
Lahontan Regional Water Quality Control Board

October 8, 2015

Tahoe Supply Company
PO Box 19111
South Lake Tahoe, CA 96151

******REQUEST TO PROVIDE NOTIFICATION TO OCCUPANTS******

**Consideration of No Further Action Required
Lakeside Napa Auto Store
1035 Lake Tahoe Boulevard
South Lake Tahoe, El Dorado County
Lahontan SCP Case #T6S035**

You are receiving this attachment because you have been identified as a fee title owner of a property investigated for a release of chlorinated hydrocarbons at the above-referenced site cleanup program site or a property adjacent to the release.

Prior to case closure, the Lahontan Water Board notifies and provides a 60-day comment period to (1) owners and occupants of the property impacted by the release and (2) owners and occupants of all parcels adjacent to the impacted property.

Lahontan Staff is unable to identify occupants of properties through public means, and, in many portions of the Lahontan Region, the United States Postal Service does not provide mail delivery to street addresses.

Consequently, we request you provide a copy of the attached notice to occupants at your property so they may have adequate opportunity to comment on the proposed action by the Lahontan Water Board.

Please contact by phone at (530) 542-5424, by email at lisa.dernbach@waterboards.ca.gov, or by mail at the address in our letterhead if you have any questions or comments regarding this request or notice. We thank you, in advance, for your assistance.

Enclosure: Draft Case Summary

LSD/dk/T: 60 day comment letter for Lakeside Napa owner 10-15
E-file: SCP T6S035, El Dorado Co.

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 #T6S035	Geotracker Global ID #: SL0601756146
Site Name: Lakeside Napa Auto Store	Site Address: 1935 Lake Tahoe Blvd, South Lake Tahoe CA 96150
Release Date: none	County: El Dorado
Water Board Permits and Cleanup and Abatement Orders Issued: CAO R6T-2003-0030	

3. Responsible Parties

Fee Title Owner(s): Tahoe Supply Company Owner Address(es): PO Box 19111 South Lake Tahoe, CA 96151	Designated Responsible Party(ies): Jerry Johnson Byron Zeek RP Address(es): PO Box 19111 South Lake Tahoe CA 96151 1329 Highway 395, Ste. 10 Gardnerville, NV 89410
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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 filled in later</i>
Comments:

5. Unauthorized Release Description

Type of product released: None
Primary source/release mechanism: NA
Comments: No releases to soil identified

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): Auto parts store and mechanics shop located in a commercial area. 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 is due to historical releases at another site and the Lakeside Napa property owner is no longer required to conduct investigations.</p> <p>PCE 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 Lakeside Napa property.</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 levels of hydrocarbons in groundwater do not pose a vapor intrusion threat and are protective of human health.</p>
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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 there is no evidence of a release of chemicals on site. Since solvent contamination exists in groundwater about 16 feet below ground surface, there are no wells on site for people to have direct contact. Since the site is completely covered with a concrete foundation and pavement, there are no outdoor air exposure pathways.

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

Closure is justified since the parcel is not the source for groundwater contamination based on lack of soil contamination. Groundwater and soil remediation is occurring at 1024 Lake Tahoe Blvd, at the Lake Tahoe Laundry Works site. These actions have reduced groundwater contamination to 6 ppb PCE and no longer pose a threat to human health and the environment at the Lakeside Napa Auto Store property. Therefore, closure of this non-release case is appropriate.