

Lahontan Regional Water Quality Control Board

October 7, 2015

*****NOTIFICATION*****

Consideration of No Further Action Required Former Big O Tire Store 1061 Lake Tahoe Boulevard South Lake Tahoe, El Dorado County Lahontan SCP Case #T6S034

Lahontan Water Board staff (Staff) is considering case closure (No Further Action Required) for a historical unauthorized release of petroleum and chlorinated hydrocarbons at the above referenced site cleanup program (SCP) site.

The State Water Board adopted the Low-Threat Underground Storage Tank Case Closure Policy (LTCP), which became effective on August 17, 2012. An electronic copy of the LTCP and additional information can be found at: http://www.waterboards.ca.gov/ust/lt_cls_plcy.shtml.

Prior to case closure, the Lahontan Water Board notifies and provides a 60-day comment period to the following interested parties:

- Municipal and county water districts
- Water replenishment districts
- Special act districts with groundwater management authority
- Agencies with the authority to issue building permits for land affected by the petroleum release
- Owners and occupants of the property impacted by the petroleum release
- Owners and occupants of all parcels adjacent to the impacted property.

You are receiving this letter because you have been identified as a potentially interested party.

Staff has evaluated the data collected from this site and has determined the historical release of petroleum and solvent chemicals does not pose a threat to human health, safety, and the environment. Therefore, Staff considers it appropriate to issue a No Further Action Required letter for this site. A draft case summary is attached. You can find additional information regarding this site at the State Water Board's Geotracker website:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0601756146

Please provide questions, concerns, or comments regarding this site within 60 days from the date of this letter. Please contact Lisa Dernbach by phone at (530) 542-5424, by email at lisa.dernbach@waterboards.ca.gov, or by mail at the address in our letterhead.

Enclosure: Draft Case Summary

LSD/ma/T: 60 comment letter for Big O Tires closure 9-15

KIMBERLY COX, CHAIR | PATTY Z. KOUYOUMDJIAN, EXECUTIVE OFFICER

Case Summary

Lahontan Regional Water Quality Control Board - Region 6

South Lake Tahoe Office:
2501 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150

Victorville Office:
14440 Civic Drive, Suite 200
Victorville, CA 92392

1. Lahontan Regional Water Quality Control Board Contact

Case Worker: Lisa Dernbach	Phone: (530) 542-5424
Date Form Completed: 9/29/2015	

2. Case Information

Lahontan Case #: SCP #T6S034	Geotracker Global ID #: SL0601729739
Site Name: Former Big O Tires Store #147	Site Address: 1961 Lake Tahoe Blvd, South Lake Tahoe CA 96150
Release Date: Not known	County: El Dorado
Water Board Permits and Cleanup and Abatement Orders Issued: CAO R6T-2003-0031 and R6T-2003-0031A1	

3. Responsible Parties

Fee Title Owner(s): Roert Novasel c/o CAD Enterprises, LLC	Designated Responsible Party(ies): Harry Krupp, c/o Lightnin II, Inc. CAMCO, BOT 65, Inc, c/o Mark Strong
Owner Address(es): 3170 Highway 50, Suite 10 South Lake Tahoe, CA 96150	RP Address(es): 1835 Clydesdale Dr. Carson City, NV 89703 6620 Canyon Edge Rd Pollock Pines, CA 95726-9219

4. Notifications

Date fee title ownership confirmed through county assessor's office? 9/25/15
How was fee title owner notified of proposed closure? US Mail
60-day comment period begin date: <i>to be added</i>
Comments:

5. Unauthorized Release Description

Type of product released: Petroleum hydrocarbons and chlorinated hydrocarbons
Primary source/release mechanism: Spills
Comments: Degraded gasoline, diesel, and motor oil (based on low volatile organic compound (VOC) concentrations) detected in soil samples at 3 ft below ground surface (bgs) and lesser concentrations detected at >7.5 ft bgs. PCE of 42 ppb detected in one soil sample at 3 ft bgs but not deeper.

6. Site Setting

Site Location (describe general site area, e.g., located in a commercial area) and Site Land Use (current and any known planned use of the site): Former tire store and mechanics shop located in a commercial area. Business is currently a stove and fireplace store. No change to planned use is known.
Comments:

7. Media Specific Criteria

<p>Groundwater Pathway Discussion: <i>(Explain why the groundwater contaminant plume poses, under current and reasonably anticipated near-term future scenarios, a low threat to human health, safety, and the environment.)</i></p> <p>Groundwater plume beneath this parcel previously contained 140 ppb Total Petroleum Hydrocarbons (TPH) as diesel, 31 ppb benzene, PCE 4,700 ppb, TCE 92 ppb, and DCE 130 ppb, all exceeding their respective drinking water standards.</p> <p>Petroleum compounds (TPH and benzene) likely due to on-site spills from vehicle repairs. Solvent compounds (PCE, TCE, DCE) in groundwater is due primarily to historical releases at an upgradient site.</p> <p>Low levels of benzene in groundwater do not pose an indoor air and inhalation threat to receptors. Solvent concentrations in groundwater have been reduced over time to 6 ppb due to remedial actions at the Lake Tahoe Laundry Works, across Lake Tahoe Boulevard, and shouldn't pose an inhalation or safety threat at the former Big O Tire Store property.</p> <p>Based on the above information, the former Big O Tire Store property owner is no longer required to conduct investigations.</p> <p>Vapor Intrusion to Indoor Air Pathway: <i>(Explain why existing site conditions are protective of human health, or describe what mitigation measures or institutional or engineering controls were used to reduce risk to human health to less than significant levels.)</i></p> <p>Low concentrations of VOC in groundwater do not pose a vapor intrusion threat and are protective of human health.</p>

Direct Contact and Outdoor Air Exposure Pathways: *(Explain why existing site conditions are protective of human health and the environment, or the mitigation measures, institutional or engineering controls that reduce risk to human health and the environment to less than significant levels.)*

Existing conditions are protective of human health and the environment because groundwater contamination is about 16 feet below ground surface and there are no wells on site for people to have direct contact. Since the site is primarily covered with a concrete foundation and pavement, there are no outdoor air exposure pathways except in small landscape areas.

Rationale for No Further Action Required: *(Provide rationale to support No Further Action Required status.)*

Closure is justified since petroleum hydrocarbons in groundwater from the site have not been detected in nearby water supply wells and will attenuate over time. Closure is also justified since PCE detected at 3 feet in soil is too shallow to be affected by a rising water table, currently at 16 ft bgs. Thus, it is unlikely that this site added to solvent concentrations detected in groundwater in the past and currently.

Groundwater and soil remediation for solvent contamination is occurring at 1024 Lake Tahoe Blvd, at the Lake Tahoe Laundry Works site. These actions have reduced solvent compounds in groundwater to 6 ppb and no longer pose a threat to human health and the environment at the former Big O Tires Store property. Therefore, closure of this case is appropriate.

DRAFT