

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT (Vincent Christian)
MEETING DATE: March 8, 2006

ITEM: 5.C

SUBJECT: **Beaver Lumber Company, Winkel Properties, LLC, and Allen K. Ream (as Trustee of the Milton P. Ream Trust #4), for the property located at 535 Reed Street, Santa Clara, Santa Clara County – Rescission of Site Cleanup Requirements**

CHRONOLOGY: June 19, 2001 – Site Cleanup Requirements adopted
September 18, 2002 – Final Site Cleanup Requirements adopted

DISCUSSION: This former lumber yard is located in a commercial/industrial area of Santa Clara. Soil and groundwater was contaminated with pentachlorophenol (PCP), a wood preservative, from a concrete "dipping" tank formerly used to treat lumber. The dischargers have performed extensive cleanup measures that have been effective in cleaning up the site. These measures include excavation of the dipping tank, excavation of soil around the dipping tank, and *in situ* treatment of the contaminated groundwater with Oxygen Releasing Compound (ORC) and Hydrogen Releasing Compound (HRC). ORC works by chemically oxidizing the contaminants in place; HRC works by enhancing the natural biological degradation of certain contaminants in groundwater.

These cleanup measures have drastically reduced PCP concentrations. Soil cleanup goals have been achieved and groundwater concentrations have been dramatically lowered. While groundwater concentrations of PCP are currently above the cleanup goal of 3 µg/l, they are relatively low and stable. Other than one anomalous value of 35 µg/l in October 2005, the highest PCP concentration in groundwater over the past eight quarters of groundwater monitoring was 13 µg/l. PCP is not migrating and we expect that it will continue to degrade over time until groundwater cleanup goals have been met. There are no existing supply wells in the site vicinity. The site therefore qualifies for low-risk case closure.

This case provides a good example of how a contaminated site can be rapidly and effectively cleaned up under our oversight. In less than five years since the case came to our attention, the dischargers have investigated and cleaned up the site to meet our risk-based cleanup criteria. We attribute this positive result to several factors: motivated dischargers, their aggressive treatment strategy utilizing innovative technologies, and the flexibility inherent in our oversight process. Our oversight process is performance based; we define the contaminants of concern and set

protective cleanup standards, and the dischargers propose and implement measures to meet those standards.

The Tentative Order (Appendix A) rescinds the existing Site Cleanup Requirements order. No comments have been received to the Tentative Order. We expect this item to remain uncontested. If the Board adopts the Tentative Order, then staff will issue a “no further action” letter to the dischargers and direct them to properly close all monitoring wells.

**RECOMMEN-
DATION:** Adoption of the Tentative Order

File No. 43s0958 (vc)

Appendix: A. Tentative Order