



CIRRUS ASSOCIATES, LLC

PHONE 972-680-8555
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600 S. SHERMAN STREET, SUITE 102
RICHARDSON, TEXAS 75081

October 6, 2016

Ms. Cindy Mendez
Environmental Quality Manager
Environmental Services Department
City of Grand Prairie
206 W. Church Street, 2nd Floor
Grand Prairie, Texas 75050
Sent via email: cmendez@gptx.org

RE: Municipal Settings Designation

1000 & 1030 W. Arkansas Lane
Arlington, Texas 76013

Dear Ms. Mendez:

Pursuant to §361.805 of the Texas Health and Safety Code, SWC Arkansas & Cooper, LTD (Applicant) intends to submit a Municipal Setting Designation (MSD) application to the Texas Commission on Environmental Quality (TCEQ) for the approximate 2.708-acre tract of commercially developed property addressed as 1000 and 1030 W. Arkansas Lane (MSD Property). The MSD Property is located in a commercially developed area and bound to the north by W. Arkansas Lane and to the east by S. Cooper Street. The City of Arlington has unanimously passed an Ordinance in support of the MSD, dated September 20, 2016. A copy of the City of Arlington Ordinance is enclosed.

One (1) city water well located in Grand Prairie is within a 5-mile radius of the proposed MSD Property. This well, referenced as Well ID No. G0570048I, is located approximately 3.95 miles east and down gradient from the MSD Property at the 2800 Block of Safran Drive (also known as Astar Lane), Grand Prairie, Texas. The well is not threatened by the limited area of affected shallow groundwater at the former dry cleaners on the MSD Property.

A water well report containing information on this one (1) well was included in the MSD application to the City of Arlington. A copy of the MSD application is enclosed. Also included in the application are:

1. Legal description of the MSD Property;

2. Aerial photograph of the MSD Property;
3. Narrative description of the groundwater contamination;
4. Groundwater contaminant of concern map.

The area of affected groundwater is not located under a residential area, so a vapor intrusion study was not completed. A copy of the Ordinance passed by the City of Arlington supporting the MSD for the Property is enclosed.

One (1) requirement of the TCEQ is that we obtain a Resolution of Support from any Retail Public Utility within 5 miles of the MSD location. We would appreciate the City's issuance of a Resolution of Support, and we would be happy to meet with you if that would be helpful.

We appreciate your assistance with this request. Please contact us in the office at 972-680-8555 with any questions.

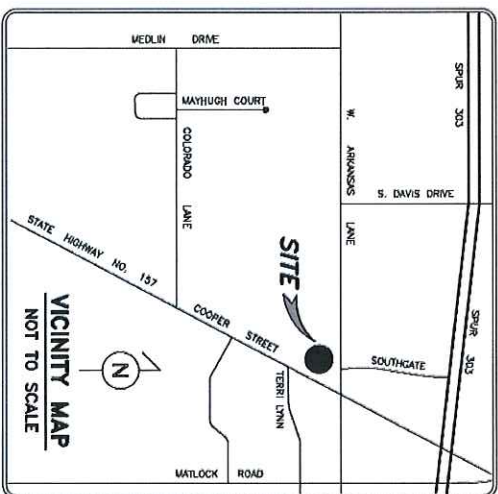
Sincerely,
Cirrus Associates, LLC

A handwritten signature in blue ink, appearing to read 'Richard S. Record', with a stylized flourish extending to the right.

Richard S. Record, P.G.
Senior Environmental Geologist

cc: Jill A. Kotvis, P.C.

Enclosures:
City of Arlington MSD Application
City of Arlington Ordinance supporting MSD



Sample ID	MW-7
Date	6/16/2016
PCE	<0.000372
TCE	<0.000398
Cis-1,2-DCE	<0.000260
Trans-1,2-DCE	<0.000396
1,1-DCE	<0.000398
Vinyl Chloride	<0.000259

W. Arkansas Lane

Sample ID	MW-5
Date	6/16/2016
PCE	0.0355
TCE	0.356
Cis-1,2-DCE	0.350
Trans-1,2-DCE	0.0684
1,1-DCE	0.00147
Vinyl Chloride	0.000506 J

Sample ID	MW-2
Date	6/16/2016
PCE	<0.000372
TCE	<0.000398
Cis-1,2-DCE	<0.000260
Trans-1,2-DCE	<0.000396
1,1-DCE	<0.000398
Vinyl Chloride	<0.000259

Sample ID	MW-4
Date	6/16/2016
PCE	0.00794
TCE	0.108
Cis-1,2-DCE	0.0925
Trans-1,2-DCE	0.021
1,1-DCE	0.000463 J
Vinyl Chloride	<0.000259

VCP Property

Sample ID	MW-5
Date	6/16/2016
PCE	<0.000372
TCE	0.000458 J
Cis-1,2-DCE	0.000673 J
Trans-1,2-DCE	<0.000396
1,1-DCE	<0.000398
Vinyl Chloride	<0.000259

Sample ID	MW-10
Date	6/16/2016
PCE	0.115
TCE	0.146
Cis-1,2-DCE	0.0267
Trans-1,2-DCE	0.00432 J
1,1-DCE	<0.00199
Vinyl Chloride	<0.00130

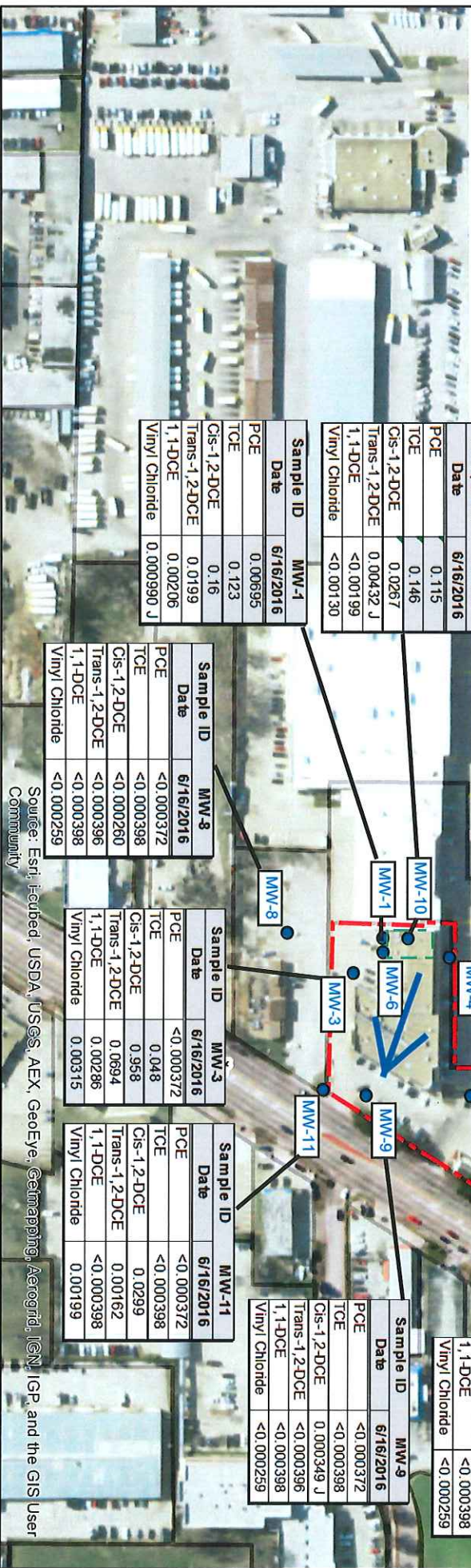
Sample ID	MW-1
Date	6/16/2016
PCE	0.000695
TCE	0.123
Cis-1,2-DCE	0.16
Trans-1,2-DCE	0.0199
1,1-DCE	0.00206
Vinyl Chloride	0.000990 J

Sample ID	MW-8
Date	6/16/2016
PCE	<0.000372
TCE	<0.000398
Cis-1,2-DCE	<0.000260
Trans-1,2-DCE	<0.000396
1,1-DCE	<0.000398
Vinyl Chloride	<0.000259

Sample ID	MW-3
Date	6/16/2016
PCE	<0.000372
TCE	0.048
Cis-1,2-DCE	0.958
Trans-1,2-DCE	0.0694
1,1-DCE	0.00286
Vinyl Chloride	0.00315

Sample ID	MW-11
Date	6/16/2016
PCE	<0.000372
TCE	<0.000398
Cis-1,2-DCE	0.0299
Trans-1,2-DCE	0.00162
1,1-DCE	<0.000398
Vinyl Chloride	0.00199

Sample ID	MW-9
Date	6/16/2016
PCE	<0.000372
TCE	<0.000398
Cis-1,2-DCE	0.000349 J
Trans-1,2-DCE	<0.000396
1,1-DCE	<0.000398
Vinyl Chloride	<0.000259



Source

- Monitor Well Location
- Plugged and Abandoned Monitor Well

Former Park Avenue Cleaners Site

Groundwater Flow Direction



0 112.5 225 450 Feet

Analyte	PCE	TCE	Cis-1,2-DCE	Trans-1,2-DCE	1,1-DCE	Vinyl Chloride
Tier 1 GW _{ing} Res PCLs	0.005	0.005	0.070	0.10	0.007	0.002

Former Park Avenue Cleaners
1000 & 1030 W. Arkansas Lane
Arlington, Texas

Project No. 02-003012 June 2016

Figure 1 VOC COC Map

Cirrus Associates, LLC
600 South Sherman Street, Suite 102
Richardson, Texas 75081

*1000 and 1030 W. Arkansas Lane
Arlington, Texas 76013*

Exhibit A

“Identification of the person(s) responsible for the groundwater contamination, if known.”

The soil and groundwater impacts at the Site are the result of the operations associated with the former Park Avenue Cleaners and Wright Nice Cleaners dry cleaning facilities that operated at 1030 W. Arkansas Lane, Suite 214 in Arlington, Texas from 1988 to circa 2003 and 1985 to 1988, respectively. Park Avenue Cleaners was identified on the Texas Commission on Environmental Quality's (TCEQ) central registry database as customer number CN600402192 and was listed in the industrial hazardous waste (IHW) database (inactive).

