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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 12, 2007

Leander Independent School District's Grandview Elementary: Summary of Environmental Evaluations by the Texas Commission on Environmental Quality (TCEQ)

This fact sheet describes the environmental status of the Former Vista Chemical Site currently owned by the Leander Independent School District (LISD). The property is located at 12024 Vista Parke Drive, Austin Texas. The site was previously owned by Sasol North America, Inc., a chemical company that originally developed the property and maintained an office and testing laboratory center between 1989 and 2006. The TCEQ has prepared two Environmental Evaluations for the Grandview Elementary Site.

Pre-CERCLIS Screening Checklist:

The Environmental Protection Agency (EPA) requested the TCEQ to prepare a Pre-CERCLIS Screening Checklist (Checklist) for the site. The acronym CERCLIS stands for Comprehensive Environmental Response, Compensation, and Liability Information System. A Pre-CERCLIS Screening Checklist is a document used to assess the **potential** environmental hazard of the site, and whether or not further investigation is necessary. The Checklist considers potential hazards to human receptors, ecological receptors, and media, including soil, sediment, groundwater, and surface water.

The TCEQ completed and submitted the Pre-CERCLIS Screening Checklist to the EPA on June 29, 2007. Polycyclic aromatic hydrocarbons were detected in the surface soil at levels above background concentrations. Trimethylbenzenes and xylenes were detected widespread across the site in subslab air samples at levels above background concentrations. Chloroform was detected in subslab air samples collected below Building A at levels above background concentrations. Based on the data collected the site ranked a 4, (Moderate to High Potential Hazard) indicating additional investigation is necessary to determine potential source areas of contamination.

The EPA uses the Pre-CERCLIS Checklist to determine if continued EPA oversight of the site is warranted. On July 12, 2007, the EPA referred the site to the TCEQ for lead regulatory oversight. The EPA stated to the TCEQ that "because of the future use of the site as a school and the presence of contaminants, it is important that these contamination issues be addressed. EPA supports further investigation and cleanup by the LISD and the plans and results presented to the TCEQ for their review and oversight."

Health Effects Evaluation:

The TCEQ prepared a Health Effects Evaluation (Evaluation) of the site to determine the health effects of the soil and air samples collected at the site. Based on the samples collected at the time of the Evaluation, there is not an immediate risk to human health, but that the soil with elevated concentrations of compounds should be removed. The Evaluation did not identify any health concerns in the sub-slab soil samples which were collected. No health concerns were identified in the indoor air samples, which were analyzed for volatile organic constituents, semi-volatile organic constituents or metals. There were detections of hydrochloric acid and sulfuric acid above conservative screening levels; however, due to uncertainties about the quality of this data and the analytical method used, further review is warranted. And finally, based on the available information, further evaluation of the vapor intrusion pathway for protection of human health is not necessary. When additional data is collected at the site, an updated Evaluation will be conducted by the TCEQ.

The TCEQ will be working closely with the LISD to address contamination at the site. A determination will be made as to the extent of further investigation and the extent of cleanup.

The TCEQ is committed to working with LISD and concerned citizens to ensure the protection of human health and the environment.

A handwritten signature in black ink that reads "M.A. Bame". The letters are cursive and somewhat stylized.

Michael A. Bame, P.G.
Texas Commission on Environmental Quality