California Regional Water Quality Control Board
North Coast Region

Monitoring and Reporting Program No. R1-2016-0029
(Rescinding and Replacing Monitoring and Reporting Program No. R1-2012-0114)

WDID No. 1B10043RSON

For

THE CARRINGTON COMPANY

And

JAMES W. CODDING

Bennett Valley Cleaners
2753 Yulupa Avenue
Santa Rosa, California

Case No. 1NSR404

Sonoma County

This Monitoring and Reporting Program is issued pursuant to California Water Code Section 13267(b) and requires monitoring for groundwater, sub-surface vapor, and indoor air, and the submittal of data and technical reports in electronic format for activities associated with the continued implementation of remedial activities under General Waste Discharge Requirements Order No. R1-2009-0105 (Order R1-2009-0105). The objectives of monitoring conducted under this Monitoring and Reporting Program are to provide the Dischargers and Regional Water Board staff with information concerning the effectiveness of the treatment method, the protection of human health and the environment, and groundwater quality; and to demonstrate compliance with the provisions of Order R1-2009-0105. The "Table of Monitoring Requirements" incorporated as Appendix 1 of this Monitoring and Reporting Program summarizes the monitoring requirements for groundwater, indoor air, and sub-surface vapor that are specified below.

This Monitoring and Reporting Program rescinds and replaces Monitoring and Reporting Program No. R1-2012-0114.

Under the authority of the California Water Code Section 13267, the Dischargers named above are required to comply with the following:

MONITORING

General Requirements

1. The depth to groundwater shall be measured to the nearest 0.01-foot prior to monitoring well purging and sampling.

2. All monitoring wells shall be purged of at least three casing volumes of water, or until dry, prior to sampling. Monitoring wells shall be allowed to recharge to at least 80% of the initial casing volume prior to sampling. All purge water shall be impounded pending analysis for proper disposal. An alternative well-purging protocol may be used upon the written approval of the Executive Officer.

3. The procedures used for sub-surface vapor and indoor air sampling shall be consistent with current and subsequent revisions of sampling guidance issued by the California Department of Toxic Substances Control. Sub-surface vapor probe sampling procedures shall include leak detection testing and shall include the use of a tracer gas and containment shroud during the sample collection. Analytical results for vapor samples shall be reported in micrograms per cubic meter.

4. Analyses for volatile organic compounds (VOCs) shall include the compounds cis-1,2-dichloroethene; trans- 1,2-dichloroethene; tetrachloroethene; trichloroethene; and vinyl chloride.

5. All laboratory analyses for groundwater shall be performed at a California certified laboratory. Analytical methods for sample analyses shall achieve practical quantitation reporting limits that are adequate for evaluating regulatory action levels for each constituent.

6. The laboratory methods for analysis of indoor air and sub-surface vapor shall achieve practical quantitation limits sufficiently low to assess the applicable screening levels for each constituent of concern.

Groundwater Monitoring Requirements

7. Groundwater monitoring wells BVC-4, BVC-5, BVC-7, BVC-8, BVC-9, BVC-10-I, BCV-11-I, BVC-12-I, BVC-13, EX-1, EX-2, and EX-3 shall be sampled semi-annually during the first and third calendar quarters. The groundwater samples shall be tested for VOCs and the following water quality parameters: total organic carbon, dissolved oxygen, oxidation-reduction potential (ORP), pH, and temperature.

Sub-Slab Vapor Monitoring Requirements

8. Vapor samples from monitoring probes VM-1, VM-4, VM-5, VM-6, VM-7, VM-8, VM-9, and VM-9-SS shall be sampled semi-annually, during the first and third calendar quarters, in conjunction with indoor air sampling activities. The vapor samples shall be tested for VOCs.

Indoor Air Monitoring Requirements

9. Indoor air samples shall be collected during business hours semi-annually, in conjunction with sub-surface vapor sampling, in the following tenant locations: the restaurant, the coffee bar, the cleaners, two locations in the Dollar Store, the liquor store, the tanning salon, and the bank. The indoor air samples shall be analyzed for VOCs.

REPORTING

1. Monitoring reports shall be submitted semi-annually to the Regional Water Board according to the following schedule:

Sampling Period	Due Date
First Quarter - January, February, March	May 1 of the same year
Second Quarter - July, August, September	November 1 of the same year

2. Monitoring data and reports shall be submitted to the Regional Water Board via the State Water Resources Control Board's Geographic Environmental Information Management System database (GeoTracker) as specified in Title 23, Division 3, Chapter 30, Article 2, Sections 3890-3895 of the California Code of Regulations.

3. Monitoring reports shall be prepared by or under the supervision of a California Professional Civil Engineer or Geologist.

4. The results of the depth to groundwater measurements shall be reported in tabular form indicating the surveyed elevations of each reference point, depth to groundwater from the reference point, and the actual groundwater elevation. The data generated from the elevation readings must be referenced to the same elevation datum used for GeoTracker.

5. Each semi-annual monitoring report shall include the following elements:

    a. Groundwater elevation maps for each monitored water-bearing zone showing groundwater elevations relative to the locations of monitoring wells, vapor monitoring points, and other significant features.

b. Analytical data tables summarizing the current and historical analytical results in chronological sequence for each permanent groundwater and vapor monitoring point, and for all indoor air sample locations.

c. Copies of the following: well purging and sampling field logs; chain of custody documentation showing the time and date of collection and person collecting; and signed laboratory reports including quality control data and explanations of analytical anomalies, if any. Monitoring reports shall identify the type of instruments that were used for field-measured data, and shall include copies of the pre and post-calibration records or provide other assurance for field data quality. These supporting documents may be included as appendices in the report.

d. An assessment of the indoor air quality and vapor-phase contaminant migration, including a discussion that summarizes and evaluates vapor-intrusion mitigation efforts. The discussion must describe the actions and timing of mitigation efforts such as changes made to the heating, ventilation, and air conditioning system operations within the tenant spaces. The discussion should identify any additional mitigation needed to control potential sub-surface vapor intrusion to indoor air.

Digitally signed by Claudia Villacorta
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Ordered by _____ Water Boards
Matthias St. John
Executive Officer

June 27, 2016

Appendix 1 – Table of Monitoring Requirements

MONITORING POINT	LOCATION DESCRIPTION	MONITORING FREQUENCY	CONSTITUENTS TO BE MONITORED
BVC-4	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-5	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-7	**Down-gradient Shallow-zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-8	**Down-gradient Shallow-zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-9	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-10-I	**Intermediate-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-11-I	**Intermediate-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-12-I	**Down-gradient Intermediate-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
BVC-13	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
EX-1	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
EX-2	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
EX-3	**Shallow-Zone Groundwater Monitoring**	**Semi-Annual**	**VOCs and Water Quality Parameters [1]**
VM-1	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-4	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-5	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-6	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-7	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-8	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-9	**Soil Vapor Probe**	**Semi-Annual**	**VOCs**
VM-9-SS	**Sub-Slab Vapor Probe**	**Semi-Annual**	**VOCs**
On-Site Tenant Units	**Indoor Air Sampling**	**Semi-Annual**	**VOCs**

(1) a) Analyses for VOCS shall include the compounds: cis- 1,2-dichloroethene, trans- 1,2-dichloroethene, tetrachloroethene, trichloroethene, and vinyl chloride;

b) Water quality parameters to be tested shall include total organic carbon, dissolved oxygen, oxidation-reduction potential (ORP), pH, and temperature.