
Lahontan Regional Water Quality Control Board

July 3, 2026

INTERESTED AGENCIES AND PARTIES:

REQUEST FOR COMMENTS – CLEANUP AND ABATEMENT ORDER R6-2026- (PROPOSED), REQUIRING SEVEN SPRINGS LIMITED PARTNERSHIP, FOX CAPITAL MANAGEMENT CORPORATION, BOBBY PAGES, INC., AND CONNOLLY DEVELOPMENT, INC TO ASSESS, CLEAN UP AND ABATE WASTE DISCHARGED TO WATERS OF THE STATE PURSUANT TO CALIFORNIA WATER CODE SECTIONS 13267 AND 13304 AT 1024 LAKE TAHOE BOULEVARD AND REGIONAL PERCHLOROETHYLENE GROUNDWATER PLUME, SOUTH LAKE TAHOE, EL DORADO COUNTY

NOTICE IS HEREBY GIVEN THAT the California Regional Water Quality Control Board, Lahontan Region (Lahontan Water Board) will consider whether to adopt a Cleanup and Abatement Order to clean up and abate discharges of solvent waste from the former Lake Tahoe Laundry Works site. The Lahontan Water Board will accept written comments that are limited to the proposed revisions between the Cleanup Team’s June 16, 2022, Cleanup and Abatement Order R6T-2022-Proposed (2022 Proposed CAO) and the Cleanup Team’s Cleanup and Abatement Order R6-2026-(PROPOSED) (2026 Proposed CAO). The Lahontan Water Board will also accept any new evidence created after September 19, 2022, and any associated comments on that new evidence. Any other comments and evidence that are not within the scope defined in this notice will not be accepted.

Document Availability

The proposed revisions between the 2022 Proposed CAO and the 2026 Proposed CAO are in “track changes” (e.g. redline/strike-out) in the Cleanup Team’s 2026 Proposed CAO and its attachments, and also include the entirety of “Executive Summary,” and the Figures and Tables that are listed in “track changes” within the Cleanup Team’s 2026 Proposed CAO. The Cleanup Team’s 2026 Proposed CAO and the proposed revisions can be viewed on the Lahontan Water Board website for the Cleanup and Abatement Order R6-2026-(PROPOSED) for Lake Tahoe Laundry Works, under “Document available for public review,” at the following location:

https://www.waterboards.ca.gov/lahontan/water_issues/programs/enforcement/lake_tahoe_laundry_works_2022_cao.html.

JEFF LOUX, CHAIR | BEN LETTON, EXECUTIVE OFFICER

Other evidence and documents can be found on the [Public GeoTracker website for Lake Tahoe Laundry Works](#) (GeoTracker Global ID SL0601754315 Link) and the [Public GeoTracker website for South Y Regional Contamination \(Formerly Lukin Wells 2 &5\)](#) (GeoTracker Global ID T1000007984).

Submission of Written Comments

Comments and evidence must be received by the Lahontan Water Board **by August 3, 2026**. Any comments and evidence that are not within the scope defined in this notice will not be accepted. The Cleanup Team will post the comments received on the Lahontan Water Board website ([Cleanup and Abatement Order R6-2026-\(PROPOSED\) for Lake Tahoe Laundry Works, South Lake Tahoe, El Dorado County | Lahontan Regional Water Quality Control Board](#)). You may electronically submit comments to the following email address: Lahontan@waterboards.ca.gov. Please use the following format for the subject line: **Lake Tahoe Laundry Works' proposed CAO Comments - [name of commenter]**

Alternatively, you may submit your comments to:

Lahontan Regional Water Quality Control Board
Attn: Cleanup Team on the Lake Tahoe Laundry Works CAO
2501 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150

Evidence already in the [Public GeoTracker website for Lake Tahoe Laundry Works](#) (GeoTracker Global ID SL0601754315) and the [Public GeoTracker website for South Y Regional Contamination \(Formerly Lukin Wells 2 &5\)](#) (GeoTracker Global ID T1000007984) are part of the record for this matter and do not need to be resubmitted.

Adoption Meeting

Upon completion of the 30-day comment period, the Cleanup Team will prepare responses to comments (RTC) received and will be given an opportunity to submit a revised proposed CAO to the Lahontan Water Board for its consideration. The Advisory Team to the Lahontan Water Board will prepare the agenda and package for the proposed CAO to be considered by the Lahontan Water Board at its board meeting currently scheduled for November 4-5, 2026. Information regarding the time and location of the meeting and time limits for public comment will be sent in a separate notice by the Advisory Team. No additional evidence will be accepted at the board meeting currently scheduled for November 4-5, 2026.

Background

The Cleanup Team's 2026 Proposed CAO names Seven Springs Limited Partnership, Fox Capital Management Corporation, Bobby Pages, Inc. and Connolly Development, Inc. as "Dischargers" and orders cleanup of discharges of solvent wastes from the former Lake Tahoe Laundry Works (Site). The Cleanup Team's 2026 Proposed CAO proposes to further address the regional perchloroethylene (PCE) groundwater plume originating from the Site.

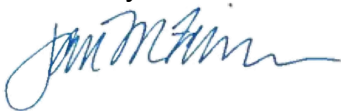
On June 16, 2022, the Cleanup Team provided Cleanup and Abatement Order R6T-2022-Proposed (2022 Proposed CAO) for consideration. The Cleanup Team circulated the 2022 Proposed CAO and received public comments. On August 17, 2023, the Cleanup Team provided the Markup of R6T-2022-Proposed and the Response to Comment documents (2023 Revised CAO). Prior to the consideration of the 2023 Revised CAO by the Lahontan Water Board, the Cleanup Team informed the Advisory Team that settlement negotiations were underway with some of the Parties. On April 3, 2026, the Cleanup Team informed the Advisory Team of a potential stalemate in those negotiations. On April 8, 2026, the Advisory Team indicated that the Lahontan Water Board will consider a cleanup and abatement order at the November 4-5, 2026, board meeting. On June 26, 2026, the Cleanup Team sent to the Parties and Advisory Team a 2026 Proposed CAO Memorandum with a “markup” document of the 2026 Proposed CAO which tracks the revisions between 2022 Proposed CAO and the 2026 Proposed CAO.

The Cleanup Team’s 2026 Proposed CAO requires the Dischargers to (1) Develop and Submit a Conceptual Site Model, (2) Prepare and Submit a Sampling and Analysis Plan and Quality Assurance Project Plan, (3) Develop, Submit, and Implement Site Investigation Work Plan(s), (4) Develop, Submit, and Implement a Monitoring Well Installation Work Plan, (5) Develop, Submit, and Implement a Vapor Intrusion Investigation Work Plan, (6) Prepare and Submit a Human Health and Ecological Risk Assessment (HHERA), (7) Conduct Remedial Action, (8) Prepare and Submit a Public Participation Plan, and (9) Conduct Monitoring. These actions are proposed by the Cleanup Team to protect human health and the environment, and existing and potential beneficial uses, including the restoration of the drinking water aquifer for human consumption.

There is a prohibition on ex parte communications on this matter. An ex parte communication is the communication from a person on an impending or pending proceeding, without notice and opportunity for all parties to participate in the communication. Any substantive communications should not be directed to members of the Advisory Team or to the Lahontan Water Board without notice and opportunity for all Parties to participate in that communication. Members of the Advisory Team include Jan Zimmerman, Anna Garcia, Michael Perez, and Elizabeth Beryt.

For further information, please contact Brian Grey of the Cleanup Team at (Brian.Grey@waterboards.ca.gov) or at (530) 542-5421.

Sincerely,



JAN ZIMMERMAN
ASSISTANT EXECUTIVE OFFICER