

California Regional Water Quality Control Board
North Coast Region

Monitoring and Reporting Program
Order No R1-2021-0030
(Rescinds and Replaces Monitoring and Reporting Program No. R1-2018-0017)

for

Sami and Suad Khoury
2392 31st Avenue
San Francisco, CA 94116

and

Ron Boomer
1394 Cadence Way
Santa Rosa, CA 95401

Boomers Fabricare Center
1321 Guerneville Road
Santa Rosa, CA 95401

Case No. 1NSR435

Sonoma County

This Monitoring and Reporting Program Order is issued pursuant to California Water Code (Water Code) section 13267 (b) and requires monitoring of indoor air, and submission of technical reports. The objective of monitoring conducted under this monitoring program is to provide the Discharger and the Regional Water Board with information concerning indoor air quality and pollutant trends at the site, necessitated by the historic discharge of waste to the subsurface. The burden, including costs, of these reports bears a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. A cost estimate for the activities detailed in this Order is included as Table A.¹

Groundwater monitoring is no longer needed at the site and has been discontinued. Therefore, this Monitoring and Reporting Program rescinds and replaces Monitoring and Reporting Program Order No. R1-2018-0017.

¹ This estimate is based on costs provided by the environmental consultant and/or Regional Water Board staff evaluation of the property and experience in evaluating monitoring and reporting requirements and associated costs for comparable sites. Sami and Suad Khoury are solely responsible for producing the reports that provide the necessary information to assess compliance with this order and the actual costs to comply with this order may differ from the estimates provided based on factors within Sami and Suad Khoury's control and not the Regional Water Board's.

The failure to furnish any of the required reports, or the submittal of substantially incomplete reports or false information, is a misdemeanor, and may result in additional enforcement actions being taken against the Dischargers, including issuance of an Administrative Civil Liability (ACL) Complaint pursuant to Water Code section 13268. Liability may be imposed pursuant to Water Code section 13268 in an amount not to exceed one thousand dollars (\$1,000) for each day in which the violation occurs.

Under the authority of Water Code section 13267, the Discharger named above is required to comply with the following:

SVE System Monitoring Requirements

1. All inadvertent system shutdowns shall be reported to California Regional Water Quality Control Board North Coast Region within 24 hours.
2. Quarterly operations and maintenance site visits shall be conducted in the second month of each quarter during the calendar year (i.e., February, May, August, and November).
3. During the quarterly operations and maintenance site visits, the HVAC systems shall be checked to ensure that they are being maintained and operated in a manner which provides positive pressure atmosphere within the building units to assist in reducing the likelihood of subsurface vapor intrusion, as specified in the January 28, 2016, report "Soil Vapor Extraction System Installation and Initial Sampling Results."
4. System influent vapor samples shall be collected for chemical analysis on a semiannual basis at the location identified as "SVEI". The collection of additional samples may be required and necessary between and after the granular activated carbon treatment to document soil vapor abatement prior to discharge to the atmosphere.
5. The information shall be recorded on field logs and include the date and time of the sampling, personnel, date and time of sample collection (if performed), general weather conditions (i.e., temperature, wind conditions, rain events, etc.), SVE system runtime, HVAC system disposition, influent vapor stream PID measurements, individual extraction well vacuum measurements and other pertinent information. The field logs shall be submitted with the Annual Report.

Indoor Air Monitoring Requirements

6. Indoor air samples shall be collected during business hours on a semi-annual basis (May and November), in conjunction with any scheduled sub-surface vapor sampling if appropriate, in the following tenant locations: Boomers (1321 A) and the Smoke Shop (1321 B-1). The indoor air samples shall be analyzed for tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2- dichloroethene (cis-1,2- DCE) and vinyl chloride (VC).
7. The information shall be recorded on field logs and include the date and time of the sampling, personnel, general weather conditions (i.e., temperature, wind conditions, rain events, etc.), SVE system runtime, HVAC system disposition, and other pertinent information. The field logs shall be submitted with the Annual Report.
8. 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.

REPORTING

1. Annual monitoring reports shall be submitted to the Regional Water Board in accordance with the following schedule:

Sampling Periods	Due Date
Second and Fourth Calendar Quarters	February 1 of the following 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 direct supervision of, a California Professional Civil Engineer or Geologist.
4. Each annual monitoring report shall include the following elements
 - a. A narrative description of the work conducted
 - b. A narrative of remediation system operation, maintenance, performance, estimates of contaminant mass removed, and an evaluation of system performance
 - c. Field notes and/or sampling logs documenting such activities as SVE system sampling and indoor air sampling
 - d. Chain-of-custody documentation
 - e. Laboratory reports, including QA/QC data

- f. An accurately scaled site plan showing all sampling points in relation to significant site features
- g. Data tables summarizing all current and historical analytical data (soil, groundwater, soil vapor and indoor air) for the site constituents of concern
- h. A discussion of the indoor air analytical results and the assessment of the vapor intrusion to indoor air mitigation measures, including recommendations for additional investigation or remedial alternatives to address any concerns about indoor air quality.

Ordered by _____
Matthias St. John
Executive Officer

TABLE A – BOOMER’S FABRICARE CENTER COST ESTIMATE

Task	Task Total
Site Monitoring and Reporting (Per Year)	\$25,000