

From: [Pan, NoaNoa L.](#)
To: [Grey, Brian@Waterboards](#)
Cc: [Letton, Ben@Waterboards](#); [Reisch, Scott H.](#); [Tarantino, William F.](#)
Subject: Seven Springs" Request for AECOM Documents and Laboratory Data re Proposed CAOs
Date: Monday, July 25, 2022 4:45:33 PM
Attachments: [image001.png](#)
[2022-07-25 SSLP Request for Documents.pdf](#)

EXTERNAL:

Sent on Behalf of Bill Tarantino

Brian,

Please see the attached letter on behalf of Seven Springs Limited Partnership.

Regards,

Bill Tarantino

Noanoa Pan

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July 25, 2022

Writer's Direct Contact
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Lahontan Regional Water Quality Control Board
Attention: Mr. Brian Grey
2501 Lake Tahoe Boulevard
South Lake Tahoe, California 96150

Re: Request for Comments—Cleanup and Abatement Orders R6T-2022-(Proposed) for the LTLW, Former Big O Tires, and Former Norma's Cleaners Sites

Dear Mr. Grey:

We represent Seven Springs Limited Partnership ("Seven Springs") with respect to the ongoing remediation of the Lake Tahoe Laundry Works site (the "Site"). On June 16, 2022, the Lahontan Regional Water Quality Control Board ("Regional Board") issued Proposed Cleanup and Abatement Orders ("Proposed CAOs") for the Lake Tahoe Laundry Works Site ("Proposed LTLW CAO"), the former Big O Tires Site ("Proposed Big O Tires CAO"), and the former Norma's Cleaners site ("Proposed Norma's Cleaners CAO").

On June 24, 2022, Seven Springs requested that the Regional Board (1) produce 69 supporting documents referenced in Section 9.1 of the Proposed LTLW CAO's Staff Report and (2) grant an extension to the comment period for the Proposed LTLW, Big O Tires, and Norma's Cleaners CAOs to September 19, 2022. Commensurate with the length and technical complexity of the Proposed CAOs, as well as the unknown content of the supporting documents, Seven Springs reserved the right to request a further extension to the comment period upon production and review of the requested documents.

After discussing with the Regional Board, Seven Springs agreed to receive the requested documents from Fox's counsel, confirming receipt on June 24, 2022. On June 27, 2022, the Regional Board issued an order to Seven Springs and Fox granting a modified extension to the comment period for the Proposed LTLW, Big O Tires, and Norma's Cleaners CAOs until August 23, 2022.

Upon further review of the Proposed CAOs and supporting documents, Seven Springs respectfully requests (1) production of technical documents referenced in Attachment B of the Proposed LTLW CAO, (2) production of laboratory data gathered from the Regional Board's July soil gas investigation, and (3) a modest extension to the comment period contingent on when the laboratory data can be produced.

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I. Attachment B of the Proposed LTLW CAO

Attachment B of the Proposed LTLW CAO references several documents and sources that have not been provided to Seven Springs:

- AECOM invoice 2020¹
- AECOM estimate²
- Reference “*SCAP Country...*” in the “Source” column of the final 5-Year Cost Estimate Chart³
- Reference “*SCAP South Y...*” in the “Source” column of the final 5-Year Cost Estimate Chart⁴
- Reference “*SCAP Remainin...*” in the “Source” column of the final 5-Year Cost Estimate Chart⁵

Seven Springs respectfully requests copies of all documents relied upon by the Regional Board in Attachment B’s cost estimate, so that it can fully understand the burden and costs associated with Finding No. 59 and Required Action Nos. 1-9.

II. Laboratory Data from the Regional Board’s *Soil Gas Investigation Work Plan: South “Y” PCE Plume*⁶

According to the *Soil Gas Investigation Work Plan*, AECOM will collect soil gas samples meant to further evaluate the VI pathway. Specifically, AECOM will

[R]eview the data [gathered] and perform a Tier I risk evaluation for potential human health risk associated with the subsurface-to-indoor-air/VI pathway, including:

- Comparing the soil gas volatile organic compound (VOC) results to ESLs (San Francisco Bay RWQCB, 2019);

¹ Attachment B: Lahontan Water Board’s Engineer’s Cost Estimate of Investigation and Reporting Scenarios, 5-Year Cost Estimate Assumptions, *Order 3*, p. 1

² *Id.*, *Orders 3-4*, pp. 1-2

³ Attachment B: Lahontan Water Board’s Engineer’s Cost Estimate of Investigation and Reporting Scenarios, 5-Year Cost Estimate, “Source” Column, p. 5

⁴ *Id.*

⁵ *Id.*

⁶ https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000007984&doc_id=6074599

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- Evaluating the shallow and deep soil gas results to assess the strength of the groundwater vapor source (deep samples) and the degree of soil gas attenuation between the groundwater vapor source and the shallow soil gas samples; and
- Providing recommendations as to whether further investigation, such as collecting additional soil gas samples or indoor air/sub-slab samples, is warranted.

Soil Gas Investigation Work Plan, South “Y” PCE Plume South Lake Tahoe, California, AECOM, 1 (Oct. 5. 2021). Regional Board communications indicate that the investigation outlined in the *Soil Gas Investigation Work Plan* and its *Addendum*⁷ was scheduled to begin the “the first week of July.”⁸

Seven Springs requests the laboratory data from AECOM’s soil gas investigation as soon as it becomes available. Despite the investigation’s overlap with the comment period, the findings from the soil gas investigation will be critical to Seven Springs’ evaluation of the Proposed LTLW, Big O Tires, and Norma’s Cleaners CAOs. Seven Springs cannot provide a complete assessment of, for example, Finding Nos. 36, 37, and 65 and Required Action No. 5 of the Proposed LTLW CAO without access to the data collected pursuant to the Regional Board’s soil gas investigation of the regional plume.

III. Extension of the Comment Period

Seven Springs requests a modest extension to allow review of the laboratory results produced by the Regional Board’s soil gas investigation, contingent on when the data becomes available. Seven Springs proposes that comments on all three Proposed CAOs be provided on the *later of* (1) August 23, 2022 and (2) 10 days from receipt of the laboratory data. This request is made not for purposes of delaying compliance, but for the sake of a complete and rigorous response to the Regional Board’s Proposed CAOs that incorporates the most recent data from the Regional Board’s consultant.

We appreciate the Regional Board’s consideration of our request and remain committed to open discussion with the Regional Board toward the issues raised in the Proposed CAOs.

⁷ https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T10000007984&doc_id=6058310

⁸ Email from Abby Cazier: *SCAP Regional PCE Plume Investigation Project Update*, (Jun. 13, 2022).

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Sincerely,



William F. Tarantino