31, 1991, and an NFA determination on September 22, 1992. The second release was a Class 4BC release on September 14, 2007, with cleanup initiated on September 20, 2007, and an NFA determination on June 30, 2009. A Class 4BC release indicates that groundwater is less than fifteen (15)-feet away in sandy or clay soil. This release's financial liability is listed as W25 which indicates the tank owner must pay \$25,000 for cleanup before the release qualifies for coverage by SUPERB. The depth to groundwater was noted as 9.73-feet, however no direction of flow was listed. Harikrishna, LLC is listed on the UST database for four (4) abandoned tanks and two (2) tanks currently in use. These abandoned tanks include one (1) 6,000-gallon Gasoline tank, one (1) 5,000-gallon Gasoline tank, one (1) 4,000-gallon Gasoline tank, and one (1) 2,000-gallon Kerosene tank. The tanks currently in use include one (1) 12,000-gallon tank containing multiple petroleum products and one (1) 2,000-gallon Kerosene tank. Harikrishna, LLC is listed on the Financial Assurance database with payment mechanism listed as Self Insurance indicating that Harikrishna, LLC must provide a letter to SCDHEC annually showing a net worth of \$50,000 that is prepared by a CPA and signed by the CFO of the company indicating there are sufficient funds to cover any release that may occur. Although Harikrishna, LLC is upgradient of the *subject property*, there was an NFA determination made for each of the two (2) LUST releases, and it is the opinion of the *environmental professional* that Harikrishna, LLC is not considered an *REC* with regard to the *subject property*.

During the *site reconnaissance* numerous wrecked automobiles were present on the *subject property*. These wrecked automobiles were kept on concrete slabs with no indication of spilled oil on or around the slab. There was also a burn pile observed, however there was no indication that anything other than wood or cardboard had been burned in the pile. Vegetation was continuing to grow up to the edge of the ashes with no discoloration present. There were multiple propane tanks and a mobile fuel tank observed on the *subject property*, with evidence of Clarendon County spraying glyphosate around these tanks and building to keep weeds from overgrowing. Any evidence of discoloration of disturbed vegetation can be linked to the use of glyphosate which is not considered a *hazardous substance*. It is the opinion of the *environmental professional* that items observed during the *site reconnaissance* are not considered *RECs* with regard to the *subject property*.



## 8.0 CONCLUSIONS

The *Phase I ESA* has been performed in conformance with the scope and limitations of *ASTM E 1527-21: Standard Practice for Environmental Site Assessments* of the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the approximately ten (10)-Acre Property for the Proposed Emergency On Call 911 Center. No further environmental assessment is needed at this time.



## 9.0 DEVIATIONS

Alliance Consulting Engineers, Inc. project personnel have attempted to prepare this *Phase I ESA* in conformance with *ASTM E 1527-21: Standard Practice for Environmental Site Assessments*, which was approved on February 13, 2023, and to our knowledge and practice have not deviated from the standard.



## 10.0 REFERENCES

1. *ASTM E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. West Conshohocken, PA: ASTM International, 2023.
2. Gerald, Talbert R., *Soil Survey of Clarendon County, South Carolina*. US Department of Agriculture, Soil Conservation Service, in Cooperation with South Carolina Agricultural Experiment Station and South Carolina Land Resources Conservation Commission, 1976.
3. Clarendon County Registry of Deeds, Clarendon County, South Carolina. Accessed June 27, 2023.



### 11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in Section 312.10 of 40 CFR Part 312. We have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the approximately ten (10)-Acre Property for the Proposed Emergency On Call 911 Center located at the intersection of Commerce Street and Capital Way located in the City of Manning in Clarendon County. We have developed and performed all *appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Kyle M. Clampitt, P.E.

Vice President

T. Ryan Merritt, E.I.T., LEED Green Associate

Engineering Associate



## 12.0 STATEMENT OF QUALIFICATIONS

Alliance Consulting Engineers, Inc. is a South Carolina based consulting engineering firm engaged in the practice of civil and environmental engineering. The firm was founded in 2004, and has offices located in Columbia, South Carolina; Bluffton, South Carolina; Greenville, South Carolina; Charleston, South Carolina; and Charlotte, North Carolina. The staff of Alliance Consulting Engineers, Inc. currently consists of two (2) principals, two (2) senior project managers, one (1) project manager, two (2) senior project engineers, three (3) project engineers, six (6) engineering associates, four (4) CAD technicians, two (2) regional managers, five (5) business development directors, one (1) design associate, and two (2) senior administrative assistants. Alliance Consulting Engineers, Inc.'s staff includes eleven (11) registered Professional Engineers, ten (10) LEED Green Associates, and the firm is properly licensed to practice engineering in South Carolina and twelve (12) other states.

The firm is regularly involved in performing engineering services for industrial, municipal, institutional, and commercial clients on projects that span the breadth of the civil, and environmental engineering disciplines. Environmental work regularly performed by the firm includes Potable Water Facilities, Wastewater Facilities, Stormwater Facilities, Environmental Site Assessments, Air Quality Permitting, and Solid Waste Management. The firm has performed numerous *Environmental Site Assessments*.

This *Phase I Environmental Site Assessment* has been completed under the direction of Mr. Kyle M. Clampitt, P.E. Mr. Clampitt has twenty-one (21) years of engineering experience, and currently Serves as Vice President and Senior Project Manager with responsibilities that include client coordination; design in concrete, steel and site drainage; oversight of plan generation; direct involvement and responsibility for permit applications; project estimates and scheduling; and extensive building code review. In addition, Mr. Clampitt is responsible for overseeing the project management of solid waste facilities and environmental assessments. Mr. Clampitt graduated from Purdue University with a Bachelor of Science in Civil Engineering, 2001. Mr. Clampitt is a Professional Engineer that is licensed to practice in the State of South Carolina and Indiana. Mr. Clampitt's resume has been included in Appendix D of this *Phase I Environmental Site Assessment*.