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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 12, 2015

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

Re: Grand Park Property, 7275 Dallas Parkway, Collin County, Frisco, Texas;
Voluntary Cleanup Program (VCP) No. 2592; Customer No. CN60024526;
Regulated Entity No. RN106847114

Dear Mr. Purefoy:

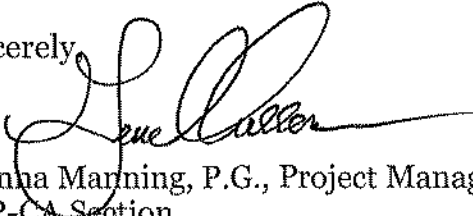
The Texas Commission on Environmental Quality (TCEQ) has reviewed the April 10, 2015 Affected Property Assessment Report (APAR) for Partial Response Action Area 2 (PRAA-2). Please note the following comments:

- 1. Soil Assessment:** The TCEQ concurs that the APAR demonstrates that soil assessment is complete. Chemicals of concern (COCs) were detected in shallow soil at three sample locations above the critical protective concentration level (PCL). As indicated in the APAR, a Response Action Plan (RAP) will be required to address soil affected above the critical PCL.
- 2. Groundwater Assessment:** One monitoring well was installed on PRAA-2. The monitoring well was dry when it was installed in November 2014 and remained dry when last gauged in February 2015. The detected concentrations of COCs in a groundwater sample from well GP-MW-15, which is located adjacent to PRAA-2, are below residential PCLs. The TCEQ concurs that the groundwater assessment is complete at this PRAA and no response action for groundwater is required.
- 2. Tier 1 Exclusion Criteria Checklist:** The TCEQ concurs with the conclusion made in the Supporting Documentation that this site meets the exclusion criteria for ecological risk assessment.

Mr. George Purefoy
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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. Your response is due 60 days from the date of this letter. Please feel free to contact me with any questions or comments at (512) 239-3737.

Sincerely,

for 

Joanna Marning, P.G., Project Manager
VCP-CA Section
Remediation Division
Texas Commission on Environmental Quality

JAM/lb

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

Mr. Mack Borchardt, MBorchardt@friscotexas.gov

Mr. Wade Wheatley, Vice President, Cook-Joyce, Inc. Wade.Wheatley@cook-joyce.com

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