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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

Via Email

November 2, 2022

Mr. Patrick Oliver
Land Owner for 1005 Springdale, Austin, TX
3276 Bee Cave Road, Suite 107-92
Austin, Texas 78746

Dear Mr. Oliver,

The former Star Enterprise Terminal ceased operating on the 1005 Springdale property (the "Site") and was decommissioned more than twenty years ago. Prior to and after with the Star Enterprise Terminal's decommissioning, the Site underwent extensive investigation and remediation, as documented in a 2005 Response Action Plan (RAP) and a 2007 Response Action Completion Report (RACR). As part of the final remedy for the Site, a Plume Management Zone (PMZ) was established to monitor the natural attenuation of benzene concentrations in groundwater over time. The Texas Commission on Environmental Quality (TCEQ) approved the RACR and issued regulatory closure under Remedy B Standard – Commercial/Industrial use. The approval required a deed notice to be filed in the county real property records that restricted the Site to the commercial/industrial use.

A call with the TCEQ was held on September 9, 2022 with Merrie Smith, the Voluntary Cleanup Program-Corrective Action Section Manager of the TCEQ Remediation Division, and myself, Michael Duffin, Project Manager for the Site, to discuss the process to allow for residential use of the Site. Prior to the call, the TCEQ reviewed the previous environmental reports as well as a more recent Phase II report prepared by the current property owner.

Based on its review of the data, the TCEQ noted that the Site should not have been restricted to a Remedy Standard B – Commercial/Industrial, based on the benzene levels in soil and groundwater. The TCEQ recommended that an updated Affected Property Assessment Report (APAR) be prepared and submitted that evaluates current site conditions. The APAR will provide information to determine the path forward and a response action that may allow for closure of the site to residential standards. Once the response action is complete and approved by the TCEQ, a No Further Action letter will be issued. A superseding deed notice can be filed in the county real property records to remove the commercial/industrial restriction applied to the site by the TCEQ. A restriction on groundwater use would remain on the Site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Duffin".

Mike Duffin, Ph.D., P.G.
VCP-CA Section
Remediation Division

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

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