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## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

August 15, 2014

Mr. George Purefoy, City Manager  
City of Frisco  
6101 Frisco Square Blvd., 5<sup>th</sup> Floor  
Frisco, Texas 75034

Re: *Revised Affected Property Assessment Workplan*, dated June 2014, Grand Park Property, 7275 Dallas Parkway, Collin County, Frisco, Texas; Voluntary Cleanup Program (VCP) No. 2592; Customer No. CN600245526; Regulated Entity No. RN106847114

Dear Mr. Purefoy:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the above referenced submittal. Based on our review, the TCEQ provides the following comments:

**General Comment:** The TCEQ suggests that you divide the Grand Park property into three partial response action areas (PRAAs): the current PRAA 1, the mixed-use development area south of the creek, the proposed park area north of the creek; and the future lake area (currently the creek). Since the assessment strategies and future land use of each area varies, the path towards certification of each area might be best accomplished with the use of PRAAs.

**Mixed-use Development Area:** The proposed workplan for soil sampling in the area designated for mixed-use development is approved. However, a monitoring well is needed to assess the former concrete crusher potential source area.

**Proposed Park Area:** The preliminary plans for the proposed park indicate that there will be localized areas of increased use by potential receptors. In particular, the preliminary plans indicate areas to be used as playgrounds and/or special areas for visitors. The future use of these areas is considered as residential land use and will need to be evaluated using a higher sampling density, similar to the one-eighth acre sampling strategy undertaken in other portions of the site intended for residential or mixed use. At this time, in advance of a final set of plans for the park area, the TCEQ agrees with your proposal for a one-half acre modified exposure area in the proposed park area with a land use deed restriction included in the VCP certificate. The restriction will require that if conditions change such that potential receptors are restricted to a smaller surface area over which exposure to surface soils may occur (e.g., installation of a playscape), the area must be re-evaluated with TCEQ to ensure protection of human health..

Mr. George Purefoy

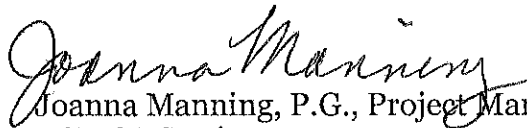
Page 2

August 15, 2014

VCP No. 2592

Please reference VCP No. 2592 on the front of any future letters or reports. Future submittals should be mailed to the TCEQ, VCP-CA Section, mail code MC-221, at the letterhead address. Please feel free to contact me with any questions or comments at (512) 239-3737.

Sincerely,



Joanna Manning, P.G., Project Manager

VCP-CA Section

Remediation Division

Texas Commission on Environmental Quality

JAM/jdm

cc: Mr. James L. Gandy, President, Frisco Economic Development Corporation, Frisco, Texas

Mr. Wade Wheatley, Vice President, Cook-Joyce, Inc. [wade.wheatley@cook-joyce.com](mailto:wade.wheatley@cook-joyce.com)

Mr. Sam Barrett, Waste Section Manager, TCEQ Fort Worth/Dallas Regional Office, R-4