

**STATE OF CALIFORNIA
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION**

**MONITORING AND REPORTING PROGRAM NO. CI-8814
FOR
LEHMAN BECKER COMMUNITY PROPERTY MANAGEMENT
DIXXIE DIESEL TRUCK STOP
6417 VENTURA BOULEVARD**

**ENROLLMENT UNDER REGIONAL BOARD
ORDER NO. R4-2002-0030 (Series No. 054)
FILE NO. 04-164**

I. MONITORING AND REPORTING REQUIREMENTS

- A. Lehman Becker Community Property Management (hereinafter Discharger) shall implement this monitoring program on the effective date of this enrollment (February 1, 2005) under Regional Board Order No. R4-2002-0030. The first monitoring report under this program, for the monitoring period January - March 2005 shall be received at the Regional Board by April 15, 2005. Subsequent monitoring reports shall be received at the Regional Board according to the following schedule:

<u>Monitoring Period</u>	<u>Report Due</u>
January – March	April 15
April – June	July 15
July – September	October 15
October – December	January 15
Annual Summary Report	March 1 of each year

- B. If there is no discharge during any reporting period, the report shall so state. Monitoring reports must be addressed to this Regional Board, Attention: Information Technology Unit.
- C. By March 1 of each year, beginning March 1, 2006, the Discharger shall submit an annual summary report to the Regional Board. The report shall contain both tabular and graphical summaries of the monitoring data obtained during the previous calendar year. In addition, the Discharger shall explain the compliance record and the corrective actions taken or planned, which may be needed to bring the discharge into full compliance with the waste discharge requirements (WDRs).
- D. Each monitoring report shall contain a separate section titled "Summary of Non-Compliance" which discusses the compliance record and the corrective actions taken or planned that may be needed to bring the discharge into full compliance with WDRs. This section shall be located at the front of the report and shall clearly list all non-compliance with WDRs, as well as all excursions of effluent limitations.

- E. The Discharger shall comply with requirements contained in Section G. of Order No. R4-2002-0030 "*Monitoring and Reporting Requirements*" in addition to the aforementioned requirements.

II. INJECTION MONITORING REQUIREMENTS

The quarterly reports shall contain the following information regarding the injection activities. If there is no injection, during any reporting period, the report shall so state:

1. Location map showing injection points for the 10 % hydrogen peroxide solution which includes trace amounts of FeSO_4 for a catalyst and hydrochloric acid for pH control.
2. Written summary defining:
 - Depth of injection points;
 - Quantity of 10 % hydrogen peroxide solution with injected per well or vapor trench point;
 - Total amount of 10 % hydrogen peroxide solution injected at site; and
 - Temperature must be monitored and recorded in the injection interval after every injection event.
3. Monthly visual inspection at each injection well shall be conducted to evaluate the well casing integrity for a period of three months after each injection. The quarterly report shall include a summary of the visual inspection.

III. WATER QUALITY MONITORING

A. Groundwater Monitoring

Prior to injection of the 10% hydrogen peroxide solution mixture, representative samples of groundwater shall be obtained from the injection well (MW-5) and perimeter monitoring well (MW-8).

The following shall constitute the groundwater-monitoring program for the injection wells (MW/GW-1, MW/GW-2, MW/GW-3, MW-4, MW-5, MW-7, H-2 and H-5 and vapor trenches VT-2, VT-3 and VT-4) and monitoring well MW-8:

<u>Constituent</u>	<u>Units*</u>	<u>Type of Sample</u>	<u>Minimum Frequency of Analysis</u>
pH	pH units	grab	Quarterly ¹
Temperature	°F	grab	Quarterly ¹
Total Petroleum Hydrocarbons	µg/L	grab	Quarterly ¹
Benzene	µg/L	grab	Quarterly ¹
Toluene	µg/L	grab	Quarterly ¹
Ethylbenzene	µg/L	grab	Quarterly ¹
Total Xylenes	µg/L	grab	Quarterly ¹
Dissolved Oxygen	µg/L	grab	Quarterly ¹
Fe ⁺³	µg/L	grab	Quarterly ¹
Total Iron	µg/L	grab	Quarterly ¹
Oxidation-reduction potential	millivolt	grab	Quarterly ¹
Total dissolved solids	mg/L	grab	Quarterly ¹
Sulfate	mg/L	grab	Quarterly ¹
Chloride	mg/L	grab	Quarterly ¹
Boron	mg/L	grab	Quarterly ¹

* mg/L: milligrams per liter; µg/L: micrograms per liter; °F: degree Fahrenheit

¹ The sampling will be required quarterly after injection ceases, and sampling shall continue at quarterly intervals until the TPH and BTEX contaminants are not detected.

In addition to the injection wells and vapor trenches, perimeter well MW-8, shall be used for monitoring. These sampling stations shall not be changed without approval and any proposed change of sampling locations shall be identified and approved by the Regional Board Executive Officer (Executive Officer) prior to their use.

The following shall constitute the groundwater and injection-monitoring program for the injection wells:

All groundwater monitoring reports must include, at minimum, the following:

- a. Well identification, date and time of sampling;
- b. Sampler identification, and laboratory identification;
- c. Quarterly observation of groundwater levels, recorded to 0.01 feet mean sea level and groundwater flow direction.

IV. WASTE HAULING REPORT

In the event that wastes are hauled for further treatment or to a disposal site, the name and address of the hauler of the waste shall be reported in each quarterly monitoring report, along with quantities hauled during the quarter, and the location of the final point of disposal. If no wastes are hauled during the reporting period, a statement to that effect shall be submitted in the quarterly monitoring report.

V. OPERATION AND MAINTENANCE REPORT

The Discharger shall file a technical report with this Regional Board, no later than 30 days after receipt of these Waste Discharge Requirements, relative to the operation and maintenance program for the groundwater treatment system. The information to be contained in that report shall include, at a minimum, the following:

1. The name, address, and telephone number of the person or company responsible for operation and maintenance of the groundwater treatment system;
2. Type of maintenance (preventive or corrective); and
3. Frequency of maintenance, if preventive.

VI. MONITORING FREQUENCIES

Specifications in this monitoring program are subject to periodic revisions. Monitoring requirements may be modified or revised by the Executive Officer based on review of monitoring data submitted pursuant to this Order. Monitoring frequencies may be adjusted to a less frequent basis or parameters and locations dropped by the Executive Officer if the Discharger makes a request and the request is backed by statistical trends of monitoring data submitted.

VII. REMEDATION PROGRESS REPORT

The Discharger shall submit quarterly and annual progress reports of the remediation activities conducted at the site. The progress report shall include a summary of the remediation activities conducted at the site during the reporting period and planned activities for the next reporting period.

VIII CERTIFICATION STATEMENT

Each report shall contain the following completed declaration:

"I certify under penalty of law that this document, including all attachments and supplemental information, was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment.

Executed on the ____ day of _____

at _____

_____ (Signature)

_____ (Title)"

All records and reports submitted in compliance with this Order are public documents and will be made available for inspection during business hours at the office of the California Regional Water Quality Control Board, Los Angeles Region, upon request by interested parties. Only proprietary information, and only at the request of the Discharger will be treated as confidential.

Ordered by: _____
Jonathan S. Bishop
Executive Officer

Date: February 1, 2005