CITY OF HOUSTON

PUBLIC WORKS AND ENGINEERING
PLANNING & DEVELOPMENT DIVISION

Application for Approval of Municipal Setting Designation

APPLICANT INFORMATION

Applicant's Name: South Yard, LLC

☐ Individual ☑ Private Entity ☐ Public Entity ☐ Non-Profit Entity ☐ Other _____

Address: 3206 Holmes Road (Street) | Houston (City) | TX (State) | 77051 (Zip)

Phone No.: (713) 571-8614 Fax No.: _____

Email: wdnoel@swbell.net

Contact Information

Name of Contact: Kelly D. Brown

Title: Owner Representative

Address: 1401 McKinney Street, 17th Floor (Street) | Houston (City) | TX (State) | 77010 (Zip)

Phone No.: (713) 658-2323 Fax No.: (713) 658-1921

Email: kdbrown@craincaton.com

SITE INFORMATION

Site HCAD No(s): 132-437-001-0088

Site Name: South Yard, LLC

Site Size: 0.386 acres

Site Address: 3206 Holmes Road (Street) | Houston (City) | TX (State) | 77051 (Zip)

(List all owners – additional sheet is attached, if needed)

Owner: South Yard, LLC

Owner Address: 8200 Wednesbury Lane (Street) | Houston (City) | TX (State) | 77074 (Zip)

Name of Contact: Kelly D. Brown

Title: Owner Representative

Organization: Crain, Caton & James

Phone No.: (713) 658-2323 Fax No.: (713) 658-1921

Email: kdbrown@craincaton.com

EXECUTIVE SUMMARY

The designated property (Site) consists of an approximate 0.386-acre tract of land located within a heavily industrialized section of the Houston, Texas metropolitan area. The designated property address is 3206 Holmes Road. The area of affected groundwater consists of approximately 16 acres and encompasses portions of the properties located at 3101 Holmes Road (Texas Steel Conversion, Inc.), and 3240 Holmes Road (Gulf Winds International), as well as City of Houston right-of-way (Holmes Road, Canyon Street, Mariah Street), Union Pacific Railroad right-of-way, and TxDOT right-of-way (SH 288 & IH-610). Historically, the Site and surrounding area have been developed primarily for industrial use. The most recent tenant of the Site was an auto salvage yard. Prior to use as an auto salvage yard, the Site was developed as a residential property as early as the 1950s. Prior to 1953, the entire Site consisted of undeveloped grassland. The Site is currently utilized as a parking area and maintains an address listing of 3206 Holmes Road.

The results of previous affected property assessment activities indicate that surface soils within the boundaries of the Site have been impacted by lead and trichloroethylene (TCE) at concentrations which exceed applicable critical TCEQ TRRP PCLs for leaching of contaminants to groundwater ($^{GW}Soil_{Ing}$). Reported TCE impacts in surface soils have not exceeded the $^{Tot}Soil_{Comb}$ PCL.

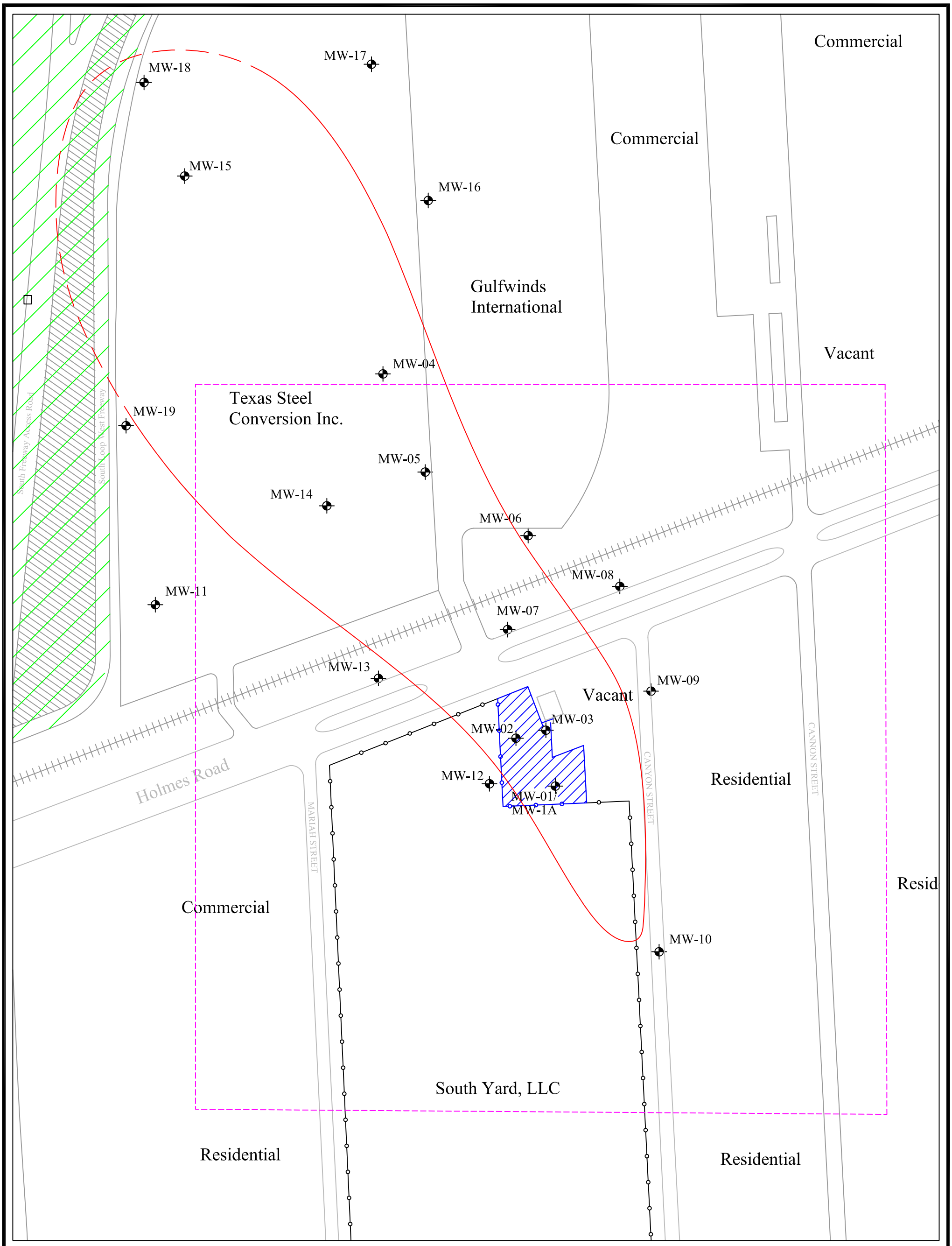
Shallow groundwater underlying the Site and adjacent properties has been impacted by TCE and daughter compounds cis-1,2 DCE and vinyl chloride at concentrations which exceed critical TRRP PCLs for direct ingestion of groundwater ($^{GW}GW_{Ing}$). The shallow groundwater gradient and/or flow direction within the assessment area appears to be generally to the northwest. Based on sampling and analysis results from a network of nineteen (19) permanent groundwater monitor wells, maximum TCE concentrations were reported in groundwater samples collected from the apparent contaminant source area, the 0.386-acre Site (gravel-paved parking area) located at 3206 Holmes Road. The proposed remedy/response action for impacted groundwater is a City of Houston Municipal Setting Designation (MSD), which would restrict access to such impacted groundwater, effectively eliminating the $^{GW}GW_{Ing}$ exposure pathway from consideration.

APPENDIX B

A description of the current use, and, to the extent know, the anticipated use(s), of the designated property and properties within 500 feet of the boundary of the designated property.

The designated property consists of approximately 0.386 acres and encompasses all of the property located at 3206 Holmes Road, Houston, Harris County, Texas.

A 500-foot field survey was previously conducted around the designated property. The general Site vicinity consists of industrial, undeveloped, and residential properties. Underground public utilities are recorded to be located within the limits of the designated property. Potable water within 500 feet of the designated property is provided by the City of Houston. Based on the results of the field survey, no sensitive receptors exist within a 500-foot radius of the designated property. The attached **Figure B-1** depicts current property use within 500 feet of the designated property boundary.



LEGEND:

- Designated Property Boundary
- Railroad Track
- Trichloroethene PCLE Zone
- Groundwater Monitor Well Locations
- Roads/Pavement
- TxDOT ROW (Inaccessible)
- Source Area
- 500-ft Boundary

N

SCALE:
1" = 150'
0 150'

Job Number:	10-0060
File Name:	FIGURE 2G
Drawn By:	JMJ
Approved:	DH
Date:	5/11/2012
Revised:	

POTENTIAL RECEPTORS MAP

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

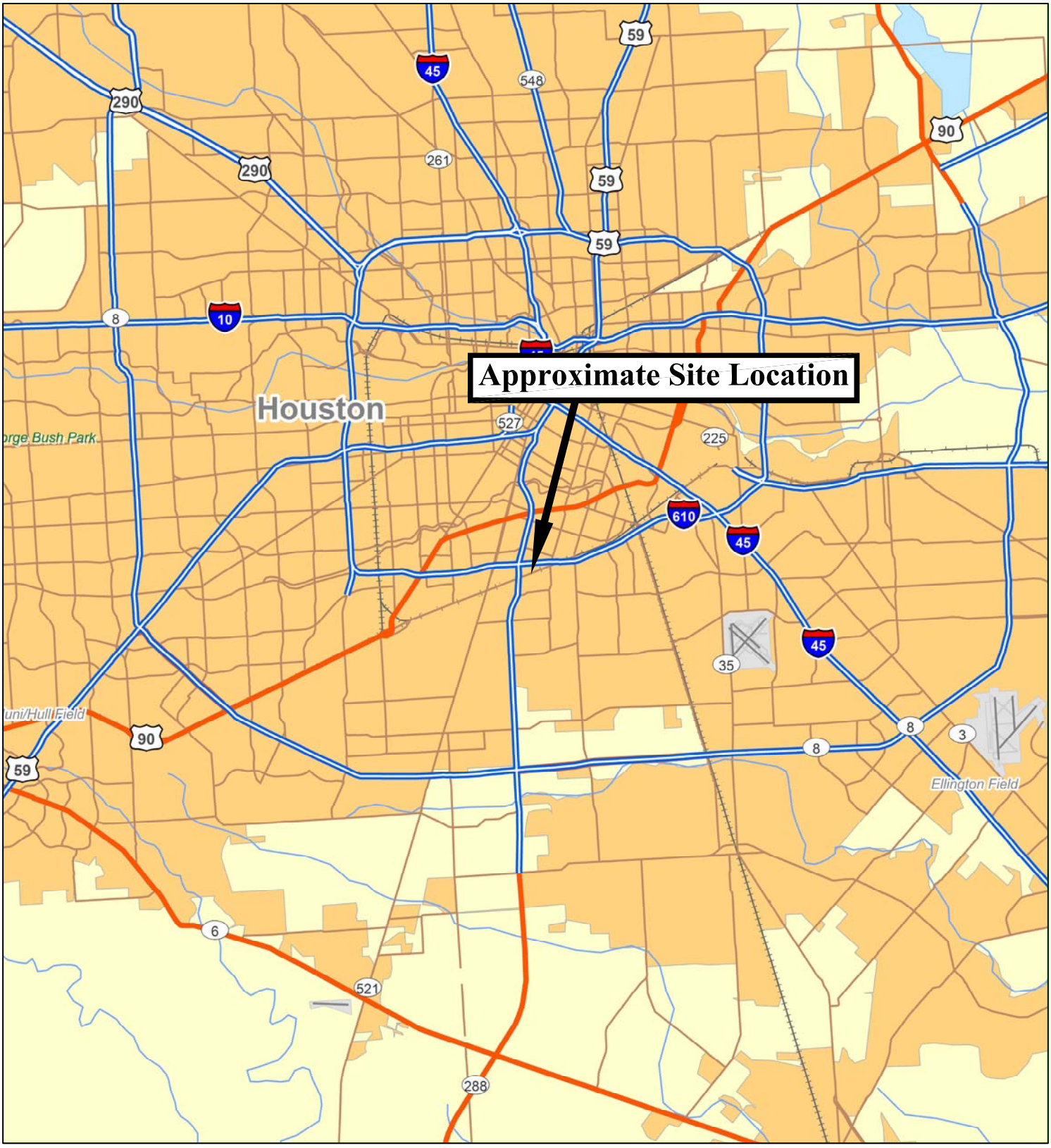
FIGURE B-1

APPENDIX C

A site map(s) showing:

a. The location of the designated property.
b. The topography of the designated property as indicated on publicly available sources, which must note the watershed including the nearest surface water body and whether the designated property is located in a floodplain or floodway, as those terms are defined in Chapter 19 of the Code of Ordinances.
c. The detected area of groundwater contamination.
d. The location of all soil sampling locations and all groundwater monitoring wells.
e. Groundwater gradients, to the extent known, and direction of groundwater flow.
f. The ingestion protective concentration level exceedence zone for each contaminate of concern, to the extent known.

See attached figures.



Legend:

N

SCALE:
1" = 20,000'

0 20,000'

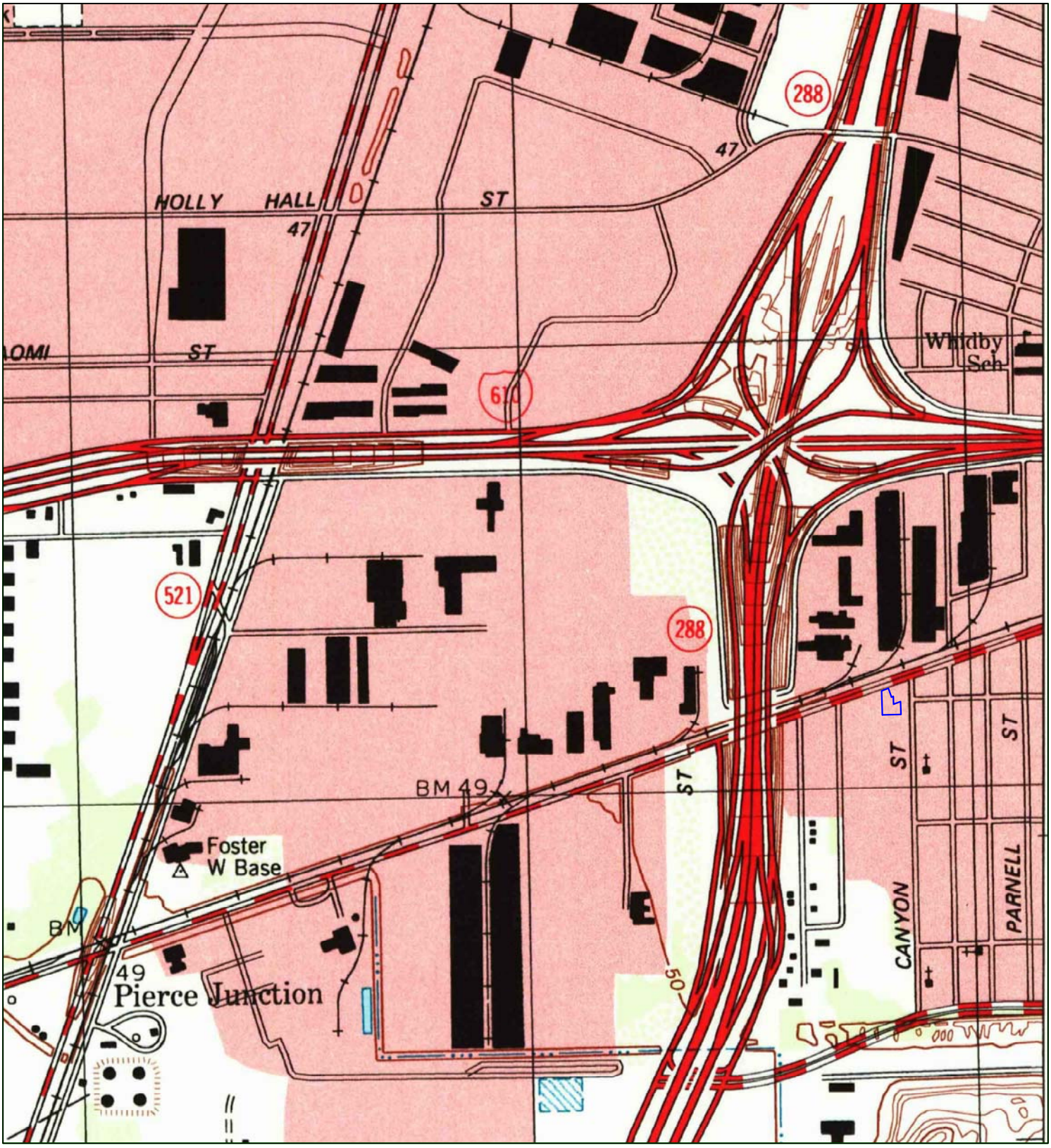
SITE LOCATION MAP

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

Job Number	File Name	Drawn By	Approved	Date	Revised
10-0060	FIGURE 1A	MB	DH	5/4/2012	

FIGURE

a-1



LEGEND:

Designated Property Boundary

N

USGS 7.5 MINUTE QUADRANGLE:

Bellaire, Texas 1995

SCALE:
1" = 1,000'

0 1,000'

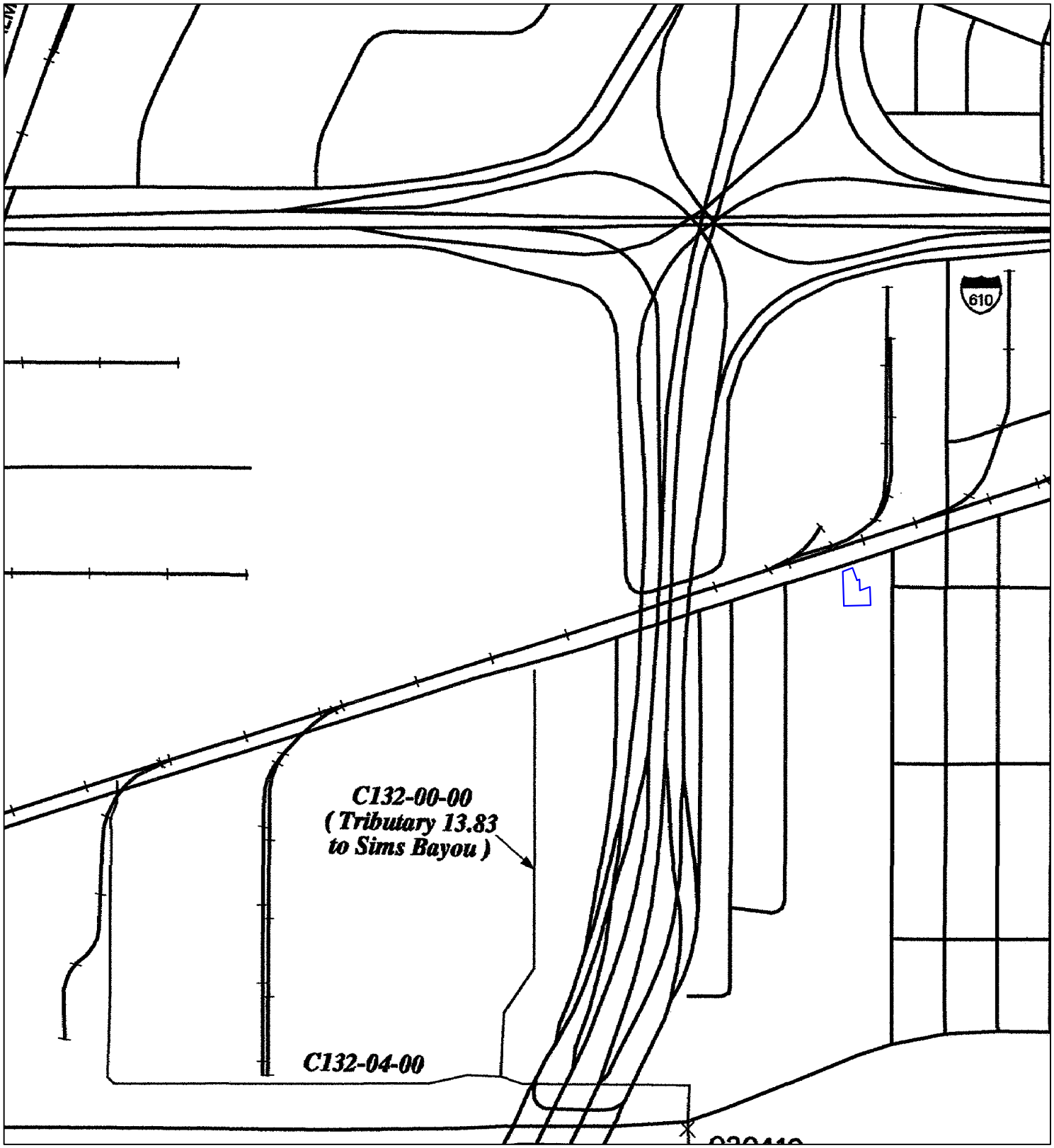
TOPOGRAPHIC MAP

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

Job Number	File Name	Drawn By	Approved	Date	Revised
10-0060	ecochklisttopo	DAH	TAO	3/31/11	6/19/2012

FIGURE

b-1



Legend:

- Designated Property Boundary
- Zone X - Areas outside the 500-years floodplain
- Zone AE- Areas inside the 100-years floodplain
- Zone X - Areas inside the 500-years floodplain

N

ese partners

SCALE:
1" = 700'
0 700'

FM48201C0870L

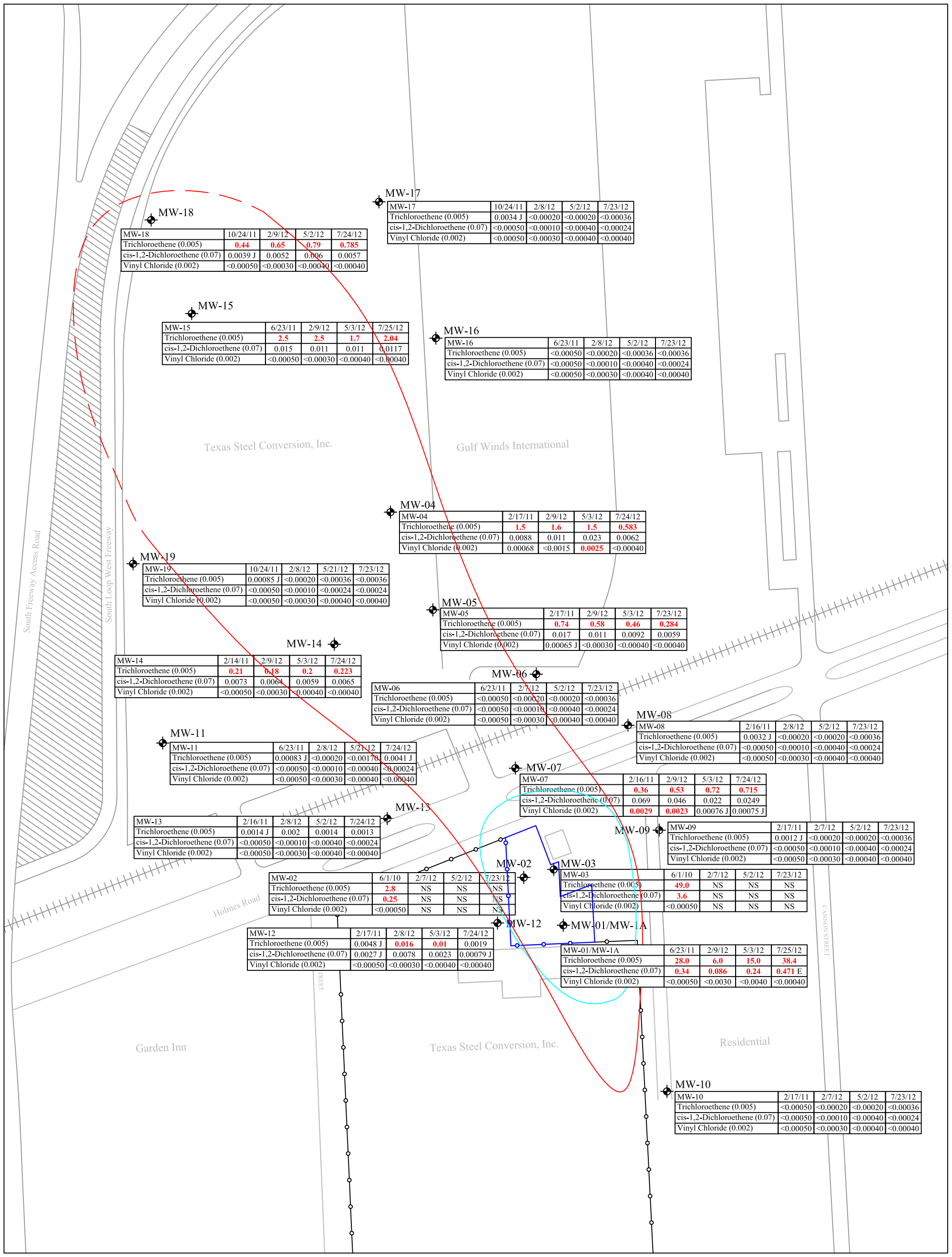
FLOOD INSURANCE RATE MAP

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

Job Number	File Name	Drawn By	Approved	Date	Revised
10-0060	fema	MAB	DAH	6/28/2012	

FIGURE

b-2



MW-18

MW-18	10/24/11	2/9/12	5/2/12	7/24/12
Trichloroethene (0.005)	**0.44**	**0.65**	**0.79**	**0.785**
cis-1,2-Dichloroethene (0.07)	0.0039 J	0.0052	0.006	0.0057
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-17

MW-17	10/24/11	2/8/12	5/2/12	7/23/12
Trichloroethene (0.005)	0.0034 J	<0.00020	<0.00020	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-15

MW-15	6/23/11	2/9/12	5/3/12	7/25/12
Trichloroethene (0.005)	**2.5**	**2.5**	**1.7**	**2.04**
cis-1,2-Dichloroethene (0.07)	0.015	0.011	0.011	0.0117
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-16

MW-16	6/23/11	2/8/12	5/2/12	7/23/12
Trichloroethene (0.005)	<0.00050	<0.00020	<0.00036	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-04

MW-04	2/17/11	2/9/12	5/3/12	7/24/12
Trichloroethene (0.005)	**1.5**	**1.6**	**1.5**	**0.583**
cis-1,2-Dichloroethene (0.07)	0.0088	0.011	0.023	0.0062
Vinyl Chloride (0.002)	0.00068	<0.0015	**0.0025**	<0.00040

MW-19

MW-19	10/24/11	2/8/12	5/21/12	7/23/12
Trichloroethene (0.005)	0.00085 J	<0.00020	<0.00036	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00024	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-05

MW-05	2/17/11	2/9/12	5/3/12	7/23/12
Trichloroethene (0.005)	**0.74**	**0.58**	**0.46**	**0.284**
cis-1,2-Dichloroethene (0.07)	0.017	0.011	0.0092	0.0059
Vinyl Chloride (0.002)	0.00065 J	<0.00030	<0.00040	<0.00040

MW-14

MW-14	2/14/11	2/9/12	5/3/12	7/24/12
Trichloroethene (0.005)	**0.21**	**0.18**	**0.2**	**0.223**
cis-1,2-Dichloroethene (0.07)	0.0073	0.0064	0.0059	0.0065
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-06

MW-06	6/23/11	2/7/12	5/2/12	7/23/12
Trichloroethene (0.005)	<0.00050	<0.00020	<0.00020	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-08

MW-08	2/16/11	2/8/12	5/2/12	7/23/12
Trichloroethene (0.005)	0.0032 J	<0.00020	<0.00020	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-11

MW-11	6/23/11	2/8/12	5/21/12	7/24/12
Trichloroethene (0.005)	0.00083 J	<0.00020	<0.00170	0.0041 J
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-07

MW-07	2/16/11	2/9/12	5/3/12	7/24/12
Trichloroethene (0.005)	**0.36**	**0.53**	**0.72**	**0.715**
cis-1,2-Dichloroethene (0.07)	0.069	0.046	0.022	0.0249
Vinyl Chloride (0.002)	**0.0029**	**0.0023**	0.00076 J	0.00075 J

MW-13

MW-13	2/16/11	2/8/12	5/2/12	7/24/12
Trichloroethene (0.005)	0.0014 J	0.002	0.0014	0.0013
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-09

MW-09	2/17/11	2/7/12	5/2/12	7/23/12
Trichloroethene (0.005)	0.0012 J	<0.00020	<0.00020	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-02

MW-02	6/1/10	2/7/12	5/2/12	7/23/12
Trichloroethene (0.005)	**2.8**	NS	NS	NS
cis-1,2-Dichloroethene (0.07)	**0.25**	NS	NS	NS
Vinyl Chloride (0.002)	<0.00050	NS	NS	NS

MW-03

MW-03	6/1/10	2/7/12	5/2/12	7/23/12
Trichloroethene (0.005)	**49.0**	NS	NS	NS
cis-1,2-Dichloroethene (0.07)	**3.6**	NS	NS	NS
Vinyl Chloride (0.002)	<0.00050	NS	NS	NS

MW-12

MW-12	2/17/11	2/8/12	5/3/12	7/24/12
Trichloroethene (0.005)	0.0048 J	**0.016**	**0.01**	0.0019
cis-1,2-Dichloroethene (0.07)	0.0027 J	0.0078	0.0023	0.00079 J
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

MW-01/MW-1A

MW-01/MW-1A	6/23/11	2/9/12	5/3/12	7/25/12
Trichloroethene (0.005)	**28.0**	**6.0**	**15.0**	**38.4**
cis-1,2-Dichloroethene (0.07)	**0.34**	**0.086**	**0.24**	**0.471** E
Vinyl Chloride (0.002)	<0.00050	<0.0030	<0.0040	<0.00040

MW-10

MW-10	2/17/11	2/7/12	5/2/12	7/23/12
Trichloroethene (0.005)	<0.00050	<0.00020	<0.00020	<0.00036
cis-1,2-Dichloroethene (0.07)	<0.00050	<0.00010	<0.00040	<0.00024
Vinyl Chloride (0.002)	<0.00050	<0.00030	<0.00040	<0.00040

LEGEND:

- Approximate Property Boundary
- cis-1,2-Dichlorothene PCLE Zone
- Trichloroethene PCLE Zone
- Inferred Trichlorothene PCLE Zone
- Groundwater Monitor Well Locations
- NS Not Sampled

Groundwater Monitor Well ID

MW-10	2/17/11	← Date Sampled
Trichloroethene (0.005)	**0.198**	← Reported Concentration

Constituent — Critical PCL (ml/L)

N

SCALE: 1" = 150'

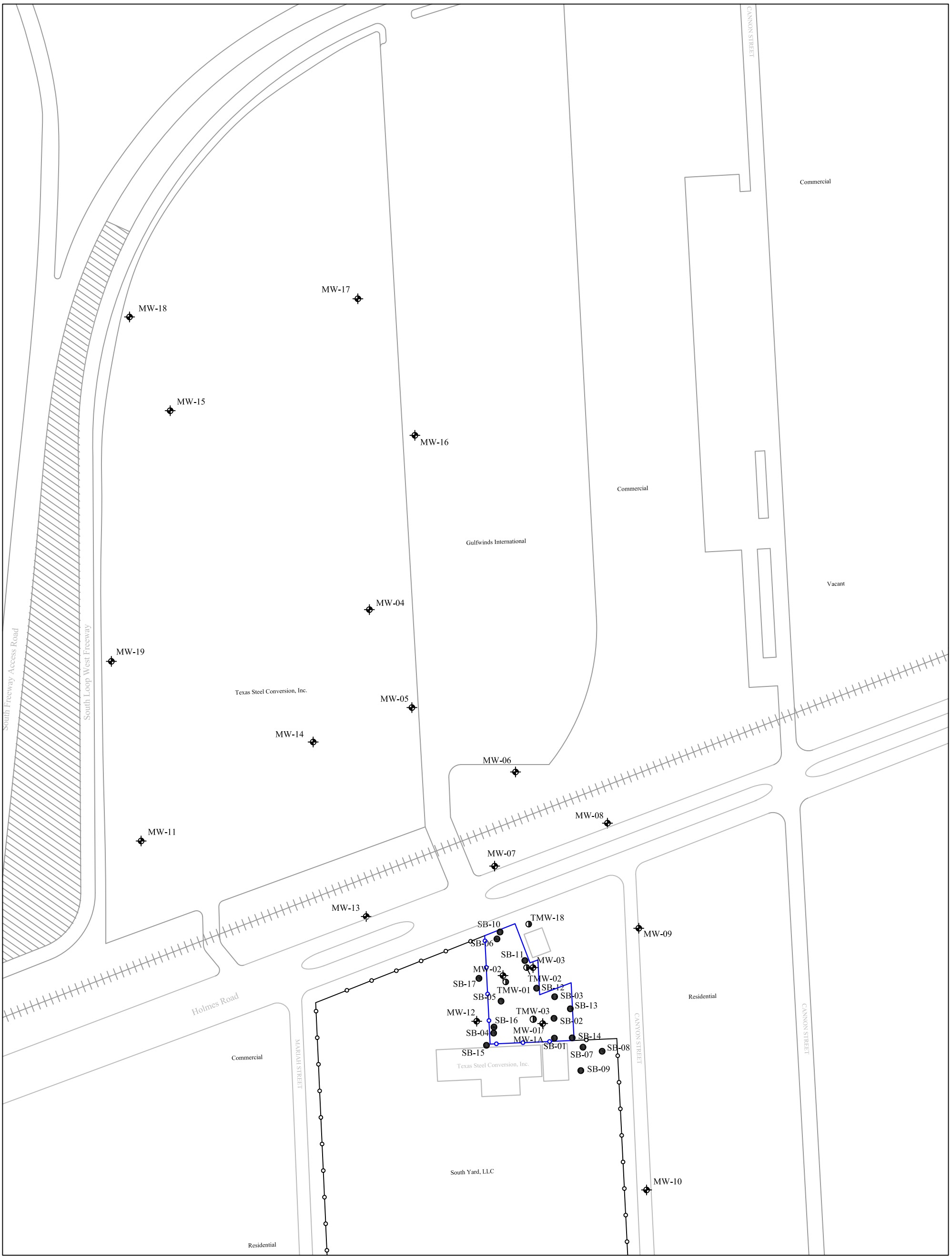
0 150'

Job Number:	*10-0060*
File Name:	*figurec-1*
Drawn By:	*BC*
Approved:	*DH*
Date:	*8/14/2012*
Revised:	

GROUNDWATER CONCENTRATION MAP (7-23-2012)

AFFECTED PROPERTY ASSESSMENT REPORT
SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

FIGURE c-1



LEGEND:

- Designated Property Boundary
- Roads/Pavement
- Groundwater Monitor Well Locations
- Railroad Tack
- Temporary Monitor Well Locations
- Soil Boring Locations

N

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SCALE:
1" = 150'

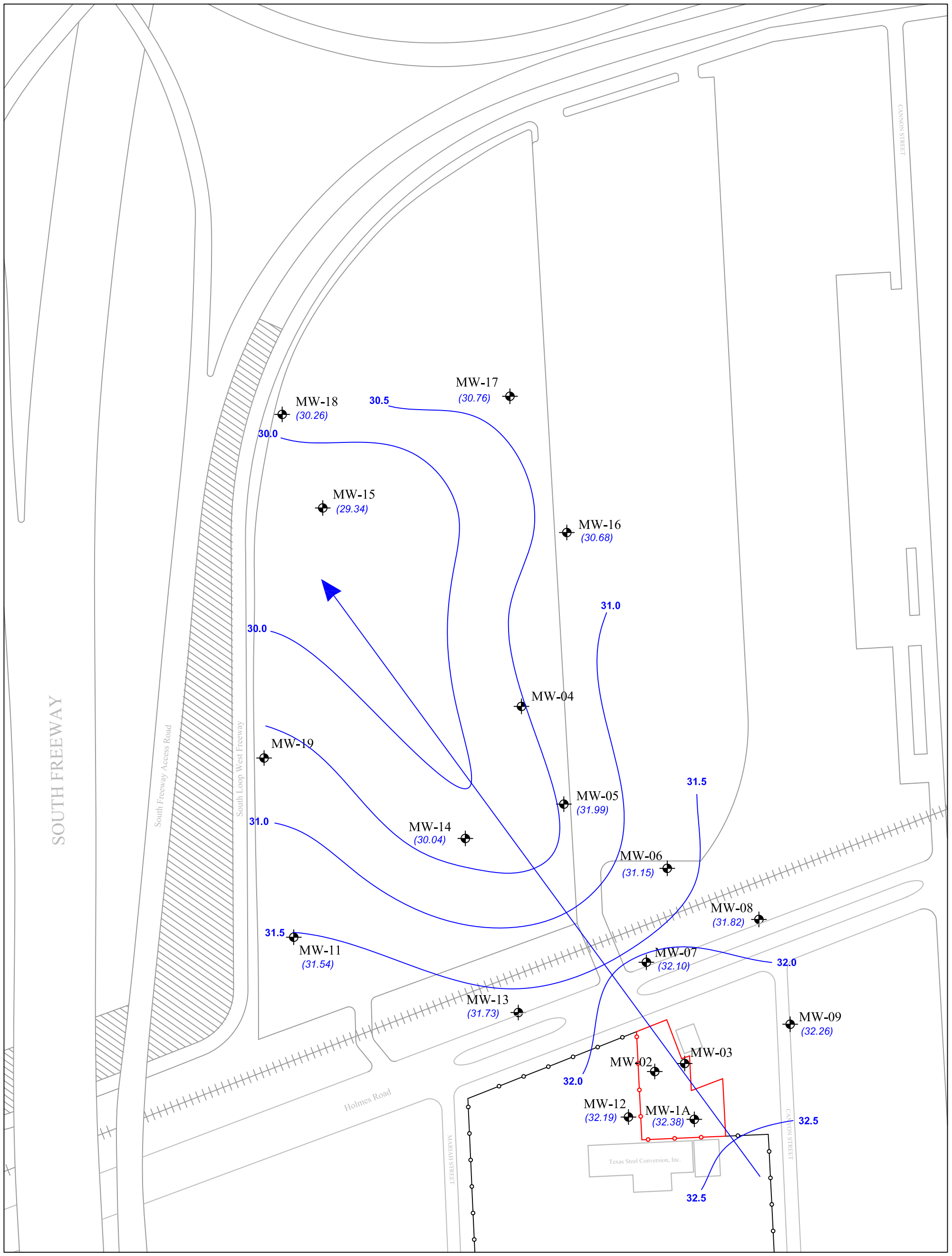
0 150'

Job Number:	*10-0060*
File Name:	*figure C-4*
Drawn By:	*JMJ*
Approved:	*DH*
Date:	*12/8/2011*
Revised:	*6/19/2012*

GROUNDWATER MONITOR WELL AND SOIL BORING LOCATION MAP

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

FIGURE d-1



LEGEND:

- Designated Property Boundary
- 77 Groundwater Gradient
- Groundwater Monitor Well Locations
- (22.26) Measured Groundwater Elevation
- Groundwater Flow Direction

N

ese partners

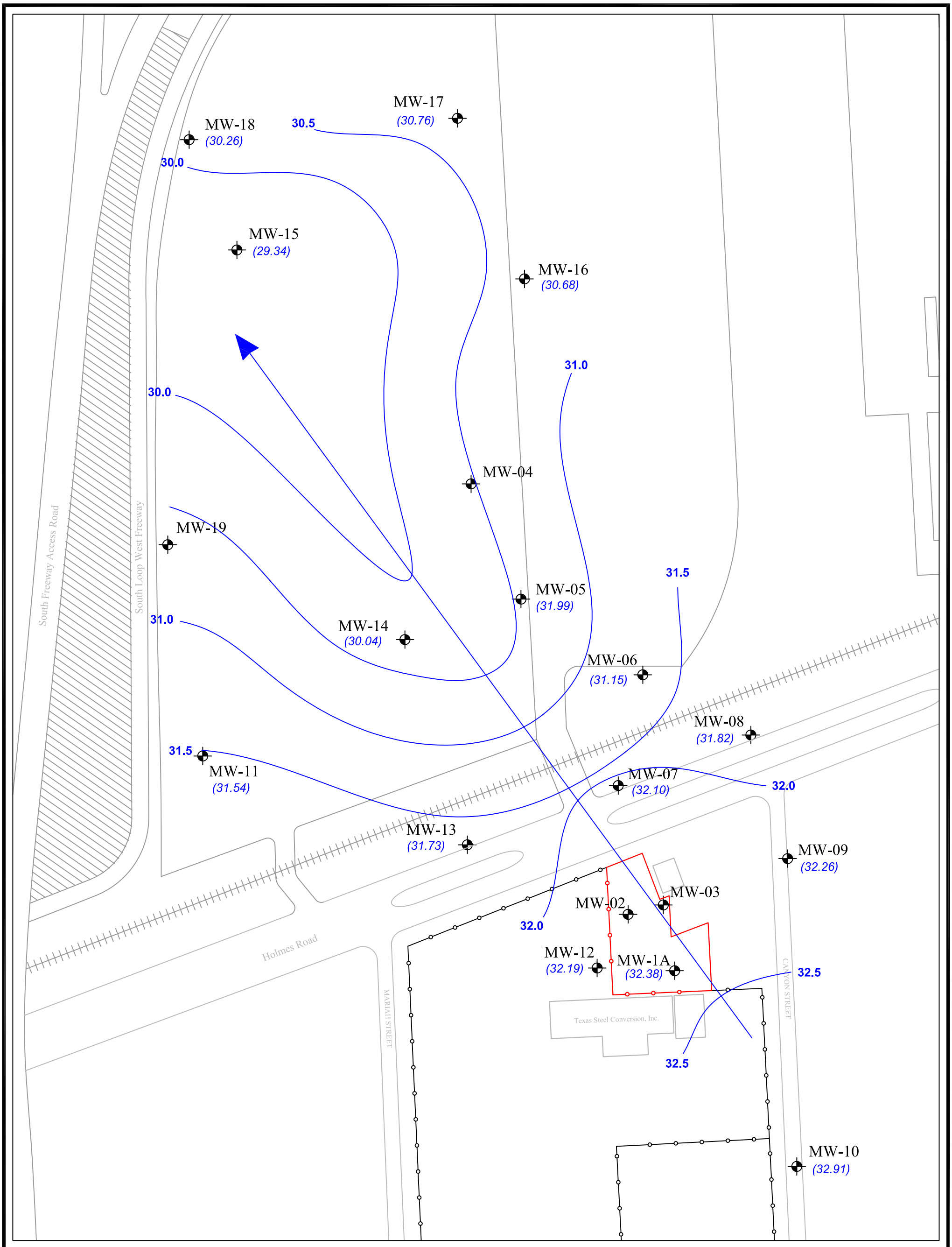
SCALE:
1" = 150'
0 150'

Job Number:	10-0060
File Name:	figure5a
Drawn By:	AM
Approved:	DH
Date:	12/8/2011
Revised:	

GROUNDWATER GRADIENT MAP 11-14-2011

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

FIGURE
e-1



LEGEND:

- Designated Property Boundary
- 77 Groundwater Gradient
- Groundwater Monitor Well Locations
- (22.26) Measured Groundwater Elevation
- Groundwater Flow Direction

N

ese partners

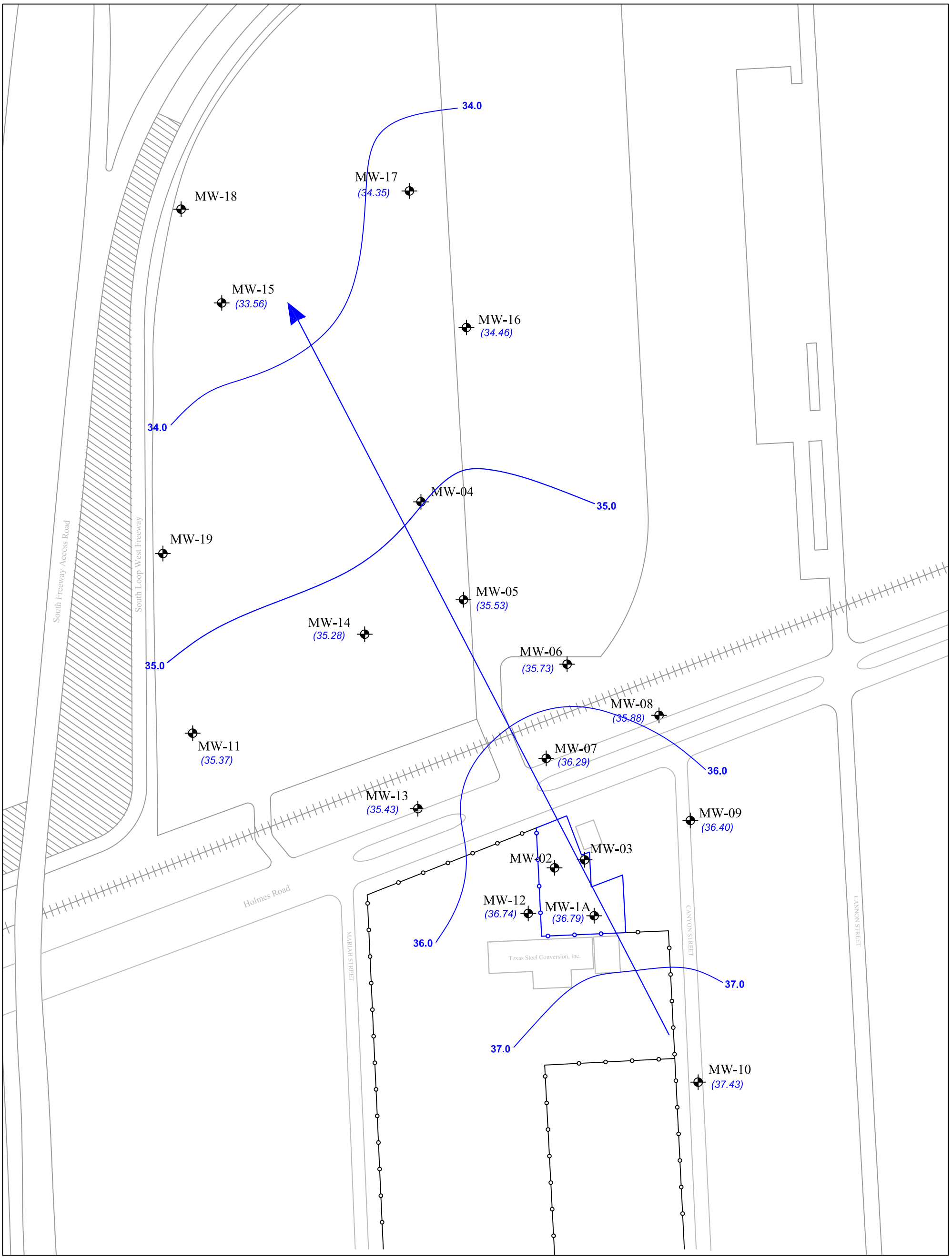
SCALE:
1" = 150'
0 150'

Job Number:	10-0060
File Name:	figure5a
Drawn By:	BC
Approved:	DH
Date:	12/22/2011
Revised:	6/19/2012

GROUNDWATER GRADIENT MAP 2-22-2012

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

FIGURE e-2



LEGEND:

Approximate Property Boundary

Groundwater Gradient Contour (ft.)

Groundwater Monitor Well Locations

(37.43) Measured Groundwater Elevation (ft. above MSL)

Groundwater Flow Direction

N

ese partners

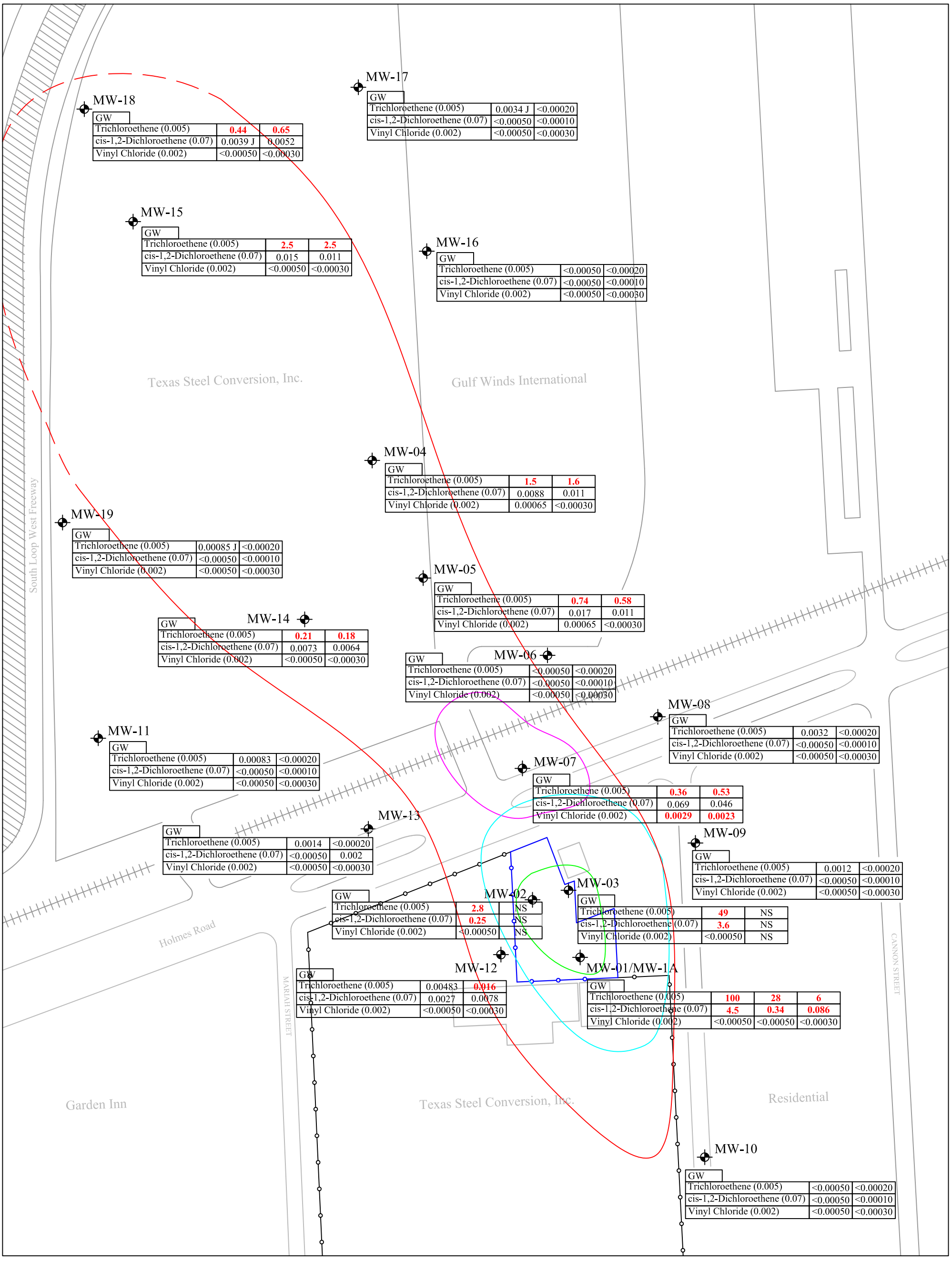
SCALE:
1" = 150'
0 150'

Job Number:	10-0060
File Name:	FIGURE 1C
Drawn By:	BC
Approved:	DH
Date:	8/13/2012
Revised:	

GROUNDWATER GRADIENT MAP (7-23-2012)

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

FIGURE e-3



LEGEND:

- Designated Property Boundary
- cis-1,2-Dichlorothene PCLE Zone
- Vinyl Chloride PCLE Zone
- Trichloroethene PCLE Zone
- Inferred Trichlorothene PCLE Zone
- Estimated Extent of DNAPL
- Groundwater Monitor Well Locations
- NS - Not Sampled

GW (Media Sampled) | Trichloroethene (.005) (Constituent) | 0.0032 (Reported Concentration) | Critical PCL (ml/L)

N

ese partners

SCALE:
1" = 125'
0 125'

Job Number:	*10-0060*
File Name:	*figureC-6*
Drawn By:	*BC*
Approved:	*DH*
Date:	*12/20/2012*
Revised:	*6/19/2012*

PCLE ZONE MAP

SOUTH YARD, LLC
3206 HOLMES ROAD
HOUSTON, HARRIS COUNTY, TEXAS

FIGURE

f-1

APPENDIX D

For each contaminant of concern within the ingestion protective concentration level exceedence zone provide the following:

a. A description of the ingestion protective concentration level exceedence zone and the non-ingestion protective concentration level exceedence zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.
b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.
c. Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water).

Based on historical environmental investigations at the designated property, trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2 DCE), and vinyl chloride (VC) have been identified in the shallow groundwater-bearing unit. COCs have only been identified in the shallow groundwater bearing unit, and soil sampling has failed to identify significant concentrations of contaminants of concern in soils. Based on the most recent environmental sampling data TCE, cis-1,2 DCE, and VC exceed their respective TCEQ Tier 1 PCLs in groundwater. A description of each COC, the ingestion and non-ingestion PCLE zone, vertical and horizontal extent, and geochemical properties is provided below.

COC: Trichloroethene (TCE)
Maximum Concentration: 100 mg/L
Ingestion-Based PCL (Residential $^{GW}GW_{ing}$): 0.005 mg/l
Ingestion-Based PCLE Zone: (Approximate)
Length: 1,500 ft (estimated)
Width: 470 ft
Min. Depth: 18 ft bgs
Max. Depth: 35 ft bgs
Total Area: 16 acres (estimated)
Non-Ingestion - Based PCL ($^{Air}GW_{Inh-V}$): 120 mg/L
Non-Ingestion - Based PCLE Zone: None
Geochemical/Physical Properties
Molecular Weight 131.4
Density/Specific Gravity 1.46
Solubility in Water Moderate (0.1%)
Groundwater Migration variable

COC: cis-1,2-Dichloroethene (Cis-1,2 DCE)
Maximum Concentration: 4.5 mg/L
Ingestion-Based PCL (Residential $^{GW}GW_{ing}$) 0.07 mg/L
Ingestion-Based PCLE Zone: (Approximate)
Length: 490 ft
Width: 281 ft

Min. Depth: 18 ft bgs
Max. Depth: 35 ft bgs
Total Area: 3.2 acres (estimated)
Non-Ingestion - Based PCL ($^{Air}GW_{Inh-V}$) 1,200 mg/L
Non-Ingestion - Based PCLE Zone None
Geochemical/Physical Properties
Molecular Weight 97
Density/Specific Gravity 1.27
Solubility in Water Moderate (0.4%)
Groundwater Migration variable

COC: Vinyl Chloride (VC)
Maximum Concentration: 0.0029 mg/L
Ingestion-Based PCL (Residential $^{GW}GW_{ing}$) 0.002 mg/L
Ingestion-Based PCLE Zone: (Approximate)
Length : 215 ft
Width: 125 ft
Min. Depth: 18 ft bgs
Max Depth: 35 ft bgs
Total Area: 0.62 acres (estimated)
Non-Ingestion - Based PCL ($^{Air}GW_{Inh-V}$): 3.8 mg/L
Non-Ingestion - Based PCLE Zone None
Geochemical/Physical Properties
Molecular Weight 62.489
Density/Specific Gravity 0.91
Solubility in Water insoluble
Groundwater Migration variable

APPENDIX E

Provide for each contaminant of concern within the designated groundwater:

a. A description of the ingestion protective concentration level exceedence zone and the non-ingestion protective concentration level exceedence zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.
b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.
c. Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water).

A description of each COC in groundwater at the designated property, as well as those COCs that are defined by a PCLE zone, along with its basic geochemical properties, is presented in ***Appendix D***. A tabular listing of the maximum concentration for each groundwater COC is provided in ***Appendix F***, **Table 1**.

APPENDIX F

A table displaying the following information for each contaminant of concern, to the extent known:

a. The maximum concentration level for soil and groundwater, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.
b. The critical protective concentration level without the municipal setting designation, highlighting any exceedences.

Groundwater

TCE and its daughter products were detected at concentrations exceeding their respective TRRP $^{GW}GW_{Ing}$ Tier 1 PCLs. Based on the proposed response actions, institutional controls such as this MSD will be used to gain closure for groundwater at the designated property, thus eliminating the groundwater ingestion pathway. **Table 1** in ***Appendix F*** presents the maximum concentration of each COC in the groundwater at the designated property.

Table 1

COC	$^{GW}GW_{Ing}$ Ingestion PCL		$^{Air}GW_{Inh-V}$ Non-Ingestion PCL		Conc (mg/L)
	(mg/L)	Tier	(mg/L)	Tier	Max
TCE	0.005	1	120	1	**100**
cis 1,2-DCE	0.07	1	1,200	1	**4.5**
Vinyl Chloride	0.002	1	3.8	1	**0.0029**

Note:

Yellow highlite indicates critical PCL without MSD

Soils

Trichloroethene was detected in surface soil at the subject Site (3206 Holmes Road) at concentrations exceeding the TRRP Tier 1 $^{Soil}GW_{Ing}$ PCL. Cis-1,2 DCE and vinyl chloride were either not detected or did not exceed critical TRRP Tier 1 PCLs in any of the soil samples collected. **Table 2** in ***Appendix F*** depicts the maximum soil concentration for chlorinated compounds at the site. None of the chlorinated VOC detections in soil or groundwater exceed critical TRRP inhalation criteria.

Table 2

COC	$^{Tot}Soil_{Comb}$ PCL			$^{GW}Soil_{Ing}$ [1] PCL			$^{Air}Soil_{Inh-V}$			Conc (mg/kg)
	(mg/kg)	Tier	Source area size (acres)	(mg/kg)	Tier	Source area size (acres)	(mg/kg)	Tier	Source area size (acres)	Max
TCE	120	1	0.5	0.034	1	0.5	150	1	0.5	**0.091**
cis 1,2-DCE	140	1	0.5	0.25	1	0.5	920	1	0.5	0.0055
Vinyl Chloride	3.7	1	0.5	0.022	1	0.5	43	1	0.5	<0.0012

Note:

Yellow highlite indicates critical PCL without MSD

APPENDIX G

*A statement as to whether the plume of contamination is stable (i.e. no change), or contracting, and delineated, **with the basis for that statement**. Please include historical sampling data.*

Based on the historical groundwater monitoring that has been performed, the following conclusions have been drawn for the designated property:

Groundwater is impacted by chlorinated hydrocarbons and associated daughter products. Degradation by reductive dechlorination has resulted in the formation of typical daughter products, cis-1,2-dichloroethene and vinyl chloride. The groundwater contaminant plume appears to extend a minimum distance of approximately 1,400 feet northwest (downgradient) of the apparent source area. MW-10, the upgradient delineating monitor well within the study area, is located approximately 350 feet southeast of the apparent source area. Off-site delineation of impacted groundwater to critical PCLs to the north of the designated property, along the presumed contaminant plume axis, was not technically practicable due to the presence of an expansive Texas Department of Transportation (TxDOT) right-of-way (ROW) corridor, specifically the SH 288 and IH-610 interchange. However, the groundwater contaminant plume has been delineated to the south, east, and west.

Concentrations of TCE have remained stable and are decreasing in the source area monitoring wells. As is expected, daughter products such as cis-1,2-dichloroethene and vinyl chloride have been detected in source area wells and several downgradient wells, with reported stable or decreasing concentrations.