

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION**

ADDEDNUM NO. 3

TO

CLEANUP AND ABATEMENT ORDER NO. R9-2005-0017

**~~TRUSTEES OF THE BULEN FAMILY TRUST~~
LA CAZE ESCONDIDO PARTNERSHIP
EMIL ROSE PARTNERS II, L.P.
BENEFICIAL STANDARD PROPERTIES, INC.
LEON W. PARMA AND BARBARA B. PARMA
LA JOLLA CAPITAL, INC.
KHOSROU TAHBAZ
VERN LOVETT
WAYNE TERRY**

**LOVETT'S ONE HOUR DRY CLEANERS
1378 EAST GRAND AVENUE
ESCONDIDO, CALIFORNIA
SAN DIEGO COUNTY**

The California Regional Water Quality Control Board, San Diego Region (hereinafter Regional Board) finds that:

- 1. CLEANUP AND ABATEMENT ORDER NO. R9-2005-0017.** Except as contradicted, amended, or superceded by the findings set forth in this Cleanup and Abatement Order Addendum No. 3, all of the previous findings of Cleanup and Abatement Order No. R9-2005-0017 (CAO) and Addendum No. 1 and 2 are incorporated herein by reference.
- 2. NEW INFORMATION.** Ground-water sampling data collected during the December 2006 ground-water monitoring event revealed the presence of PCE and TCE in MW-10 at significantly higher concentrations than previous monitoring events. High concentrations of PCE and TCE indicate movement of the chlorinated solvent plume north of the historical release location. Concentrations of PCE and TCE in MW-10 are 14,000 ug/l and 6,900 ug/l respectively.
- 3. EXTENDED SITE INVESTIGATION.** Elevated concentrations of contaminants were recently found in the ground water near MW-10. To assess the extent of contamination, extended site investigation activities are

required. Extended site investigation activities shall include, but not be limited to, additional soil, ground water, and soil vapor data collection in the area surrounding and downgradient of MW-10.

4. **COMMUNITY RELEATIONS/PUBLIC NOTIFICATION.** The discharge of chlorinated solvents from the Lovett's One Hour Dry Cleaners has migrated beneath the Escondido Union School District Offices and the shopping mall located to the northwest. Recent ground-water sampling data indicate that the plume has migrated towards the north and may be located under the Home Depot. ~~The owners and tenants in any building located above the footprint of the plume shall be notified of the plume and kept informed of site investigation and remediation efforts as directed by the Regional Board.~~
5. **MONITORING WELL(S) DESTRUCTION.** Monitoring wells can provide a pathway for the movement of poor-quality water, pollutants, and contaminants. Because monitoring wells provide a direct conduit to groundwater, they pose an especially significant threat to ground-water quality if they are not properly constructed, altered, maintained, and destroyed. To avoid potential impacts to ground water quality, monitoring wells must be properly destroyed after they are no longer needed for monitoring or remediation purposes

IT IS HEREBY ORDERED THAT:

Section B, item 5 and 6 shall be added

5. **EXPANDED SITE INVESTIGATION WORKPLAN.** The Discharger shall develop and submit to the Regional Board **by July 17, 2007** an Expanded Site Investigation Workplan. The expanded site investigation work plan shall describe actions that will further characterize the lateral and vertical extent of waste constituents in soil and ground water to background levels in the area north of the original release point.
6. **EXPANDED SITE INVESTIGATION REPORT.** The Discharger shall prepare and submit to the Regional Board an Expanded Site Investigation Report (Report) by October 17, 2007. The Report shall describe the results of the expanded site investigation work required under Directive No. B.5 of the Cleanup and Abatement Order.
7. **COMMUNITY RELEATIONS/PUBLIC NOTIFICATION.** The Discharger shall notify the tenants in all buildings located with the footprint of the plume that a release of carcinogenic contaminants to ground water has occurred and that the plume of contaminants has migrated beneath their store. Owners and tenants shall be kept informed about all planned site characterization and remedial actions.

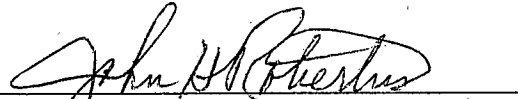
The Discharger shall prepare and submit a Community Relations Plan that includes but is not limited to:

- (a) List of affected owners and tenants (Name, Address, Phone Number); and
- (b) Schedule for notifications (quarterly, semiannually, etc).

In consultation with the Regional Board, the Discharger shall implement the public participation support activities identified in the Community Relations Plan. ~~The Regional Board retains the right to develop and distribute fact sheets; public meeting preparations; and public notices to any interested party on its own.~~

8. **MONITORING WELL(S) DESTRUCTION.** Upon completion of Site remediation and confirmation by the Regional Board that no further action at the Site is necessary to abate the conditions of pollution, the Discharger shall provide a well destruction report documenting that all monitoring wells and exploration holes have been properly destroyed by permit obtained through the County of San Diego. Once the Regional Board affirms that the wells and exploration holes have been properly destroyed by permit, the CAO will be rescinded and a no further action determination letter issued to the Discharger(s).

I, John H. Robertus, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Addendum No. 3 to Cleanup and Abatement Order issued on June 4, 2007.



John H. Robertus
Executive Officer