

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION

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WASTE DISCHARGE REQUIREMENTS ORDER

R8-2025-0078

ORDER INFORMATION

Status: ADOPTED
Program: Site Cleanup Program
Discharger(s): Walgreen Company
Facility: Walgreens Store No. 11652
County: Orange County
Prior Order(s): (none)

CERTIFICATION

I, ERIC T. LINDBERG, Executive Officer, hereby certify that the following is a full, true, and correct copy of the order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on October 24, 2025.

ERIC T. LINDBERG, PG CHG
Executive Officer

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**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION**

ORDER R8-2025-0078

**WASTE DISCHARGE REQUIREMENTS
FOR
IN-SITU REMEDIATION OF GROUNDWATER
AT WALGREENS STORE NO. 11652 FACILITY
1726 SUPERIOR AVENUE, COSTA MESA**

FINDINGS

The Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) hereby finds as follows:

INTRODUCTION

1. The Santa Ana Water Board is overseeing the cleanup and abatement of pollutants at the Walgreens Store No. 11652 facility, located at 1726 Superior Avenue in Costa Mesa (Site). Several businesses had historical operations at the Site, including a muffler shop, carpet cleaner, furniture store, a skating rink, and other retail. Results of investigations conducted at the Site to date have indicated that historical operations at the Site have resulted in volatile organic compounds (VOCs) impacts to groundwater. The Site is assigned GeoTracker Global Identification No. T10000004759.
2. Cleanups at polluted sites such as the Site may be accomplished in whole or in part via the addition (discharge) of chemicals and other reactive materials (amendments) to soil and groundwater (in-situ), to promote remediation. A person or entity applying or proposing to discharge such amendments to soil or groundwater to promote remediation within a specified treatment zone must file a report of waste discharge (ROWD) pursuant to Water Code section 13260 and obtain waste discharge requirements (WDRs) for the discharge from the Santa Ana Water Board.
3. Walgreen Company (Discharger) has proposed to conduct in-situ remediation, utilizing in-situ chemical reduction (ISCR) and bioremediation technologies to address the concentrations of VOCs in groundwater beneath the Site (Attachment A). The VOC-impacted water bearing zone subject to in-situ groundwater remediation extends from approximately 25 to 50 feet below ground surface (bgs) and is comprised of silty sand to sandy sediments.
4. The requirements for this Order were developed based upon the proposed scope of work, background information, and Site-specific data presented in the "Attachments for WDR Application," dated April 9, 2025, as well as electronic submittals to Santa Ana Water Board staff from June 2025 to September 2025.

5. This Order consists of WDRs regulating in-situ remediation of the specified waste constituents, namely VOCs, in groundwater at the Site. The Santa Ana Water Board has determined that issuance of these individual WDRs is more appropriate than enrollment under Order R8-2018-0092, *General Waste Discharge Requirements for In-situ Groundwater Remediation at Sites Within the Santa Ana Region* (General Order), given that the extent of the plume is beyond the treatment area and Compliance Points per the definition in the General Order must be outside of the plume boundary.

DISCHARGE CHARACTERISTICS

6. The covered discharge includes injection of amendments to promote in-situ groundwater remediation. The proposed in-situ remediation technologies are ISCR and bioremediation technologies, at the treatment area to reduce the concentrations of VOCs in groundwater.
7. The treatment area measures approximately 3,200 square feet. Amendments will be injected via direct-push technology at 14 locations within the treatment area as indicated in Table 1a of the accompanying Monitoring and Reporting Program (M&RP) R8-2025-0078, depicted in Attachment A. Injection locations have an approximate 15-foot spacing based on an estimated radius of influence of 7 feet. The injections will target the identified VOC-impacted water bearing zone at the Site from approximately 25 to 50 feet bgs.
8. Up to a total of 19,615 gallons of amendment solution containing 1,678 gallons of 3-D Microemulsion® (3DME®) mixed with 17,657 gallons of water 8.6 percent (%) by volume, 265 gallons of sulfidated micro-scale zero valent iron (S-MicroZVI®) 1.4% by volume solution, and 46 liters of Bio-Dechlor Inoculum Plus® (BDI PLUS®) are authorized to be injected into the treatment area. Approximately 1,401 gallons of amendment solution will be discharged per injection location.
9. The injections will be conducted with a maximum flow rate of 15 gallons per minute (gpm) and an injection pressure of 1 pound per square inch (psi) per foot of injection depth interval. **The maximum injection pressure shall not exceed 70 psi.**
10. A network of 9 groundwater wells will be monitored before and after the in-situ remediation to ensure that groundwater quality standards are met within and outside the treatment area. The groundwater monitoring wells are identified in Table 1b of the accompanying M&RP R8-2025-0078. Similarly, Table 2 of the M&RP states that baseline samples will be collected for all constituents prior to implementation of in-situ remediation and post-implementation samples will be collected for select constituents on a monthly and quarterly basis. All groundwater samples must be collected following United States Environmental Protection Agency (US EPA) guidance for low flow purging and sampling.

BASIN PLAN AND RELATED REGULATORY CONSIDERATIONS

11. Water Code section 13263 authorizes the Santa Ana Water Board to prescribe WDRs as to the nature of any proposed or existing discharge with relation to the conditions existing in the disposal area or receiving waters upon, or into, which the discharge is made or proposed. The WDRs must implement relevant water quality control plans (Basin Plans) and take into consideration the beneficial uses of water to be protected, the water quality objectives reasonably required for that purpose, other waste discharges, the need to prevent nuisance, and the provisions of Water Code section 13241.
12. The Santa Ana Water Board adopted a revised Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) on March 11, 1994. The Basin Plan was subsequently approved by the State Water Resources Control Board (State Water Board) on July 21, 1994. Subsequent revisions to the Basin Plan have also been adopted by the Santa Ana Water Board and approved by the State Water Board as recently as November 2022. The Basin Plan identifies beneficial uses and water quality objectives for waters within the Santa Ana Region, including various Groundwater Management Zones (GMZs).
13. The Site is located within the Orange GMZ. The Basin Plan states that the beneficial uses of groundwater in the Orange GMZ are:
 - a. Municipal and Domestic Supply (MUN),
 - b. Agricultural Supply (AGR),
 - c. Industrial Service Supply (IND), and
 - d. Industrial Process Supply (PROC).
14. This Order establishes WDRs pursuant to division 7, chapter 4, article 4 of the Water Code for discharges that are not subject to regulation under Clean Water Act section 402 (33 U.S.C. § 1342). These WDRs implement numeric and narrative water quality objectives for groundwater and surface waters established by the Basin Plan and other applicable state and federal laws and policies.
15. It is the policy of the State of California that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes. Both the State Water Board and the Santa Ana Water Board recognized this right in Resolution No. 2016-0010 and Resolution R8-2019-0078, respectively. This Order supports the human right to water by including conditions to ensure proper cleanup and remediation of pollutants at the Site.

16. Consistent with Water Code section 13241, the Santa Ana Water Board, in establishing the requirements contained herein, considered factors including, but not limited to, the following:
 - a. Past, present, and probable future beneficial uses of water.
 - b. Environmental characteristics of the hydrographic unit under consideration, including the quality of water available thereto.
 - c. Water quality conditions that could reasonably be achieved through the coordinated control of all factors which affect water quality in the area.
 - d. Economic considerations.
 - e. The need for developing housing within the region.
 - f. The need to develop and use recycled water.
17. Water Code section 13267 authorizes the Santa Ana Water Board to require technical and monitoring reports. M&RP R8-2025-0078 establishes monitoring and reporting requirements necessary to evaluate compliance with the terms and conditions of this Order and to ensure protection of waters of the state. The burden, including costs of preparing the technical and monitoring reports, bears a reasonable relationship to the need for the reports and benefits to be obtained from them.
18. In accordance with California Code of Regulations, title 23, section 2200, a discharger for whom WDRs have been prescribed is required to submit an annual fee to the State Water Board. The annual fee is based on (1) the threat to water quality and (2) the complexity of the discharge, in accordance with the ratings in the annual fee schedule contained in section 2200. It is expected that the discharge covered by this Order will have a threat to water quality of Category 3 and a complexity rating of B, for a combined rating of 3-B. Category 3 is the lowest threat to water quality category, and Category B is the middle complexity rating, for dischargers that have a physical, chemical or biological treatment system, and do not meet the higher complexity rating definition for Category A. Discharges with a rating of 3-B contain pollutants that could degrade water quality or cause a minor impairment of designated beneficial uses within the treatment zone of the receiving groundwater.

ANTIDEGRADATION ANALYSIS

19. Pursuant to State Water Board Resolution No. 92-49, the Santa Ana Water Board must require actions for cleanup and abatement of discharges that cause or threaten to cause pollution or nuisance to conform to the provisions of State

Water Board Resolution No. 68-16 (Resolution No. 68-16), *Statement of Policy with Respect to Maintaining High Quality of Waters in California*, and the Basin Plan. The Santa Ana Water Board must ensure that Dischargers are required to cleanup and abate the effects of discharges in a manner that promotes attainment of background water quality, or if background levels of water quality cannot be restored, the best water quality that is reasonable and complies with the Basin Plan, including applicable water quality objectives.

20. Resolution No. 68-16 generally prohibits the Santa Ana Water Board from authorizing discharges that will result in the degradation of high quality waters, unless it is demonstrated that any change in water quality will: (a) be consistent with maximum benefit to the people of the state, (b) not unreasonably affect beneficial uses, and (c) not result in water quality less than that prescribed in state and regional policies (e.g., the violation of one or more water quality objectives). The Discharger must also employ best practicable treatment or control to minimize the degradation of high-quality waters.
21. The temporary degradation allowed by this Order within the in-situ treatment zone is consistent with Resolution No. 68-16 because: (a) the purpose of discharging amendments to groundwater is to accelerate and enhance remediation of groundwater pollution, and such remediation will benefit the people of the state; (b) the degradation is limited in scope and duration; (c) best practicable treatment and control, including adequate monitoring and hydraulic control to assure protection of water quality, are required by this Order; and (d) the proposed discharge is not anticipated to cause water quality objectives to be exceeded beyond the observation monitoring well network, and potential increases in concentrations above water quality objectives within the zone of distribution are expected to be temporary, and not result in any long-term deleterious effects on water quality.

CEQA AND PUBLIC PARTICIPATION

22. The Santa Ana Water Board is the agency lead for the purposes of these WDRs pursuant to the California Environmental Quality Act (CEQA; Public Resources Code, section 21100 et seq.). The issuance of WDRs for the cleanup of the Site is exempt from CEQA in accordance with California Code of Regulations, title 14, sections 15301, 15307, 15308 and 15330.
23. The Santa Ana Water Board has notified interested agencies and persons of its intent to prescribe WDRs for the discharge associated with the in-situ remediation of groundwater at the Site and has provided them with an opportunity to submit written comments.
24. The Santa Ana Water Board, in a public meeting held on October 24, 2025 heard and considered all oral comments pertaining to the WDRs.

REQUIREMENTS

IT IS HEREBY ORDERED, pursuant to Water Code sections 13263 and 13267, that the Discharger shall comply with the following:

A. Discharge Prohibitions

1. The discharge of amendments or waste in a manner other than as described in this Order is prohibited.
2. The discharge of treated or untreated solid or liquid waste to surface waters or tributaries of surface waters is prohibited, unless authorized under a separate permit issued by the Santa Ana Water Board or State Water Board.
3. The use of any amendment other than the compounds identified in Finding 8 above is prohibited.
4. The discharge of any radiological, chemical, or biological warfare agent or high-level radiological waste is prohibited.
5. Discharges to groundwater and the surrounding geological formation that are conducted in a manner that increases the mobility and/or extent of the contaminants in groundwater through fracturing of the geologic formation are prohibited. Additionally, fracturing of an aquitard that separates two distinct water-bearing zones is prohibited under any condition.
6. The discharge of amendments or waste to property that is not owned or under the control of the Discharger is prohibited. The property "under the control" of the Discharger includes the horizontal borders of the treatment zone where the Discharger holds an access agreement with the overlying property owner for purposes of investigation and remediation.

B. Discharge Limitations and Specifications

1. The amendment injection program shall be implemented in such a manner as to minimize or prevent the surfacing of wastes or an overflow of wastes or chemicals used in the treatment process. Any injection that results in excessive surfacing of waste shall be discontinued, and measures shall immediately be taken to eliminate further surfacing.
2. The discharge of amendments shall not cause the total dissolved solids (TDS) concentration to exceed 580 milligrams per liter (mg/L), as specified in Table 4-1 of the Basin Plan for the Orange GMZ, at any location outside the treatment area, with compliance determined at the upgradient and downgradient wells specified in the M&RP. If the background TDS levels

prior to injection of amendment exceed the water quality objective for TDS in the Orange GMZ, the discharge of amendments shall not cause increases of this parameter over the background levels.

3. The discharge of amendments shall not cause nitrogen as nitrate-nitrogen ($\text{NO}_3\text{-N}$) concentration to exceed 3.4 mg/L, as specified in Table 4-1 of the Basin Plan for the Orange GMZ, at any point outside the treatment area, with compliance determined at the upgradient and downgradient wells specified in the M&RP. If the background $\text{NO}_3\text{-N}$ levels prior to injection of amendment exceed the water quality objective for $\text{NO}_3\text{-N}$ in the Orange GMZ, the discharge of amendments shall not cause increases of this constituent over the background levels.
4. The discharge of amendments shall not cause the pH of the receiving groundwater to either exceed or be below the range of 6 to 9, at any point outside the treatment area, with compliance determined at the upgradient and downgradient wells specified in the M&RP.
5. The discharge of amendments shall not cause the remediation-target constituents, including their intermediate degradation products, to exceed background concentrations at any location outside of the treatment area, with compliance determined at the upgradient and downgradient wells specified in the M&RP.
6. The discharge of amendments shall not cause any other applicable water quality objectives specified in the Basin Plan to be exceeded in the affected groundwater at any point outside the treatment area, with compliance determined at the upgradient and downgradient wells specified in the M&RP. If the background levels for any constituents prior to injection of amendment exceed water quality objectives for the Orange GMZ, the discharge of amendments shall not cause increases of constituents over the background levels.
7. The discharge shall not cause groundwater to contain taste- or odor-producing substances at concentrations that cause a nuisance or adversely affect beneficial uses at any location outside the treatment area, with compliance determined at the upgradient and downgradient wells specified in the M&RP.
8. The discharge of amendments shall not cause the concentrations of chemical constituents of the receiving groundwater, which is designated for use as domestic and municipal supply, to exceed state or federal maximum contaminant levels (MCLs) and/or notification levels (NLs) for drinking water at any location outside treatment area, with compliance determined at the upgradient and downgradient wells specified in the

M&RP. If the background levels for any constituents prior to injection of amendment exceed the state or federal MCLs and/or NLs, the discharge of amendments shall not cause increases of constituents over the background levels.

9. The injection or reuse of treated groundwater shall be limited to the same aquifer where the impacted groundwater was withdrawn for treatment. Re-injection of treated groundwater to which materials or amendments have been added shall be limited to the same aquifer and within the treatment zone.

C. Monitoring and Reporting Program

1. The Discharger shall submit technical and monitoring reports to the Santa Ana Water Board in accordance with the M&RP R8-2025-0078 and as amended by the Executive Officer.
2. Among other things, the M&RP requires the Discharger to evaluate changes in geochemistry that may alter the oxidation/reduction state of one or more constituents, and consequently may result in the production of undesirable compounds (such as hexavalent chromium) during the oxidation or reduction process of the in-situ remediation under these WDRs. Anticipated negative impacts to geochemistry as a result of implementation of remediation at the Site shall be addressed pursuant to the Contingency Plan identified in item K of the ROWD.

D. Provisions

1. **Noncompliance** – The Discharger shall comply with all of the terms, requirements, and conditions of this Order and M&RP R8-2025-0078. Noncompliance is a violation of the Porter-Cologne Water Quality Control Act (Wat. Code, §13000 et seq.) and grounds for: (1) an enforcement action; (2) termination, revocation and reissuance, or modification of this Order; or (3) denial of an Order renewal application.
2. **Proper Operation and Maintenance** – The Discharger shall, at all times, properly operate and maintain all facilities and systems of management and control (and related appurtenances) installed or used by the Discharger to achieve compliance with this Order. Proper operation and maintenance include, but are not limited to, effective performance, sufficient funding, appropriate quality assurance procedures, proper operator staffing and training, and adequate process controls. This provision requires the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the conditions of this Order.

3. **Reporting of Noncompliance** – The Discharger shall report any noncompliance that may endanger the environment. Information shall be provided orally to the Santa Ana Water Board office and the Office of Emergency Services within 24 hours of when the Discharger becomes aware of the incident. If noncompliance occurs outside of business hours, the Discharger shall leave a message on the Santa Ana Water Board's office voicemail. A written report shall also be provided within five business days of the time the Discharger becomes aware of the incident. The written report shall contain a description of the noncompliance and its cause, the period of noncompliance, the anticipated time to achieve full compliance, and the steps taken or planned, to reduce, eliminate, and prevent recurrence of the noncompliance. All other forms of noncompliance shall be reported with the Discharger's next scheduled Monitoring Report, or earlier if requested by the Executive Officer.
4. **Duty to Mitigate** – The Discharger shall take all reasonable steps to minimize or prevent any discharge in violation of this Order that has a reasonable likelihood of adversely affecting human health or the environment.
5. **Familiarity with Order** – The Discharger shall ensure that all site-operating personnel are familiar with the content of this Order and maintain a copy of this Order at the Site.
6. **Material Changes** – Before initiating a new discharge or making a material change in the character, location, or volume of an existing discharge, the Discharger shall report all pertinent information in writing to the Santa Ana Water Board, and if required by the Santa Ana Water Board, obtain revised requirements before any modifications are implemented. A material change includes, but is not limited to, the following:
 - a. An increase in area or depth to be treated beyond that specified in the Order; or
 - b. A change in the type or amount of amendment being used at the Site.
7. **Inspection and Entry** – The Discharger shall allow the Santa Ana Water Board or an authorized representative, upon the presentation of credentials and other documents as may be required by law, to:
 - a. Enter upon the premises regulated by this Order, or the place where records are kept under the conditions of this Order;

- b. Have access to inspect and copy, at reasonable times, any records kept under the conditions of this Order;
 - c. Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Order; and
 - d. Sample or monitor at reasonable times, for the purpose of assuring compliance with this Order, or as otherwise authorized by the Water Code, any substances or parameters at any location.
- 8. **Records Retention** – The Discharger shall retain copies of all reports required by this Order and the associated M&RP. Records shall be maintained for the duration of cleanup activities and a minimum of five years from the date of the sample, measurement, report, or application. Records may be maintained electronically. This period may be extended during the course of any unresolved litigation or when requested by the Santa Ana Water Board's Executive Officer.
- 9. **Change in Ownership** – This Order is not transferable to any person without written approval by the Santa Ana Water Board's Executive Officer. Prior to any change in ownership, the Discharger shall notify the Executive Officer in writing at least 30 days in advance. The notice must include a written transfer agreement between the existing owner and the new owner. At a minimum, the transfer agreement must contain a specific date for transfer of responsibility for compliance with this Order and an acknowledgment that the new owner or operator is liable for compliance with this Order from the date of transfer. The Santa Ana Water Board may require modification or revocation and reissuance of this Order to change the name of the Discharger and incorporate other requirements as may be necessary under the Water Code.
- 10. **Monitoring Wells**– The Discharger shall comply with all notice and reporting requirements of the California Department of Water Resources and with any well permitting requirements imposed by a local agency regarding the construction, alteration, destruction, maintenance, or abandonment of any monitoring wells used for compliance with this Order and the accompanying M&RP, as required under Water Code sections 13751 and 13755 and local agency requirements.
- 11. **Qualified Professionals** – In accordance with Business and Professions Code sections 6735, 7835, and 7835.1, engineering and geologic evaluations and judgments shall be performed by or under the direction of California registered professionals (i.e., civil engineer, engineering geologist, geologist, etc.) competent and proficient in the fields pertinent to

the required activities. All technical reports required under this Order that contain work plans, describe the conduct of investigations and studies, or contain technical conclusions and recommendations concerning engineering and geology shall be prepared by or under the direction of appropriately qualified professional(s), even if not explicitly stated. Each technical report submitted by the Discharger shall contain a statement of qualifications of the responsible licensed professional(s) as well as the professional's signature and/or stamp of the seal. Additionally, all field activities are to be conducted under the direct supervision of one or more of these professionals.

12. **Certification of Submitted Documents** – All documents submitted to the Santa Ana Water Board shall be signed and certified as follows:

- a. Documents shall be submitted with signatures from the following persons, depending on the type of Discharger:
 - i. For a corporation – by a responsible corporate officer of at least the level of vice-president.
 - ii. For a partnership or sole proprietorship – by a general partner or the proprietor, respectively.
 - iii. For a municipality, state, federal or other public agency – by either a principal executive officer or ranking elected official.
 - iv. For a military installation – by the base commander or the person with overall responsibility for environmental matters in that branch of the military.
- b. A duly authorized representative of a person identified in subsection (a) of this provision may sign and certify documents only if:
 - i. The authorization is made in writing by the person described in subsection (a) of this provision;
 - ii. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity; and
 - iii. The written authorization is submitted to the Executive Officer.
- c. Any person signing a document under this provision shall make the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate 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 fine and imprisonment for knowing violations."

13. **Compliance with Other Laws** – This Order does not authorize the violation of any other applicable federal, state, or local laws and regulations.
14. **Other Permits** – This Order does not alleviate the responsibility of the Discharger to obtain other applicable local, state, and federal permits necessary for compliance with this Order; nor does this Order prevent imposition of additional standards, requirements, or conditions by any other regulatory agency.
15. **No Vested Right to Discharge** – In accordance with Water Code section 13263(g), this Order does not create a vested right to continue to discharge and is subject to rescission and/or modification. The discharge of waste into the waters of the state is a privilege, not a right.
16. **Modification, Revocation, Termination** – This Order may be modified, revoked and reissued, or terminated for cause. The filing of a request by the Discharger for an Order modification, rescission, or reissuance, or the Discharger's notification of planned changes or anticipated noncompliance, does not stay any Order condition. Causes for modification include, but are not limited to, the violation of any term or condition contained in this Order, a material change in the character, location, or volume of discharge, a change in land application plans or disposal practices, or the adoption of new regulations by the State Water Board, Santa Ana Water Board (including revisions to the Basin Plan), or federal government.
17. **Severability** – The provisions of this Order are severable. If any provision of this Order is found invalid, the remainder of this Order shall not be affected.
18. **Effective Date** – This Order becomes effective on the date of adoption by the Santa Ana Water Board.

LIST OF ATTACHMENTS

Attachment A – Figure 1 – Proposed Treatment Area

Attachment B – Monitoring and Reporting Program R8-2025-0078

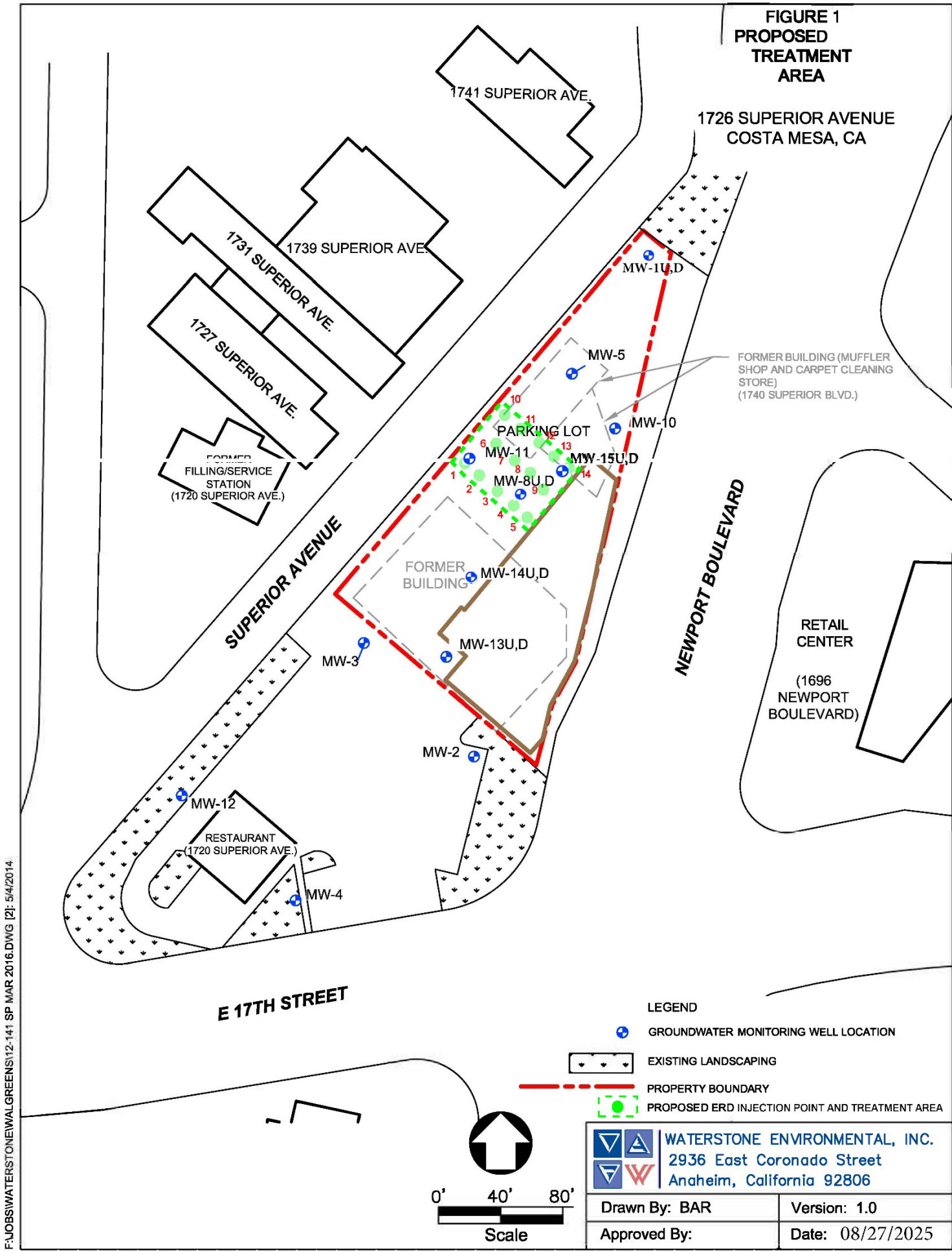
ENFORCEMENT

The Santa Ana Water Board reserves the right to take any enforcement action authorized by law. Accordingly, failure to timely comply with any provisions of this Order may subject the Discharger to enforcement action. Such actions include, but are not limited to, the assessment of administrative civil liability pursuant to Water Code sections 13323, 13268, and 13350, a Time Schedule Order (TSO) issued pursuant to Water Code sections 13300 and 13308, or referral to the California Attorney General for recovery of judicial civil liability.

ADMINISTRATIVE REVIEW

Any person aggrieved by this Santa Ana Water Board action may petition the State Water Board for review in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050 et seq. To be timely, the petition must be received by the State Water Board by 5:00 pm on the 30th day after the date of this Order; if the 30th day falls on a Saturday, Sunday or state holiday, the petition must be received by the State Water Board by 5:00 pm on the next business day. The law and regulations applicable to filing petitions are available on the [State Water Board website \(http://www.waterboards.ca.gov/public_notices/petitions/water_quality\)](http://www.waterboards.ca.gov/public_notices/petitions/water_quality). Copies will also be provided upon request.

ATTACHMENT A – FIGURE 1 – PROPOSED TREATMENT AREA



**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION**

**MONITORING AND REPORTING PROGRAM R8-2025-0078
FOR
IN-SITU REMEDIATION OF GROUNDWATER
AT WALGREENS STORE NO. 11652 FACILITY
1726 SUPERIOR AVENUE, COSTA MESA**

This Monitoring and Reporting Program (M&RP) is issued to Walgreen Company (Discharger) pursuant to Water Code section 13267. The monitoring requirements in this M&RP are necessary to determine if the Discharger is in compliance with Waste Discharge Requirements (WDRs) Order R8-2025-0078 (Order) authorizing in-situ remediation of groundwater at Walgreens Store No. 11652, 1726 Superior Avenue in the City of Costa Mesa (Site). The Discharger shall not implement any changes to this M&RP unless a revised M&RP is issued by the California Regional Water Quality Control Board, Santa Ana Region (Santa Ana Water Board) or its Executive Officer.

A. Monitoring Requirements

1. **Testing and Analytical Methods.** All sampling, sample preservation, transport and analyses must be conducted in accordance with the current edition of "Standard Methods for the Examination of Water and Wastewater" (American Public Health Association) and/or with U.S. Environmental Protection Agency's guidelines for sampling, collection, and preservation, unless other test procedures have been specified in this M&RP or by the Executive Officer.
2. **Laboratory Certification.** Unless otherwise permitted by the Executive Officer, all analyses shall be conducted at a laboratory certified to perform such analyses by the State Water Resources Control Board, Division of Drinking Water's Environmental Laboratory Accreditation Program (ELAP). Certified laboratories can be found at the following website:
www.waterboards.ca.gov/elap.
3. **Reporting Levels.** Laboratory data must quantify each constituent down to the approved reporting levels for specific constituents. All analytical data shall be reported with method detection limits (MDLs) and with either the reporting level or limits of quantitation (LOQs) according to 40 Code of Federal Regulations part 136, Appendix B.
4. **Increased Monitoring Frequency.** If the Discharger monitors any pollutants more frequently than required by this M&RP, using applicable test procedures, or as specified in this Order, the results of this monitoring shall be included in

the calculation and reporting of the data submitted in the Discharger's monitoring report. The increased frequency of monitoring shall also be reported.

5. **Quality Assurance of Data.** Monitoring data collected to meet the requirements of this M&RP must be collected and analyzed in a manner that ensures the quality of the data. The Discharger must follow sampling and analytical procedures as specified in the approved Quality Assurance Project Plan (QAPP). Any internal quality control data associated with each sample must be reported when requested by the Executive Officer. The Santa Ana Water Board will reject the quantified laboratory data if quality control data are unavailable or unacceptable.
6. **Instrumentation and Calibration.** All monitoring instruments and devices which are used by the Discharger shall be properly maintained and calibrated as necessary to ensure their continued accuracy.
7. **Representative Sampling.** Samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity.
8. **Monthly Samples.** Monthly samples shall be collected on any representative day of each month.
9. **Records Retention.** The Discharger shall assure that records of all monitoring information are maintained and accessible for a period of at least five years from the date of the sample, report, or application. This period of retention shall be extended during the course of any unresolved litigation regarding this discharge or by the request of the Executive Officer at any time. Records of monitoring information shall include:
 - a. The date, exact place, and time of sampling or measurements;
 - b. The individual(s) who performed the sampling, and/or measurements;
 - c. The methods used for groundwater purging/sampling;
 - d. The date(s) analyses were performed;
 - e. The individual(s) who performed the analyses;
 - f. The analytical techniques or method used; and
 - g. All sampling and analytical results, including –
 - i. units of measurement used;
 - ii. minimum reporting limit for the analysis (minimum level);

- iii. results less than the reporting limit but above the method detection limit (MDL);
- iv. data qualifiers and a description of the qualifiers;
- v. quality control test results (and a written copy of the laboratory quality assurance plan);
- vi. dilution factors, if used; and
- vii. sample matrix type.

B. Monitoring Plan

A sampling station shall be established for each point of discharge and shall be located where representative samples of the discharge can be obtained. Table 1a specifies each point of injection. The following monitoring wells specified in Table 1b shall be used for the monitoring program. Table 2 provides the monitoring parameters that must be sampled and the required frequency of sampling.

Table 1a. Source Area Injection Well Location Information

Injection Point Identification Number	Latitude	Longitude	Elevation ¹
1	33.63721	-117.92242	92.5
2	33.63718	-117.92239	92.5
3	33.63717	-117.92235	92.5
4	33.63715	-117.92231	92.5
5	33.63713	-117.92227	92.5
6	33.63724	-117.92236	92.5
7	33.63722	-117.92233	92.5
8	33.63719	-117.92229	92.5
9	33.63717	-117.92226	92.5
10	33.63729	-117.92234	92.5
11	33.63727	-117.92231	92.5
12	33.63725	-117.92227	92.5
13	33.63723	-117.92224	92.5
14	33.63721	-117.92220	92.5

Notes:

- 1. Elevation is estimated from the ground surface in feet above mean sea level (amsl).

Table 1b. Monitoring Well Information

Well ID	Latitude	Longitude	Elevation ¹
MW-1U	33.63754	-117.92205	93.4
MW-1D	33.63754	-117.92205	93.4
MW-8U	33.63715	-117.92229	91.4
MW-8D	33.63715	-117.92229	91.5
MW-11	33.63721	-117.92240	92.2
MW-14U	33.63701	-117.92239	92.7
MW-14D	33.63701	-117.92239	92.7
MW-15U	33.63720	-117.92220	92.5
MW-15D	33.63720	-117.92220	92.5

Notes:

1. Elevation is measured from the top of the well casing (TOC) in feet amsl.

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Table 2. Monitoring¹ Parameters and Frequency²

Sample Parameters	Parameter Type	Unit ³	Method of Analysis ⁴	Sample Locations	Baseline ⁵	Month 1 and Month 2 ⁶	Quarterly ⁷
Field Parameters ⁸	General Groundwater Parameters	- ⁹	Field Measurement	MW-1U, MW-1D, <u>MW-8U</u> , <u>MW-8D</u> , <u>MW-11</u> , MW-14U, MW-14D, <u>MW-15U</u> , <u>MW-15D</u>	X	<u>X</u> ¹⁰	X
Volatile Organic Compounds	Contaminants of Concern	µg/L	EPA Method 8260B	MW-1U, MW-1D, <u>MW-8U</u> , <u>MW-8D</u> , <u>MW-11</u> , MW-14U, MW-14D, <u>MW-15U</u> , <u>MW-15D</u>	X	<u>X</u>	X
Total Dissolved Solids	Water Quality Parameter	mg/L	EPA Method 160.1	MW-1U, MW-1D, <u>MW-8U</u> , <u>MW-8D</u> , <u>MW-11</u>	X	<u>X</u>	X
Total Organic Carbon	Carbon Substrate	mg/L	SM 5310B	MW-1U, MW-1D, <u>MW-8U</u> , <u>MW-8D</u> , <u>MW-11</u> , <u>MW-15U</u> , <u>MW-15D</u>	X	<u>X</u>	X
Nitrogen as Nitrate, Chloride, and Sulfate	Competing Electron Acceptors	mg/L	EPA Method 300.0	MW-8U, MW-8D, MW-15U, MW-15D	X	-- ¹¹	X
Fe, Mn, As	Total <u>and</u> Dissolved Metals	mg/L	EPA Method 6010B	MW-8U, MW-8D, MW-15U, MW-15D	X	X	X
Methane, ethane, and ethene	Dissolved Gases	µg/L	RSK-175M	MW-8U, MW-8D, MW-15U, MW-15D	X	X	X
Dehalococcoides	Microbial Population	cells/L	qPCR	MW-8U, MW-8D, MW-15U, MW-15D	X	X	X

- Notes:**
- 1. Groundwater samples must be collected following U.S. Environmental Protection Agency guidance for low flow purging and sampling.
 - 2. Monitoring parameters and frequency are subject to modification by the Executive Officer.
 - 3. Abbreviations: µg/L = micrograms per liter, mg/L = milligrams per liter, µS/cm = microsiemens per centimeter, mV = millivolts, NTU = nephelometric turbidity units, °F = degrees Fahrenheit, cells/L = cells per liter, qPCR = quantitative polymerase chain reaction.
 - 4. Laboratory analyses shall be conducted using the most current regulatory-approved methods by a laboratory certified under the ELAP.
 - 5. A baseline sampling event must be conducted not later than one quarter prior to the initiation of the injection event.
 - 6. Post-injection monitoring events must be conducted as required by this M&RP on a monthly and quarterly basis starting from completion of the injection event.
 - 7. A minimum of eight quarterly post-injection events are required.
 - 8. Field parameters include dissolved oxygen (mg/L), oxidation-reduction potential (mV), electrical conductivity (µS/cm), turbidity (NTU), temperature (°F), and pH (standard unit [SU]).
 - 9. See the description of field parameters.
 - 10. X denotes sampling and analysis for the underlined wells only.
 - 11. -- denotes no sampling required for identified parameter and timeframe.

C. Reporting Requirements

1. Quarterly monitoring reports shall include, at a minimum, the following:
 - a. **Cover Letter.** A transmittal letter summarizing the essential points in the report.
 - b. **Summary of Monitoring Data.** Discharge monitoring data shall be submitted in a format that is acceptable to the Executive Officer and must be arranged in a manner that clearly demonstrates compliance and/or noncompliance with this Order. Monitoring results shall be reported in a tabulated format which identifies all applicable chemical constituents required to be analyzed under the monitoring program and presents the associated sample collection dates and analytical detections for each compound in relation to waste discharge limitations and requirements established by the Order.
 - c. **Compliance Summary.** For every item of monitoring data where the requirements are not met, the monitoring report shall include a statement discussing the reasons for noncompliance, and of the actions undertaken or proposed which will bring the discharge into full compliance with requirements at the earliest time, and an estimate of the date when the Discharger will be in compliance. The Discharger shall notify the Executive Officer by letter when compliance with the time schedule has been achieved.
 - d. **Recommended Program Changes.** Conclusions and recommendations regarding continuation of the existing monitoring program or any proposed modifications thereto shall be clearly presented for agency consideration, along with appropriate supporting justification or rationale.
2. As specified in Provision D.11 of the Order, all reports, plans and documents required under the Order and this M&RP shall be prepared under the direction of appropriately qualified professionals. The lead professional performing engineering and geologic evaluations and judgments shall sign and affix their professional geologist or civil engineering license stamp to all technical reports, plans or documents submitted to the Santa Ana Water Board.
3. As specified in Provision D.12 of the Order, all reports and/or information submitted to the Executive Officer shall be signed by a responsible officer or duly authorized representative of the Discharger and shall be submitted under penalty of perjury.

4. All monitoring reports submitted to the Executive Officer in compliance with this M&RP in paper copy format must also be submitted electronically via the Internet into the State Water Board's GeoTracker database. To comply with state regulations, the update to the GeoTracker database must include the following minimum information:
- The elevation of groundwater in any permanent monitoring well relative to the surveyed elevation.
 - A site map or maps showing the location of all sampling points referred to in the report.
 - The depth to the screened interval and the length of screened interval of any permanent monitoring well.
 - Boring logs, in PDF format.
 - Laboratory analytical data from any soil testing and/or groundwater monitoring shall be reported in Electronic Deliverable Format (EDF) in accordance with Water Code section 13195 et seq. requirements, if applicable.
 - A complete copy of the report, in PDF format, which includes the signed transmittal letter and professional certification.

The GeoTracker website address is: <https://geotracker.waterboards.ca.gov>.
Deadlines for electronic submittals are the same as deadlines for paper copy submittals.

D. Report Schedule

Monitoring reports shall include all data collected during the monitoring period, and shall be submitted on a quarterly basis to Santa Ana Water Board staff in accordance with the following schedule:

<i>Monitoring Period</i>	<i>Report Due</i>
January – March	May 1
April – June	August 1
July – September	November 1
October – December	February 1

The Executive Officer has the authority to change the report submittal schedule, if deemed necessary, based on changes to the Site conditions.

Monitoring reports shall be submitted:

To: Executive Officer
California Regional Water Quality Control Board
Santa Ana Region
3737 Main Street, Suite 500
Riverside, CA 92501

I, ERIC T. LINDBERG, Executive Officer, hereby certify that the following is a full, true, and correct copy of the Monitoring and Reporting Program adopted by the California Regional Water Quality Control Board, Santa Ana Region, on October 24, 2025.

ERIC T. LINDBERG, PG CHG
Executive Officer

ENFORCEMENT

The Santa Ana Water Board reserves the right to take any enforcement action authorized by law. Accordingly, failure to timely comply with any provisions of this Monitoring and Reporting Program may subject the Discharger to enforcement action. Such actions include, but are not limited to, the assessment of administrative civil liability pursuant to Water Code sections 13323, 13268, and 13350, a Time Schedule Order (TSO) issued pursuant to Water Code sections 13300 and 13308, or referral to the California Attorney General for recovery of judicial civil liability.

ADMINISTRATIVE REVIEW

Any person aggrieved by this Santa Ana Water Board action may petition the State Water Board for review in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050 et seq. To be timely, the petition must be received by the State Water Board by 5:00 pm on the 30th day after the date of this Order; if the 30th day falls on a Saturday, Sunday or state holiday, the petition must be received by the State Water Board by 5:00 pm on the next business day. The law and regulations applicable to filing petitions are available on the [State Water Board website \(http://www.waterboards.ca.gov/public_notices/petitions/water_quality\)](http://www.waterboards.ca.gov/public_notices/petitions/water_quality). Copies will also be provided upon request.