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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., 5th Floor
Frisco, Texas 75034

Re: Affected Property Assessment Report (APAR) for Partial Response Action Area 1 (PRAA 1) and Monthly Status Reports, dated June 10 and July 10, 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. The Work Plan for the balance of the Grand Park VCP site is under review as well, and comments are forthcoming under a separate letter. The TCEQ has the following comments to the PRAA 1 APAR:

1. **Soil Assessment:** Based on the information provided, the shallow soil investigation is complete. Analytical results of 236 shallow soil samples analyzed for herbicides, pesticides, arsenic, cadmium, and lead did not exceed Tier 1 residential assessment levels or Tier 2 soil-to-groundwater protective concentration levels (PCLs).
2. **Groundwater Assessment:** The groundwater assessment section of the APAR, Section 5, was not submitted. As reported in Section 1.2 of the APAR, Hydrogeology, one monitoring well was installed to a depth of 17 feet below grade surface on May 5, 2014. As of June 3, 2014, the monitoring well was dry.

There are nearby monitoring wells (not located within the PRAA but still on the Grand Park VCP property) that intersect shallow groundwater. Please develop cross-sections of the subsurface geology and a discussion of the nature, occurrence, and elevation of the shallow groundwater bearing unit and any confining unit.

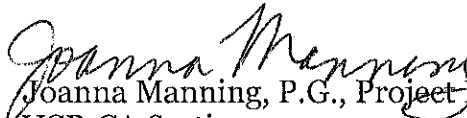
Once this information has been collected, Section 5 of the APAR, Groundwater Assessment, will need to be submitted. At that time, please include a discussion

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of any potential impacts from offsite properties, groundwater gradient direction, and groundwater classification information. Data and maps for the nearby offsite properties as referenced in your report should be provided as well.

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 should be submitted to the TCEQ on or before September 30, 2014. 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

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