

**Mill Creek Phase I
Huntsville, Madison County, Alabama
ADEM VCP Site #: 461-089-26003**

Fact Sheet

An initial Limited Phase II ESA and Revised Vapor Mitigation System have been found to be technically adequate by the Alabama Department of Environmental Management (ADEM) for the Mill Creek Phase I in Huntsville, Alabama. This fact sheet has been prepared to briefly advise the public of the principal legal and policy issues of the VCP.

I. VCP PROCESS

The VCP provides a mechanism for the implementation of a cleanup program that encourages applicants to voluntarily assess, remediate, and reuse rural and urban areas of actual or perceived contamination. The program does not relieve any “responsible person” for the liability for administrative, civil, or criminal fines or penalties which are otherwise authorized by law and imposed as a result of the illegal or unpermitted disposal of solid waste, hazardous waste, hazardous constituents, hazardous substances, petroleum products, and/or pollutants to the land, air, or waters of the State on an identified property. The program is designed to expedite the voluntary cleanup process and has been designed for entry at any stage of the cleanup process as long as all applicable criteria have been met up to the point of entry.

II. PROCEDURES FOR REACHING A FINAL DECISION

ADEM is proposing to issue for the Mill Creek Phase I a Revised Vapor Mitigation System for the site remediation. The Limited Phase II ESA and Revised Vapor Mitigation System include a proposal for the implementation of engineering controls by installing a Vapor Mitigation System to address both radon and VOCs on the subject property.

ADEM Admin Code R. 335-15-6-.02 requires that the public be given a 30-day comment period from the date of the notice. The comment period will begin on December 31, 2025, which is the date of publication of the public notice in major local newspaper(s) of general circulation and will end on January 30, 2026.

All persons wishing to comment on any of the conditions of the VCP Remediation should submit their comments in writing to ADEM, Permits and Services Division, 1400 Coliseum Blvd. (Zip 36110). P.O. Box 301463 (Zip 36130-1463) Montgomery, Alabama, ATTENTION: Mr. Russell Kelly. Written comments on the VCP activities should be submitted to ADEM and be received by January 30, 2026.

ADEM will consider all written comments received during the comment period while making a final decision on this issue. When ADEM makes its final decision, notice will be given to the applicant and each person who has submitted written comments or requested notice of the final decision.

III. FACILITY DESIGN

McCormack Baron Salazar Development, Inc, has completed site investigation activities under the VCP at the Mill Creek Phase I located at 2608 Governors Drive SW, Huntsville, AL. Currently the subject property consists of a vacant and undeveloped lot. McCormack Baron Salazar Development, Inc proposes to implement engineering controls by installing a Vapor Mitigation System to address both radon and VOCs on the subject property.

IV. TECHNICAL CONTACT

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