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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 6, 2020

Mr. Kevin Clariday
Estate of John M. Clariday, MD
4325 Echo Glen Drive
Dallas, Texas 75244

Re: Leaking Petroleum Storage Tank (LPST) Case Closure of Hydrocarbon Contamination at the Former Gas Station and Repair Shop, 305 & 307 South Johnson Street, Mineola, Tyler County, Texas
Regulated Entity No. RN110914819; Customer No. CN605732049
LPST ID No. 120857 - Priority 4.1 - Facility ID No. (Not Registered); R - 5

Dear Mr. Clariday:

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, Chapter 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.

The following criteria were part of the justification used for final closure:

- The underground storage tank from which the release occurred has been permanently removed from the site;
- There is no documented use of the affected groundwater zone within 0.5-mile and the dissolved-phase plume is delineated to Beneficial Groundwater Use Category II standards in all directions;
- Risk-based exposure levels (RBELs) for a commercial/industrial site have been achieved at the property boundaries;
- Soil concentrations do not exceed health-based levels for a residential or commercial/industrial site; and
- There are no threatened potential receptors.

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. The *Final Site Closure Report*, if

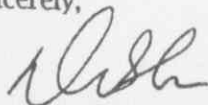
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necessary, will be the last required submittal for this case. This final concurrence letter signifies the completion of corrective action associated with the release. No subsequent TCEQ correspondence will be issued in response to the *Final Site Closure 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.

Please reference the LPST and facility ID numbers on future correspondence regarding this site. Should you have any questions, please contact James Garner, the Project Manager, at (512) 239-2256. Your cooperation in this matter has been appreciated.

Sincerely,



Danielle Lesikar, Team Leader
PST/DCRP Section
Remediation Division
Texas Commission on Environmental Quality

DEL/JG/del
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cc: Ms. Lauren M. Grawey, P.G., InControl Technologies, Inc., via email