



NOV 14 2007

Ms. Ellen Skoviera
Assistant Superintendent
Leander Independent School District
P.O. Box 218
Leander, TX 78646

Re: Clarification letter on the Leander Independent School District proposed
Grandview Hills Elementary School Building Austin, Texas

Dear Ms. Skoviera:

In February 2007, a concerned community member sent the Environmental Protection Agency (EPA) Site Assessment Team a petition requesting EPA to conduct an environmental Preliminary Assessment (PA) to assess the above referenced property. The EPA then asked the Texas Commission on Environmental Quality (TCEQ) to conduct a Pre-Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Screen to address environmental concerns on this proposed school property. Within the same time frame, Weston Solutions, an environmental contractor, was retained by Leander Independent School District (LISD) to conduct sampling on the property. The TCEQ completed the Pre-CERCLIS Screening and advised the LISD of their findings in July 2007. The Pre-CERCLIS Screen was also sent to EPA for review. EPA reviewed the TCEQ report and made a No Further Remedial Action Planned (NFRAP) determination for the site. The PA Petitioner also conducted additional independent research and located Dr. James W. Weaver, a vapor intrusion expert in the EPA laboratory in Athens, Georgia. The petitioner asked that Dr. Weaver review the data collected by Weston Solutions and provide her an evaluation of the data. Dr. Weaver reviewed the Weston document and his comments were sent to the Petitioner in early October 2007.

The LISD has begun to address some contamination that was identified in the site assessment report prepared by their contractor. The EPA commends LISD for the excavation of contaminated soil being conducted at the present time. It is our understanding that this corrective action is due to elevated levels of polycyclic aromatic hydrocarbons identified in the soil samples collected by the LISD.

In addition to concerns about several soil contaminants, there were concerns about potential vapor intrusion into indoor air at the future school. While the toxicologists from both the TCEQ and Texas Department of Health Services have determined that there is no health concern from indoor air exposure based upon sub-slab soils and indoor air samples, several suggested actions may serve to reinforce their finding of no health concerns.

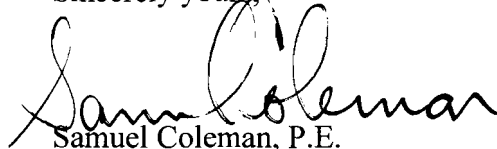
The remaining issues and suggested actions that we have identified at this site are as follows:

- 1) Investigate groundwater, as requested by TCEQ, by installing one or more ground water monitoring wells to determine if groundwater contamination exists;
- 2) Conduct sub-slab and indoor air monitoring for the entire building utilizing an established protocol;
- 3) Install a vapor recovery system under the portion of building that the enhanced sub-slab and indoor air monitoring indicates has the potential for vapor intrusion; and
- 4) Develop decision criteria for determining the necessary duration and timing of monitoring and vapor recovery.

We see completion of the above recommendations as an opportunity for the LISD to address the fears and concerns that some parents of potential students have expressed concerning the opening of the proposed school. We expect that the actions would provide the community with reassurance that the LISD is addressing the parental concerns for the children that ultimately will be attending this school.

The EPA encourages the LISD to continue to work with TCEQ to complete additional investigation and remediation of this property. If you have any questions, concerns or comments please do not hesitate to contact me at 214-665-3110.

Sincerely yours,

A handwritten signature in black ink that reads "Samuel Coleman". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Samuel Coleman, P.E.
Director
Superfund Division

cc: Alan R. Batcheller, TCEQ
Beth Ward