



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 6
1201 ELM STREET, SUITE 500
DALLAS, TEXAS 75270

September 9, 2021

Danny Doyle
P.O. Box 511
Leonard, Texas 75452

Re: Ready for Reuse Determination
Former F.J. Doyle Salvage Transformers Facility
905 North Poplar Street
(Previously 305 East Cottonwood Street)
Leonard, Texas 75452
EPA ID Number: TXD980865109
TCEQ RN and CN Numbers: RN100649227, CN600359095

Dear Mr. Doyle:

The United States Environmental Protection Agency (EPA) Region 6 has determined that the former F.J. Doyle Salvage Transformers Facility (the "Property") is Ready for Reuse. A Ready for Reuse Determination is an acknowledgment that environmental conditions on the Property are protective of human health and the environment based on current and future use. Specifically, the environmental conditions on the Property, which is currently vacant, are acceptable for use, consistent with the deed notice filed in the property records in the Fannin County Clerk's Office.

The Property is 0.47 acres in size and located in the City of Leonard, Fannin County, Texas. From 1974 to 1999, the facility's operations included recovering oil, wiring, and scrap metal from transformers. Based on historical records, the north central portion of the site was utilized to offload and temporarily store out-of-service transformers from suppliers. Activities at the site included recycling transformers by draining the oil and by segregating the recoverable metals. Reportedly, the then-owner, Mr. Frank Doyle, used the oil for weed control and distributed the oil to various individuals for use as a weed killer in the 1970s.

The Property underwent numerous environmental investigations beginning in 1991. From November 2018 through February 2019, EPA Region 6 conducted a removal action at the site consisting of contaminated soil excavations, soil sampling, and site restoration activities. Contaminated areas were excavated to depths of 6 inches to 48 inches below ground surface and then backfilled and graded with clean soil brought to the site. If excavation of contaminated soils could not be completed due to hitting bedrock or the presence of underground utilities, a highly-visible, orange warning barrier was placed directly above the soil still exceeding cleanup goals to prevent both human contact and the clean soil from coming in contact with the contaminated soil.

EPA and the Texas Commission on Environmental Quality (TCEQ) together agree that, based on current information, all necessary cleanup activities have been conducted and no further response action is required. The site currently has no buildings or structures. It has gravel overlying most of the surface with patches of vegetation and a wooden fence on the western side separating a residential property from the site. In 2020, the Property was removed from the TCEQ's list of facilities requiring remediation.

With this Ready for Reuse Determination, EPA Region 6, in consultation with the TCEQ, affirms that the Property has successfully been investigated, all planned response actions and risk management activities have been implemented, and that environmental conditions at the Property are protective of human health and the environment based on its current and anticipated future use. The Ready for Reuse Basis of Decision (BOD) is provided as an enclosure to this correspondence.

If conditions on the Property change (*e.g.*, land use is altered, or new site receptors are identified) or additional impacted media are discovered, the current owner/operator will notify TCEQ regarding the changed conditions. The undersigned expressly reserves all rights and authorities to require further action by owners or operators if new or additional information is discovered that impacts this Ready for Reuse Determination, whether such information is known as of this date or becomes available in the future.

We wish you success in your future endeavors with this site.

Sincerely,

9/9/2021

X Ronald D. Crossland

Ronald D. Crossland

Signed by: RONALD CROSSLAND

Director
Land, Chemical and Redevelopment Division

CC: Eleanor Wehner, TCEQ Remediation Division

Enclosure