



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jul 7 2008

ARC REVIEW CODE: R806231

TO: Chairman Sam Olens

ATTN TO: John Pederson,

FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: Cobb County

Name of Proposal: Colonial Pipeline Company

Review Type: Development of Regional Impact

Date Opened: Jun 23 2008

Date Closed: Jul 7 2008

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: Colonial Pipeline Company is proposing to expand the existing Atlanta Junction facility with eight new bulk storage tanks.

Surrounding uses of the site include similar heavy industrial uses, including other petroleum storage facilities, a golf course, and undeveloped land.

The current facility is not a truck terminal. Tanker trucks are not coming in and out of the facility. Products flow in and out of the facility exclusively by underground pipeline. Two mainlines deliver product from the Gulf Coast refineries. During the summer months the facility stores low-sulfur gasoline required to in the Atlanta area to reduce air pollution.

The air quality impacts will be minimal. The proposed tanks will be used solely for distillate (fuel oil and kerosene) service. Information submitted for the review states that there are no Federal and State environmental requirements for the construction or operation of these tanks because the tanks are considered minor sources with minimal impacts on air quality. Attached is a copy of the Air Quality Permit issued to Colonial Pipeline Company on March 13, 2007 for the operation of the pipeline breakout station for the refined petroleum products facility.

It is noted that the Silver Comet Trail, a regional recreational facility, runs just south of the property. It is recommended that Colonial Pipeline continues to ensure that the trail will not be impacted from the operations of the facility.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF POWDER SPRINGS
FULTON COUNTY
CITY OF MARIETTA

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
DOUGLAS COUNTY
PAULDING COUNTY
COOSA VALLEY RDC

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CITY OF AUSTELL
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SMYRNA
COBB COUNTY

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

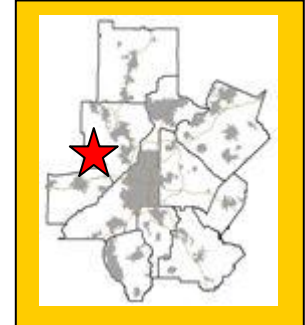
The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

Preliminary Report:	June 23, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Colonial Pipeline DRI #1789
Final Report Due:	July 23, 2008		Comments Due By:	July 7, 2008

FINAL REPORT SUMMARY

REVISED DEVELOPMENT:

The Colonial Pipeline Company development in Cobb County is proposing an expansion on 29.06 acres of the existing Atlanta Junction storage facility with eight new storage tanks which will equal 1.74 million barrels of petroleum.



PROPOSED DEVELOPMENT:

The Colonial Pipeline Company development in Cobb County is a proposed expansion of the existing Atlanta Junction storage facility. The facility currently consists of 32 tanks with a capacity of 3,440,595 barrels. The addition of five new storage tanks will contain 540,000 barrels of petroleum and will be constructed within the existing footprint of the existing facility. No additional land will be required. The facility is located on Anderson Farm Road, new the intersection with Powder Springs Road.

PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2012.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned H-I (heavy industrial). The site does not require rezoning. The DRI trigger for this development is a special land use permit request. Information submitted for the review states that the proposed development is consistent with Cobb County future land use plan which calls for industrial.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments identifying inconsistencies with any potentially affected local government's comprehensive plan were received.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments concerning the implementation of short term work programs were received.

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Will the proposed project generate population and/or employment increases in the Region?

If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

No.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within two miles radius of the proposed project.

2005	Colonial Pipeline
1996	Northfolk Southern Intermodal Facility

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, there is the existing Atlanta Junction facility with 32 tanks with a capacity of 3,440,595 barrels.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

Colonial Pipeline Company is proposing to expand the existing Atlanta Junction facility with eight new bulk storage tanks.

Surrounding uses of the site include similar heavy industrial uses, including other petroleum storage facilities, a golf course, and undeveloped land.

The current facility is not a truck terminal. Tanker trucks are not coming in and out of the facility. Products flow in and out of the facility exclusively by underground pipeline. Two mainlines deliver product from the Gulf Coast refineries. During the summer months the facility stores low-sulfur gasoline required to in the Atlanta area to reduce air pollution.

The air quality impacts will be minimal. The proposed tanks will be used solely for distillate (fuel oil and kerosene) service. Information submitted for the review states that there are no Federal and State environmental requirements for the construction or operation of these tanks because the tanks are considered minor sources with minimal impacts on air quality. Attached is a copy of the Air Quality Permit issued to Colonial Pipeline Company on March 13, 2007 for the operation of the pipeline breakout station for the refined petroleum products facility.

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It is noted that the Silver Comet Trail, a regional recreational facility, runs just south of the property. It is recommended that Colonial Pipeline continues to ensure that the trail will not be impacted from the operations of the facility.

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FINAL REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The site is located Cobb County.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed expansion is entirely within Cobb County. The proposed site is approximately 1.5 miles from the City of Austell and Powder Springs.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

No.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Not submitted for the review.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

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In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The proposed expansion of the existing facility will have minimal impact on existing industry and business in the Region.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Watershed Protection and Stream Buffers

The property is located in the Sweetwater Creek Water Supply Watershed, which is the water source for the City of East Point. Development in public water supply watersheds is subject to the State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. The Sweetwater Creek Water Supply Watershed has an area of more than 100 square miles upstream of the East Point intake and therefore is a large water supply watershed as defined by the Part 5 Criteria. As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed), the only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. The property is located more than seven miles upstream of the intake; therefore, no Part 5 criteria apply to this property.

No streams are shown on or near the property on the USGS coverage for the property area. Any unmapped streams that may be on the property will be subject to Cobb County's stream buffer requirements. All waters of the state on the property are subject to the Georgia Department of Natural resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusion into any stream buffer may require a variance.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Impervious surface amounts typically found for each land use in the Atlanta Region were used. Actual impervious surface may vary depending on the overall density of the development. The undeveloped areas of the property were classified as agriculture/pasture because they appear to be cut and maintained. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants Per Year

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Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	<u>BOD</u>	TSS	Zinc	Lead
Agric./Pasture & Cropland	70.00	30.80	152.60	910.00	22890.00	0.00	0.00
Heavy Industrial	98.00	142.10	1885.52	12544.00	77910.00	162.68	20.58
TOTAL	168.00	172.90	2038.12	13454.00	100800.00	162.68	20.58

Total Percent Impervious: 47%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review.

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

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GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The proposed project is anticipated to generate less than 1,000 trips per day. Because vehicular traffic associated with the proposed development is minimal, there is no expected impact to the surrounding roadway network due to the proposed expansion.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

No roadway improvements are included proposed in Envision6 that would affect or be affected by the proposed development

Impacts of the Colonial Pipeline Development: What are the recommended transportation improvements based on the traffic study done by the applicant?

No significant impacts have been estimated because of the development of this project. Information submitted for the review states that other than temporary construction vehicles, there will be no additional vehicle traffic as a result of this project. Atlanta Junction is not a truck terminal; therefore, does not have tanker trucks coming in and out of the property. Products flow in and out of the facility exclusively by underground pipeline.

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

With a trip generation of less than 1,000 trips per day, this development is permissible under the Expedited Review criteria.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

Given the type of development, none are necessary and the Air Quality Benchmark test will not be used. The impacts to air quality will be minimal. The tanks are used solely for distillate service. Information submitted for the review states that no additional air permits or permit modifications will be required for the construction and operation of the proposed tanks.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.00 MGD.

Which facility will treat wastewater from the project?

Not applicable.

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What is the current permitted capacity and average annual flow to this facility?

Not applicable.

What other major developments will be served by the plant serving this project?

Not applicable.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Not applicable

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Not applicable.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Not applicable

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental services?
- Administrative facilities?

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- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

AGING

Does the development address population needs by age?

Not applicable.

What is the age demographic in the immediate area of the development?

Not applicable.

HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Not applicable.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Not applicable.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.



Colonial Pipeline Company

William F. Berry
Operations Liaison

Phone: (404) 308-9055
Fax: (678) 762-2465
E-mail: wberry@colpipe.com

PROJECT EXCEL
Expanding Colonial's Energy Lifeline

March 19, 2008

Georgia Regional Transportation Authority
Attn: Michael Roberson
245 Peachtree Center Avenue, N.E.
Suite 900
Atlanta, Georgia 30303

Re: DRI – Pre- Application Meeting
(Cobb County, DRI #1789)

Dear Michael:

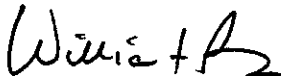
Thank you for the opportunity to meet with you and the other GDOT, ARC, and GRTA staff representatives on March 17, 2008, to discuss Colonial Pipeline Company's proposal to construct additional tankage at its Atlanta Junction Facility in Austell, Georgia. Please find below the information requested during our meeting:

- Fuel transported through this facility is moved via pipeline only. Traffic, as a result of this project, would fall well below the GRTA threshold of 1,000 vehicles per day.
 - Other than temporary construction vehicles, there will be no additional vehicle traffic as a result of this project.
- Attached is a copy of Colonial's Air Quality Permit No. 4613-067-0074-V-02-0 dated March 13, 2007, issued by the Georgia EPD Air Protection Branch. To accommodate the proposed additional tankage, Colonial will be seeking a construction permit from the GA EPD. The construction permit application to Georgia EPD will include operational and physical plant modifications (vapor combustion) that will allow the facility to remain classified as a minor source.
 - Colonial acknowledges that your recommendation to proceed shall be conditioned on Colonial acquiring, prior to construction and operation of the additional tanks, the applicable Air Quality permits from the appropriate state and/or federal agencies.

As we discussed, Colonial respectfully requests that this application be considered for an expedited review, given the project's negligible impact on traffic, its compliance with the current land use plan, and the planned emissions

controls that will allow Colonial to maintain its minor source classification. Please call or email me if you need additional information or have further questions.

Sincerely,



William F. Berry

Sent via email w/ attachment: 2007 Atlanta Junction EPD Operating Permit

cc: Atlanta Regional Commission
Attn: Haley Fleming
40 Courtland Street
Atlanta, Georgia 30303

Moore Ingram Johnson & Steele, LLP
Attn: John Moore, Esq.
192 Anderson Street
Marietta, Georgia 30060

Georgia Department of Transportation
District Seven
Attention: Joe Palladi

Georgia Department of Natural Resources

Environmental Protection Division • Air Protection Branch

4244 International Parkway, Suite 120, Atlanta, Georgia 30364

404/363-7000 • Fax: 404/363-7100

Noel Holcomb, Commissioner

Carol A. Couch, Ph.D., Director

MAR 13 2007

Mr. Jimmy D. Lee
Operations Manager
Colonial Pipeline Company – Atlanta Junction Facility
3925 Anderson Farm Road
Austell, Georgia 30106

RE: Title V Application No. TV-16782
Date of Application: June 12, 2006
Facility AIRS No.: 06700074

Dear Mr. Lee:

Enclosed is Air Quality Permit No. 4613-067-0074-V-02-0 issued to Colonial Pipeline Company – Atlanta Junction Facility for the operation of pipeline breakout facility that is located at 3925 Anderson Farm Road, Austell, Georgia.

This Permit is for the operation of this facility under Title V of the Clean Air Act and is not transferable. The Permittee may not make any changes to equipment or processes that are not allowed under the Permit. Violation of any Permit condition that is not indicated to be "State Only Enforceable" is a violation under Title V of the Clean Air Act and is subject to enforcement by the Division and the US EPA.

The enclosed Title V Permit expires five (5) years from its effective date. The Permit shall become null and void after the expiration date unless a timely and complete renewal application has been submitted to the Division at least six (6) months, but no more than eighteen (18) months prior to the expiration date of the Permit.

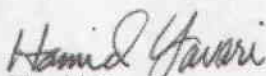
If changes or modifications not allowed by the Permit need to be made to any process or equipment at the facility, an electronic Title V application detailing the changes/modifications must be submitted well in advance of any critical date involved, so that adequate time will be available for review, discussion, and revision where necessary. The application is available at the Air Protection Branch's web site at www.georgiaair.org/airpermit under "Title V Electronic Application Updates and Information" from the drop-down menu. To receive future information regarding Georgia's Title V permit program, please go to the website and choose "Listservers" from the drop-down menu for information on how to join the Title V Email List.

The following types of correspondence should be sent to the Division personnel indicated:

- Testing: Ross Winne – Program Manager, Industrial Source Monitoring Program
- Monitoring and Compliance (reports): James Eason - Unit Manager, Stationary Source Compliance Program.

If you have any questions or need more information, please contact me at (404) 363-7133 or via e-mail at Hamid_Yavari@dnr.state.ga.us.

Sincerely,



Hamid Yavari
Environmental Engineer
Stationary Source Permitting Program

Enclosures

c: SSCP, ISMP, Rhodes, Cartersville

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#)[Tier Map](#)[FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1789

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Cobb

Individual completing form: John P. Pederson

Telephone: 770-528-2024

E-mail: john.pederson@cobbcounty.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Colonial Pipeline Company

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Anderson Mill Road

Brief Description of Project: Expansion of petroleum storage facility with eight new storage tanks, which equates to 1.74 million barrels of petroleum.

Development Type:

(not selected)

Hotels

Wastewater Treatment Facilities

Office

Mixed Use

Petroleum Storage Facilities

Commercial

Airports

Water Supply Intakes/Reservoirs

Wholesale & Distribution

Attractions & Recreational Facilities

Intermodal Terminals

Hospitals and Health Care Facilities

Post-Secondary Schools

Truck Stops

Housing

Waste Handling Facilities

Any other development types

Industrial

Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.): 29 acres

Developer:	Colonial Pipeline Company
Mailing Address:	Colonial Pipeline Company, c/o John Moore, Moore I
Address 2:	192 Anderson Street
	City:Marietta State: GA Zip:30060
Telephone:	770-429-1499
Email:	jmoore@mijs.com; tch@mijs.com
Is property owner different from developer/applicant?	(not selected) Yes No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) Yes No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No
If yes, provide the following information:	Project Name: Colonial Pipeline Company
	Project ID: 832
The initial action being requested of the local government for this project:	Rezoning Variance Sewer Water Permit Other Special Land Use Permit
Is this project a phase or part of a larger overall project?	(not selected) Yes No
If yes, what percent of the overall project does this project/phase represent?	+/-15-20%
Estimated Project Completion Dates:	This project/phase: 2012 Overall project: 2012
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Developments of Regional Impact

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DRI #1789

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Cobb

Individual completing form: John P. Pederson

Telephone: 770-528-2024

Email: john.pederson@cobbcounty.org

Project Information

Name of Proposed Project: Colonial Pipeline Company

DRI ID Number: 1789

Developer/Applicant: Colonial Pipeline Company

Telephone: 770-429-1499

Email(s): jmoore@mijs.c

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: The exact figure to be determined during the review

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: The exact figure to be determined during the review, but will be in excess of \$90,000 per year.

Is the regional work force sufficient to fill the demand created by the proposed project?	(not selected) Yes No
Will this development displace any existing uses?	(not selected) Yes No
If yes, please describe (including number of units, square feet, etc):	
Water Supply	
Name of water supply provider for this site:	N/A
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	N/A
Is sufficient water supply capacity available to serve the proposed project?	(not selected) Yes No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	(not selected) Yes No
If yes, how much additional line (in miles) will be required?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	N/A
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	N/A
Is sufficient wastewater treatment capacity available to serve this proposed project?	(not selected) Yes No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	(not selected) Yes No
If yes, how much additional line (in miles) will be required?	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	None
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	(not selected) Yes No
Are transportation improvements needed to serve this project?	(not selected) Yes No

If yes, please describe below:			
Solid Waste Disposal			
How much solid waste is the project expected to generate annually (in tons)?	N/A		
Is sufficient landfill capacity available to serve this proposed project?	(not selected)	Yes	No
If no, describe any plans to expand existing landfill capacity:			
Will any hazardous waste be generated by the development?	(not selected)	Yes	No
If yes, please explain:			
Stormwater Management			
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Less than 50%.		
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:There are stream buffers, detetion ponds, and petroleum containment ponds.			
Environmental Quality			
Is the development located within, or likely to affect any of the following:			
1. Water supply watersheds?	(not selected)	Yes	No
2. Significant groundwater recharge areas?	(not selected)	Yes	No
3. Wetlands?	(not selected)	Yes	No
4. Protected mountains?	(not selected)	Yes	No
5. Protected river corridors?	(not selected)	Yes	No
6. Floodplains?	(not selected)	Yes	No
7. Historic resources?	(not selected)	Yes	No
8. Other environmentally sensitive resources?	(not selected)	Yes	No
If you answered yes to any question above, describe how the identified resource(s) may be affected:			
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LOCATED N.E. 1/4
T9N DISTRICT 2nd SECION
CONE COUNTY, OK