

Memorandum



CITY OF DALLAS

DATE April 7, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT Current Status of Lane Plating Works, Inc. and Potential Superfund Listing

The purpose of this memorandum is to provide information regarding the current environmental conditions at and around the Lane Plating Works Inc. facility (Lane Plating), a former metal plating facility located at 5322 Bonnie View Road, Dallas, Texas (City Council District 8).

Background. Lane Plating was in operation for approximately 90 years and closed when its owner, Stag Management, Inc., declared bankruptcy in October 2015. Between 2011 and 2015, compliance audits and investigations at Lane Plating by the Texas Commission on Environmental Quality (TCEQ), the U.S. Environmental Protection Agency (EPA), and the Occupational Safety and Health Administration (OSHA) identified violations of federal and state environmental and workplace safety regulations. Lane Plating does not have a recent history of municipal ordinance violations, and the City did not cause or contribute to the current conditions at Lane Plating.

From November 2015 until July 2016, TCEQ conducted short-term response activities to address hazardous wastes¹ left onsite and initiated an investigation of potential impacts to on- and off-site soil and surface water quality. In late 2016, EPA conducted a supplemental emergency response action at Lane Plating that resulted in disposal of on-site liquid wastes, impacted soils, and municipal solid waste. Contaminated soil and groundwater are still present on the site, and the City understands that EPA and TCEQ will investigate the impacts and address them as appropriate.

Path forward for TCEQ and EPA. EPA and TCEQ have concluded that their interim on-site response activities reduced the potential risk to human health and the environment at Lane Plating and nearby properties. EPA and TCEQ have secured the perimeter by locking the fence to restrict public access to Lane Plating. EPA and TCEQ have not demolished any structures at Lane Plating (see Attachment A). Nevertheless, EPA and TCEQ are evaluating Lane Plating for potential inclusion in EPA's National Priorities List (NPL) as a federal Superfund site.² In the meantime, EPA has confirmed to the City that it will immediately conduct additional response actions should it determine that actual or

¹ The chemicals of concern at Lane Plating include antimony, arsenic, cadmium, cyanide, chromium, copper, lead, mercury, nickel, and zinc. These chemicals are commonly used in the metal plating process.

² The listing on the NPL as a Superfund site could make federal and state funding available for additional investigation. Each year, EPA typically proposes approximately 700 sites for inclusion on the NPL with less than 4% ultimately being placed on the NPL. Any potential proposal by EPA for inclusion of Lane Plating on the NPL would occur at least six to 12 months in the future.

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potential releases of hazardous substances at Lane Plating pose an imminent and substantial endangerment to human health or the environment.

Assuring protection of the public. As part of the investigation and remediation at Lane Plating, the City worked with TCEQ and EPA to ensure that there was no unidentified risk to the public at nearby City properties and public waterways. TCEQ and City staff visited and sampled soil, sediment, and surface water at various adjacent and downgradient City properties including Arden Terrace Park and College Park (see Attachments B and C). The data and report from sampling were recently provided to the City. Based on City staff's review of the data currently available, no exceedances of applicable regulatory health-based screening levels were identified in the soil, sediment, and surface water samples collected on City property that would pose a health threat.

One surface water sample collected in the Trinity River adjacent to Joppa Preserve (owned by Dallas County) identified a slightly elevated concentration of manganese. Joppa Preserve is approximately two miles away from Lane Plating (see Attachment D), and neither EPA nor TCEQ have determined that the exceedance is attributable to Lane Plating. TCEQ is not recommending any additional fish consumption advisories based on this result at this time. Accordingly, available data related to Lane Plating do not support a finding of risk to the public at Joppa Preserve.

Communicating with area residents. On April 17, 2017 at 6:00 p.m., Deputy Mayor Pro Tem Erik Wilson will host a community meeting at the Holy Cross Catholic Church located at 2926 East Ledbetter Drive, Dallas, TX, regarding Lane Plating and the issues described in this memorandum. EPA and TCEQ representatives will be present to answer questions and provide information. The City's Office of Environmental Quality (OEQ) is coordinating the event and will be responsible for working with TCEQ and EPA on an ongoing basis to: (1) provide information to area residents; (2) ensure that Lane Plating remains restricted from public access; (3) monitor the regulatory status of Lane Plating; (4) ensure any impacts are appropriately investigated and addressed; (5) review any additional data generated about Lane Plating; and (6) keep a watchful eye for potential off-site impacts. If additional concerns arise, we will update you and take action as appropriate.

Please let me know if you have concerns or require additional information.



Jill A. Jordan, P.E.
Assistant City Manager

Attachments

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c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Theresa O'Donnell, Interim Chief of Economic Development
& Neighborhood Services
Majed A. Al-Ghafry, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Alan E. Sims, Interim Chief of Community Services
Directors and Assistant Directors

**Photographic Documentation
Attachment A**

Location: 5322 Bonnie View Road Dallas, Texas

Photograph No. 1

Date: 3/30/2017

Direction: East

Description:

Photograph taken facing east towards the site. View depicts secured perimeter fencing.



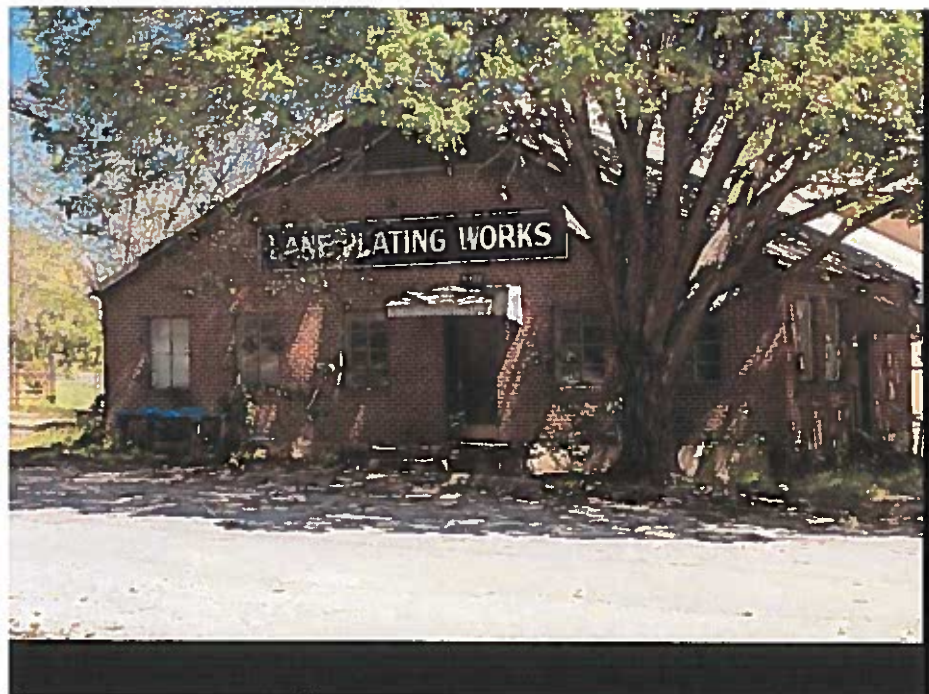
Photograph No. 2

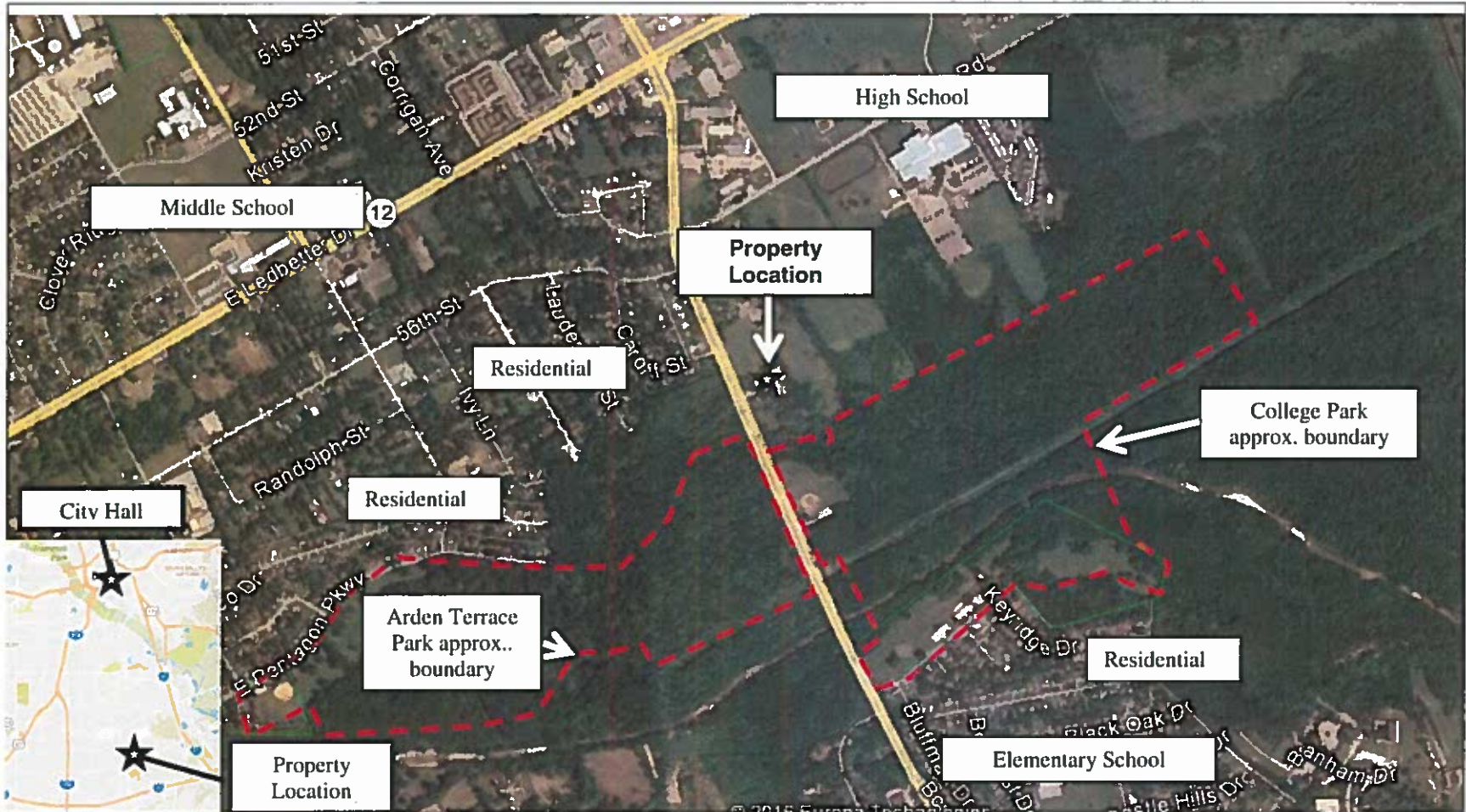
Date: 3/30/2017

Direction: East

Description:

Photograph taken facing east towards the site. View is focused in towards the site's building.





City of Dallas



Attachment B
Property Location Figure
 Lane Plating Works, Inc.
 5322 Bonnie View Road
 Dallas, TX 75241



City of Dallas



Attachment C
Property Boundary Figure
Lane Plating Works, Inc.
5322 Bonnie View Road
Dallas, TX 75241



City of Dallas



Attachment D
Property Distance to Joppa Preserve
Lane Plating Works, Inc.
5322 Bonnie View Road
Dallas, TX 75241