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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 28, 2023

Mr. Chuck Rhodes, via email
Kaspar Companies
959 State Highway 95N
Shiner, TX 77984

Re: Leaking Petroleum Storage Tank (LPST) Case Closure of Hydrocarbon Contamination
at Former McBride Electric of Dallas, 1039 North Walton Walker Blvd, Irving, Dallas
County, Texas
Regulated Entity Number RN102259124; Customer Number CN601202757
LPST ID No. 112368 - Priority 3.1 - Facility ID No. 2357; R - 4

Dear Mr. Rhodes:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the corrective action information submitted in relation to the release incident at the above-referenced facility. Provided that the documentation was accurate and representative of site conditions, it appears that the closure requirements of Title 30, Texas Administrative Code (TAC), Chapter 334 (30 TAC 334), and applicable program guidance have been met. Therefore, the site meets the Petroleum Storage Tank (PST) Program closure requirements, and no further corrective action is necessary.

Please note that case closure is based on identified exposure pathways. Any contamination remaining at the site should be reevaluated if future soil excavation or construction activities are conducted. Please ensure that any wastes generated from such activities are handled in compliance with all applicable regulations.

All monitoring wells which are not now in use and/or will not be used in the next 180 days must be properly plugged and abandoned in accordance with the requirements of the Texas Department of Licensing and Regulation (TDLR).

If monitor well plugging or other necessary site restoration activities will be performed to complete site closure, please prepare and submit a *Final Site Closure Report* form (TCEQ-0030) to document the activities and the actual closure of the site by **June 27, 2023**. The *Final Site Closure Report*, if necessary, will be the last required submittal for this case. This final concurrence letter signifies the completion of corrective action associated with the release. No subsequent TCEQ correspondence will be issued in response to the *Final Site Closure Report*.

Any new or existing underground or above-ground storage tanks remaining at this site continue to be subject to TCEQ tank registration, self-certification, financial assurance, and technical standards provisions.

Mr. Chuck Rhodes
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Please reference the LPST and Facility ID numbers on future correspondence regarding this site. Should you have any questions, please contact Meagan J. Kunze-Nevarez, the Project Manager, at (512) 239-1831 or via email at Meagan.Kunze-Nevarez@tceq.texas.gov. Your cooperation in this matter has been appreciated.

Sincerely,



Joyce Sirota, P.G., Team Leader
PST/DCRP Section
Remediation Division
Texas Commission on Environmental Quality

JES/MJK/jes
112368.Final_Bullets.04262023.docx

cc: Mr. John Lembcke, ESE Partners, LLC, via email
Mr. Jason Binford, ESE Partners, LLC, via email