



**Los Angeles Regional Water Quality Control Board**

August 31, 2018

Mr. John Manavian  
Robertson Properties Group  
120 North Robertson Boulevard  
Los Angeles, California 90048

Certified Mail  
Return Receipt Required  
Claim No. 7017 1450 0002 1559 1178

**REVISED MONITORING AND REPORTING PROGRAM NO. CI-9688 – REGENCY CENTER PROPERTY, 2650 EAST CARSON STREET, LAKEWOOD, CALIFORNIA (FILE NO. 11-047, ORDER NO. R4-2014-0187, SERIES NO. 061, CI-9688, GLOBAL ID. WDR100000981)**

Dear Mr. Manavian,

On April 11, 2016, the California Regional Water Quality Control Board, Los Angeles Region (Regional Board) enrolled Robertson Properties Group (hereinafter Discharger) under General Waste Discharge Requirements (WDR Order No. R4-2014-0187) with a Monitoring and Reporting Program (MRP) No. CI-9688 to inject potassium permanganate for groundwater remediation of volatile organic compounds at the subject site.

The Discharger submitted the *Remedial Action Plan Addendum* (Addendum) dated July 17, 2018 to propose additional injection of potassium permanganate for further treatment of residual tetrachloroethylene concentrations. On August 21, 2018, Regional Board staff approved the Addendum.

It is estimated that 91,840 gallons of 3% potassium permanganate solution will be injected into 36 injection points (IP-1 through IP-10, IP-29 through IP-31, IP-39 through IP-41, and IP-44 through IP-63) at depths from approximately 43 to 64 feet below ground surface. The injection activities are expected to take approximately one month.

The proposed discharge shall not cause the mineral constituents of the receiving groundwater at the compliance point, downgradient outside the application area, in excess of applicable limits (Central Basin of the Los Angeles Coastal Plain Groundwater Basin) given in Attachment B of General WDRs Order No. R4-2014-0187. The groundwater quality objectives are 700 milligrams per liter (mg/L) for total dissolved solids, 250 mg/L for sulfate, 150 mg/L for chloride, and 1.0 mg/L for boron.

The revised MRP, which incorporates additional injection, is enclosed. The Discharger shall comply with the Electronic Submittal of Information (ESI) requirements by submitting all reports required under the revised MRP, including groundwater monitoring data, discharge location data, and pdf monitoring reports to the State Water Resources Control Board GeoTracker database

under Global ID WDR100000981. Please do not combine other reports with your monitoring reports. Submit each type of report as a separate document.

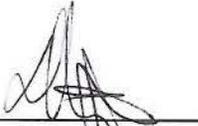
For all parties who upload electronic documents to State Database GeoTracker, it is no longer necessary to email a copy of these documents to [losangeles@waterboards.ca.gov](mailto:losangeles@waterboards.ca.gov) or submit hard copies to our office. The Regional Board will no longer accept documents (submitted by either hard copy or email) already uploaded to GeoTracker. Please see Electronic Submittal to the Los Angeles Regional Board for GeoTracker Users dated December 12, 2011 at:

<http://www.waterboards.ca.gov/losangeles/resources/Paperless/Paperless%20Office%20for%20OGT%20Users.pdf>

To avoid paying future annual fees, please submit a written request for termination of your enrollment under the general WDR in a separate letter when the project is completed and the WDR is no longer needed. Be aware that the annual fee covers the fiscal year billing period beginning July 1 and ending June 30, the following year. You will pay the full annual fee if your request for termination is made after the beginning of the new fiscal year beginning July 1.

If you have any questions, please contact the Project Manager, Dr. Ann Chang at (213) 620-6122 ([ann.chang@waterboards.ca.gov](mailto:ann.chang@waterboards.ca.gov)), or the Chief of Groundwater Permitting Unit, Dr. Eric Wu at (213) 576-6683 ([eric.wu@waterboards.ca.gov](mailto:eric.wu@waterboards.ca.gov)).

Sincerely,



Deborah J. Smith  
Executive Officer

Enclosure: Revised Monitoring and Reporting Program No. CI-9688 dated August 31, 2018

cc: Ms. Vanessa Layne, EEC Environmental

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

REVISED MONITORING AND REPORTING PROGRAM NO. CI-9688  
FOR  
REGENCY CENTER PROPERTY  
2650 EAST CARSON STREET, LAKEWOOD, CALIFORNIA

ENROLLMENT UNDER REGIONAL BOARD  
ORDER NO. R4-2014-0187 (SERIES NO. 061)  
FILE NO. 11-047

I. **MONITORING AND REPORTING REQUIREMENTS**

- A. Robertson Properties Group (hereinafter Discharger) shall implement this Monitoring and Reporting Program (MRP) on the effective date (August 31, 2018) under Regional Board Order No. R4-2014-0187. The first monitoring report shall be received at the Regional Board by **October 30, 2018**. 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 30
April – June	July 30
July – September	October 30
October – December	January 30

- B. If there is no discharge or injection, during any reporting period, the report shall so state. By March 1 of each year, 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 discuss 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.
- C. The Discharger shall comply with requirements contained in Section G of Regional Board Order No. R4-2014-0187 "*Monitoring and Reporting Requirements*".

**II. DISCHARGE MONITORING PROGRAM**

The monitoring reports shall contain the following information regarding the injection activities:

1. Location map showing injection points used for potassium permanganate solution.
2. Written and tabular summary defining depth of injection points, quantity and concentration of potassium permanganate solution injected at each injection point, and total amount of potassium permanganate solution injected at the Site.
3. Visual inspection at each injection point shall be conducted and recorded during the injection.

**III. GROUNDWATER MONITORING PROGRAM**

A groundwater monitoring program shall be implemented to evaluate impacts associated with the injection activity. Groundwater samples shall be collected from monitoring wells ALCOA-MW-1, ALCOA-MW-6, MW-2 through MW-5, piezometers PZ-1, PZ-6, PZ-7, PZ-9, PZ-12, and PZ-13 (Figure 1). The Discharger shall conduct a baseline sampling prior to the proposed injection, followed by a monitoring frequency specified in the schedule below from all 12 monitoring wells for the following groundwater parameters:

CONSTITUENT	UNITS	TYPE OF SAMPLE	MINIMUM FREQUENCY OF ANALYSIS
Dissolved Oxygen	mg/L	grab	Baseline and quarterly after injection
Oxidation-Reduction Potential	millivolts	grab	Baseline and quarterly after injection
pH	pH units	grab	Baseline and quarterly after injection
Specific Conductivity	mS/cm	grab	Baseline and quarterly after injection
Temperature	°C	grab	Baseline and quarterly after injection
Turbidity	NTU	grab	Baseline and quarterly after injection

CONSTITUENT	UNITS	TYPE OF SAMPLE	MINIMUM FREQUENCY OF ANALYSIS
Total Organic Carbon	mg/L	grab	Baseline and quarterly after injection
Total Dissolved Solids	mg/L	grab	Baseline and quarterly after injection
Sulfate	mg/L	grab	Baseline and quarterly after injection
Chloride	mg/L	grab	Baseline and quarterly after injection
Boron	mg/L	grab	Baseline and quarterly after injection
Nitrate and Nitrite	mg/L	grab	Baseline and quarterly after injection
Manganese	mg/L	grab	Baseline and quarterly after injection
Volatile Organic Compounds	µg/L	grab	Baseline and quarterly after injection

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. Observation of groundwater levels, recorded to 0.01 feet mean sea level and groundwater flow direction.

#### IV. 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.

**V. 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)"

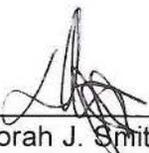
**VI. PUBLIC DOCUMENTS**

All records and reports submitted in compliance with Regional Board Order No. R4-2014-0187 and Monitoring and Reporting Program No. CI-9688 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.

**VII. ELECTRONIC SUBMITTAL OF INFORMATION**

The Discharger shall comply with the Electronic Submittal of Information (ESI) requirements by submitting all reports required under the MRP, including groundwater monitoring data in Electronic Deliverable Format, discharge location data, and searchable Portable Document Format of monitoring reports to the State Water Resources Control Board GeoTracker database under Global ID WDR100000981.

Ordered by:

  
\_\_\_\_\_  
Deborah J. Smith  
Executive Officer

Date: August 31, 2018

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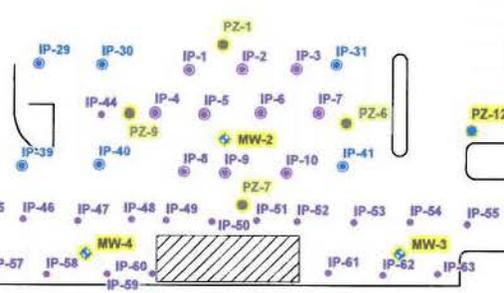
KOHL'S  
DEPARTMENT STORE

GK DESIGN/  
COMMERCIAL BUILDING

LAKWOOD SELF-STORAGE  
(FORMER LITTON/HUCK/  
ALCOA/DEUSTCH FACILITY)

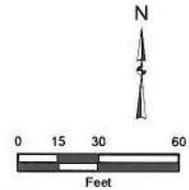
KESSLER ROAD

PARAMOUNT BOULEVARD



**LEGEND**

- Approximate Location of Alcoa Groundwater Monitoring Well
- Proposed WDR Monitoring Well
- Proposed WDR Monitoring Well
- Proposed WDR Monitoring Well
- Proposed Dual Nested Injection Point (Phase III)
- Circled Where Also a Triple Nested Injection Point (Pilot Test 2014)
- Dual Nested Injection Point (Used for Phase II, Proposed for Phase III)
- SVE Compound



Project  
 Regency Center, LLC  
 2650 East Carson Street  
 Lakewood, California

**PROPOSED WDR MONITORING WELL LOCATIONS**

Project Number S-1362.16		File Number S1362-2018-WDR-01	
Date August 8, 2018			Figure 1
PERC VL	PM VL	Drafter AK	