

Memorandum



DATE August 1, 2022

CITY OF DALLAS

TO Honorable Members of the Environment & Sustainability Committee: Paula Blackmon (Chair), Paul Ridley (Vice Chair), Carolyn King Arnold, Adam Bazaldua, Jaime Resendez, Jaynie Schultz, Chad West

SUBJECT **Environmental Justice Updates**

The Office of Environmental Quality & Sustainability (OEQS) has previously provided information on work being done regarding several sites in Dallas that have produced environmental justice and community public health concerns. This memorandum will serve as a status update on several of these sites:

Former Blue Star Site

Recent activities at the former Blue Star property include the following:

- Surface soil screening was performed on May 6, 2022, to supplement prior investigative work and inform the placement of additional soil borings.
- Sixteen additional soil borings were completed on May 10, 2022, which confirmed no elevated lead concentrations in soil extended off-site to the north, east, or south.
- Oncor was contacted in June 2022 to allow additional investigation to the west.
- On July 11, 2022, five (5) additional soil borings were completed in the west adjacent Oncor right-of-way with none of these exceeding residential criteria of 500 mg/Kg.
- The assessment report is anticipated to be submitted to the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program in September 2022.

Lane Plating, U.S. Environmental Protection Agency (EPA) Superfund Site

The EPA is planning additional sampling near the Lane Plating Superfund Site. The plan is to install five additional monitoring wells for further characterization of the groundwater. Two of the proposed monitor-well locations are on City of Dallas property. The drilling will likely occur the week of September 12, 2022, and samples will be collected the following week.

Texas Vermiculite Facility Site

The former site of the Texas Vermiculite Facility may contain asbestos. The operator of that facility, W. R. Grace & Co.-Conn. (WR Grace), is working with the EPA to test for and remediate the presence of possible asbestos at the property and the surrounding area.

The WR Grace Texas Vermiculite plant operated from 1953-1992 and processed vermiculite, a mineral containing asbestos, into a variety of products including fire retardant and insulation materials. The plant was dismantled sometime during 2001 or 2002.

EPA sent out 30 access agreements for 60 properties. 40 agreements have been signed totaling 90% of the square footage within the study area. 38 properties have been sampled. The remaining two properties are on Oncor and Dallas, Garland & Northeastern (DGNO) Railroad properties.

The EPA attempted to obtain access agreements on several occasions:

- Three separate mailers were sent to the surrounding community on November 8, 2021, December 16, 2021, and February 28, 2022.
- Phone calls were made continuously on a weekly basis to property owners from November 8, 2021, through March 2, 2022.
- Two in-person visits were performed with support from Singleton United on March 2, 2022, and March 22, 2022.
- Three separate community meetings were held to solicit more people to sign access agreements. Two were virtual and one was in-person.

Soil samples were found at, or more than, soil clearance standard (asbestos >.25%) on seven (7) properties. Because these seven (7) properties exceed the standard, they will require soil removal followed by backfill with clean soil and sod. The EPA anticipates removal work beginning at the site in early September 2022 with a goal of completing all properties by November 2022. The EPA will continue to share information as it becomes available.

General Aniline & Film (GAF) Materials Corporation

Deputy Mayor Pro Tem Omar Narvaez and community members are having conversations with GAF related to their plans to vacate the site. Discussions are ongoing.

Contacts

If you have questions, or need additional information, please contact OEQS staff:

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