

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

STAFF SUMMARY REPORT  
Adriana Constantinescu  
MEETING DATE: April 11, 2007

**ITEM:** 5.B

**SUBJECT:** **Innerconn Technologies and Union Bank**, for the property located at 327 Moffett Boulevard, Mountain View, Santa Clara County - Rescission of Site Cleanup Requirements

**CHRONOLOGY:** May 1989 - Site cleanup requirements (SCR) adopted  
June 1990 and August 1993 - SCR amended  
March 2005 – Board hearing to consider procedural options for naming additional dischargers to SCR

**DISCUSSION:** The site is located in Mountain View south of US Highway 101 and north of the Central Expressway. It is located upgradient of the 333 (Formerly 341) Moffett Boulevard site (see item 5.C). The site has been used for research, development, and manufacturing of electronic components. During the period from 1959 to 1983, three different companies conducted electronic industry activities at the site, as follows: Rheem Semiconductor Corporation (which later merged with Rheem), Raytheon (or its subsidiaries) and Innerconn Technologies (Innerconn). Union Bank never operated at the site, but took over ownership of the property due to a loan default when Innerconn went bankrupt.

Volatile organic compounds (VOC) originating at the site have impacted shallow groundwater, both on site and off-site. The VOC plume has mixed with groundwater contamination originating at the 333 (Formerly 341) Moffett Boulevard site.

In 1989, the former electronics manufacturing building was demolished and all soils with elevated concentrations of metals (above background) and volatile organic compounds (greater than 1 milligram per kilogram) were excavated and hauled off site. In 1992, Union Bank began extracting contaminated groundwater to treat the source area and to control off-site migration of contaminants from the site. Groundwater extraction continued until 2001. Subsequent monitoring indicates that monitored natural attenuation has been effective. The current groundwater concentrations do not pose a threat to human health or the environment. This site meets all criteria for low-risk closure.

In 2005, Union Bank was granted a Board hearing to consider procedural options for naming additional dischargers to SCR. Since that time, Union Bank, Rheem, and Raytheon have ended their dispute over who is responsible for cleanup expenses and reached a settlement agreement.

The Tentative Order rescinds the Site Cleanup Requirements. The Tentative Order has been circulated for public comments and no comments were received. We expect this item to remain uncontested.

**RECOMMEN-  
DATION:**

Adopt the Tentative Order

FILE No.

43S0241 (AVC)

Appendix A:

Tentative Order

Appendix A

**TENTATIVE ORDER**

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION

TENTATIVE ORDER

RESCISSION OF SITE CLEANUP REQUIREMENTS (ORDERS NO. 89-079, 90-191, and 93-093) FOR:

INNERCONN TECHNOLOGIES and  
UNION BANK

for the property located at

327 Moffett Boulevard  
MOUNTAIN VIEW  
SANTA CLARA COUNTY

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

1. **Water Board Orders:** The Water Board adopted site cleanup requirements (SCR) for this site on May 17, 1989 (Order No. 89-079), and amended the SCR on June 20, 1990 (Order No. 90-191) and on August 18, 1993 (Order 93-093). The SCR named Innerconn Technologies and Union Bank as dischargers.
2. **Summary of Investigation and Remediation Activities:** The site at 327 Moffett Boulevard in Mountain View subject to the SCR is a parcel of approximately 1.64 acres in size in an area of light industrial and commercial development. The site has been used for research, development, and manufacturing of electronic components. During the period from 1959 to 1983, three different companies conducted electronic industry activities at the site, as follows: Rheem Semiconductor Corporation (which later merged with Rheem) operated from 1959 to November 1961; Raytheon (or its subsidiaries) operated from November 1961 to about 1970; Innerconn operated from about 1971 to about 1983. Union Bank never operated at the site, but took over ownership of the property due to a loan default when Innerconn went bankrupt. In 1989, Union Bank sold the Site to the Alms Company. The current owner of the Site is LBD Development, LTD.

In 1989, the former electronics manufacturing building was demolished and all soils with elevated concentrations of metals (above background) and VOCs (greater than 1 milligram per kilogram) were excavated and hauled off site.

In 1992, Union Bank began extracting contaminated groundwater to treat the source area and to control off-site migration of contaminants from the site. Groundwater extraction continued

until 2001, removing over 19 million gallons of water and approximately 12 pounds of VOCs. Groundwater extraction was terminated with the Water Board approval in February 2001 because groundwater concentrations had declined to the point where extraction was no longer cost effective. After groundwater remediation, monitored natural attenuation (MNA) was selected as the preferred remedial approach. Subsequent monitoring indicates that MNA has been effective.

3. **Basis for Rescission:** Rescission of Orders 89-079, 90-191, and 93-093 is appropriate for the following reasons:

- Groundwater concentrations, when contamination was discovered at the site in the mid-1980s, were 790 micrograms per liter (ug/l) of trichloroethylene (TCE), and 26,000 ug/l of acetone. October 2006 groundwater samples contained less than 54 µg/l of TCE and no acetone in the groundwater. The current groundwater samples show concentrations of TCE slightly above the drinking water standard (5 µg/l) but below the environmental screening level for aquatic habitat and vapor intrusion into buildings (360 µg/l and 530 µg/l, respectively).
- Based on extensive groundwater monitoring history for the last 20 years, the residual plume of impacted groundwater appears stable and is not migrating further downgradient above levels of potential concern.
- The presence of 1,1-Dichloroethane and 1,1-Dichloroethene in groundwater indicates that residual contamination is degrading over time by natural processes. It is reasonable to assume that natural processes will reduce the concentration of chemicals and that drinking water standards will be achieved within a reasonable time frame.
- Santa Clara Valley Water District records indicated three possible water well locations within ½ mile radius of the site, but subsequent investigations were unable to locate any of these wells.
- A Deed Restriction (covenant and environmental restriction on property) for this site was signed by the Executive Officer, and recorded in December 2003. The deed restriction limits use of the property, requires implementation of appropriate health and safety plans in the event that subsurface activities are performed, and restricts the use of shallow groundwater.

4. **CEQA:** This action rescinds an order to enforce the laws and regulations administered by the Water Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.

5. **Notification:** The Water Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind site cleanup

requirements for the discharge, and has provided them with an opportunity to submit their written comments.

6. **Public Hearing:** The Water Board, at a public meeting, heard and considered all comments pertaining to this discharge.

**IT IS HEREBY ORDERED**, pursuant to Section 13304 of the California Water Code, that Order Nos. 89-079, 90-191, and 93-093 are rescinded.

**IT IS FURTHER ORDERED** that the dischargers shall properly close all monitoring and extraction wells consistent with applicable local agency requirements, and shall document such closure in a technical report to be submitted to the Water Board within 30 days following the completion of closure activities.

I, Bruce H. Wolfe, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on \_\_\_\_\_, 2007.

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Bruce H. Wolfe  
Executive Officer

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FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY

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