



**California Regional Water Quality Control Board
Lahontan Region**



Linda S. Adams
Secretary for
Environmental Protection

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Arnold Schwarzenegger
Governor

APR 20 2007

INTERESTED PERSONS

REQUEST FOR PUBLIC COMMENTS FOR CLEANUP AT THE LANE TRUST PROPERTY, 8731 NORTH LAKE BOULEVARD, KINGS BEACH, PLACER COUNTY

The Water Board is considering accepting a clean up action at the Lane Trust property in Kings Beach at the above-listed address. Site investigations have identified soil and groundwater contaminated with chlorinated solvents, mostly in the form of the compound tetrachloroethene, or PCE. The property owner is proposing to implement a clean up action involving soil vapor extraction and air sparging to reduce the threat to the environment and public health.

Enclosed with this letter is a Fact Sheet containing information on chlorinated hydrocarbon concentrations detected in groundwater and soil gas and proposed remedial actions for the Lane Trust property. Until **May 30, 2007**, I will take public comments concerning clean up at this site. Please direct all comments to me at the above-listed address.

The proposed remediation workplan is posted on the Water Board's website at: www.waterboards.ca.gov/lahontan. If you need further information, please contact Lisa Dernbach of this office at (530) 542-5424.

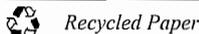
Robert S. Dodds
Assistant Executive Officer

Enclosure: Fact Sheet

- cc (w/ enclosure):
- Placer County Environmental Management Department, John Reid
 - Placer County Department of Public Works DeWitt Center
 - Placer County Air Pollution Control
 - North Tahoe Public Utility District, Executive Director
 - Environmental Control Associates, Pete Castro
 - William Lane Trust, Allen Morton
 - Michael L.F. Buck, Esq.
 - Lake Tahoe Specialty Stove & Fireplace, Perry Deas
 - Mark Hollerbach
 - AT&T, Attn: Engineering
 - Tahoe Regional Planning Agency
 - Caltrans, District 3
 - Southwest Gas
 - Sierra Pacific Power Co.

LSD/didT:/Lane Trust, Clean up Public Notice, 4-19-07 lsd
[Send to File: SLIC, Placer Co., T6S052]

California Environmental Protection Agency



**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LAHONTAN REGION**

FACT SHEET

LOCATION: 8731 Lake Tahoe Boulevard, Kings Beach, Placer County
(nearest cross street: Fox Street)

OWNER NAME: William M. Lane & Lily P. Lane Trust Property

PROJECT NAME: Interim Remediation Project

SLIC CASE NO.: T6S052

CONTAMINANTS OF CONCERN: Chlorinated solvents tetrachloroethene (PCE), trichloroethene (TCE), & dichloroethene (DCE)

CURRENT LAND USE: Stove and fireplace store

PRIOR LAND USE: Laundry business from 1969 to at least 1982.

DISCHARGE HISTORY: The discharge history is unknown.

INVESTIGATION RESULTS: Three site investigations were conducted between April 2005 and September 2006. Three on-site monitoring wells have shown depth to water table ranging from 4 feet in springtime to 20 feet in fall and winter.

During low groundwater, PCE is detected at highest concentrations in a monitoring well located near the southwest corner of the building. Up to 8,490 micrograms per liter ($\mu\text{g/l}$) PCE have been detected, significantly exceeding the California drinking water standard of 5 $\mu\text{g/l}$. This concentration also exceeds the one-percent solubility of PCE of 1,500 $\mu\text{g/l}$, indicating free product exists at the site. PCE breakdown products, TCE and DCE, also exist in groundwater at concentrations exceeding California drinking water standards of 5 $\mu\text{g/l}$ and 6 $\mu\text{g/l}$, respectively. Limited soil sampling did not reveal solvents in soil on the south and north end of the site.

A soil gas investigation detected PCE in soil gas at twelve locations surrounding the building and at one location next to the manhole in North Lake Boulevard. The average soil gas concentration detected was 5.2 micrograms per liter and does not pose a public health threat.

Investigation data suggest that a majority of solvent mass exists below the water table, in the southern portion of the site. No free product or an obvious hot spot was found that might indicate the point of release on the property.

The groundwater flow direction is calculated as being towards the north-northwest, based upon water table elevations taken from monitoring wells. However, an off-site investigation found area groundwater flow towards the south. This latter direction is towards Lake Tahoe, about 550 feet away. There are no drinking water wells within 2,000 feet of the site.

RECEIVING WATERS:

Groundwaters of the Lake Tahoe Basin Hydrologic Unit

ADJACENT AFFECTED

PROPERTIES:

8727 North Lake Boulevard

8735 North Lake Boulevard

California Highway 28

PROJECT DESCRIPTION:

The February 20, 2007 document, *Work Plan for Interim Remediation*, recommends constructing and operating a soil vapor extraction and air sparge system to remediate contaminants at the site. Air sparging involves the injection of air below the water table to strip volatile organic compounds out of groundwater. Mobilized contaminants migrating to soil in the unsaturated zone will be extracted by vacuum applied in the soil vapor extraction well. The work plan proposes to install three air sparge wells along the front of the property, adjacent to North Lake Boulevard, to depths of 41 feet below ground surface. One vapor extraction well will be installed near the southeast corner of the building to a depth of 41 feet below ground surface. All wells will be contained in traffic-rated vaults.

Below-surface piping will connect the wells to the remediation equipment, to be located on the east side of the building. Remediation equipment will consist of a blower, compressor, carbon vessels, and electric control circuitry. Extracted soil vapor will be piped through an air/liquid separator, a particulate filter, the regenerative blower, and then three vessels containing 200 pounds of granular activated carbon each.

Project construction will be conducted under County permits. The remediation system will operate under permit by the County Air Pollution Control District. This remedial operation was selected because it appears it would be effective for remediation, its costs are reasonable, and it would have the least disruption to the existing business on site.