

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

ORDER NO. 93-093

AMENDING ORDER NO. 90-091 WHICH AMENDED ORDER NO. 89-079, SITE CLEANUP REQUIREMENTS FOR:

INNERCONN TECHNOLOGIES AND
UNION BANK

327 MOFFETT BOULEVARD
MOUNTAIN VIEW, SANTA CLARA COUNTY

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

1. The Site at 327 Moffett Boulevard in Mountain View is a parcel of real estate approximately 1.64 acres in size in an area of light industrial and commercial development, in proximity to an apartment complex. A 16,500-square-foot factory building was erected on the Site in 1957, and used for the manufacture of semiconductor crystals by the Raytheon Company from 1967 to 1971 (or 1974) and for the manufacture of printed circuit boards by Innerconn Technologies (C & Z Circuits) from 1971 (or 1974) to 1984. Ownership of the property prior to 1971 and use prior to 1967 is unknown. The building, empty and idle since 1984, was demolished and removed, as directed by the then current owner, in 1989.

Innerconn Technologies reportedly is no longer an operating entity. Union Bank (formerly known as California First Bank) became owner of the property in 1985 through a trust deed sale. In 1989 a third party, through a purchase agreement with the Bank and with the Board's concurrence, constructed a medium-sized shopping mall on the Site while the Discharger (the Bank) was implementing interim remedial actions.
2. On May 17, 1989 the Board adopted Site Cleanup Requirements Order No. 89-079. On June 20, 1990 the Board adopted Order No. 90-091, amendments to the Site Cleanup Requirements.
3. Union Bank (hereinafter called the Discharger) has performed required work and submitted timely reports, but has been unable to implement all elements of the recommended plan for remedial (removal) action as required by Provision 2.b.2. of Order No. 90-091, and as amended by the Discharger's March 29, 1991 report. The Discharger has requested the adoption of new amendments to the Board Orders for the purpose of modifying completion dates for a number of Tasks of Provision 2 of Orders 89-079 and 90-091.
4. The Discharger's groundwater remediation plan tentatively includes the installation of a minimum of two groundwater extraction wells to remove pollution resulting from the presence of volatile organic compounds (VOCs).

5. The Discharger thus far has completed the installation of one groundwater extraction well (LF-2) on the north property boundary (Figure 1). Polluted groundwater is being extracted and discharged to the sanitary sewer.
6. In 1991 and 1992 the Discharger installed five offsite monitoring wells, which found varying concentrations of VOCs in the groundwater. Some of the data obtained suggest that polluted groundwater may have migrated from 327 Moffett Boulevard onto other properties. Extraction well LF-2 is helping to contain pollution onsite.
7. The installation of additional extraction well(s) was postponed by the Discharger, pending the completion of site-characterization work which involves the evaluation of information from an adjoining upgradient property. The Discharger believes an offsite source of pollution exists on the upgradient property.
8. The Discharger has recently requested that the Board require the owner/occupant of the upgradient property to perform a complete soil and groundwater investigation to evaluate the potential discharge of VOCs to soil and groundwater.
9. In connection with Finding 8 above, the Discharger has proposed that groundwater remediation at 327 Moffett Boulevard may be expanded by operation of a second onsite extraction well, MW-2, after completion of an investigation of potential sources of groundwater pollution by the owner of the immediately adjacent upgradient property.
10. The Discharger's proposal is under review. The Board believes additional extraction well(s) are necessary for timely groundwater remediation at 327 Moffett Boulevard. The Board also is concerned that polluted groundwater may not be contained and may be migrating onto other properties, based on results of analyses of periodic groundwater samples from offsite monitoring wells on properties across Moffett Boulevard, to the northwest of the 327 Moffett Boulevard property.
11. VOC pollution in groundwater has also been detected on the property adjoining and immediately downgradient of 327 Moffett Boulevard. A former occupant of the downgradient property known to have used VOCs in the past, has submitted an acceptable work plan and is expected to commence a site investigation in the very near future.
12. This action is an Order to enforce the laws and regulations administered by the Board. This action is categorically exempt from the provisions of the CEQA pursuant to Section 15321 of the Resources Agency Guidelines.
13. The Board has notified the Discharger and interested agencies and persons of its intent under California Water Code Section 13304 to prescribe amendments to Site Cleanup Requirements and has provided them with the opportunity for a public hearing and an opportunity to submit their written views and recommendations.
14. The Board, in public meeting, heard and considered all comments pertaining to the discharge.

IT IS HEREBY ORDERED, pursuant to provisions of the California Water Code and regulations adopted thereunder, that the Discharger shall comply with the following:

1. NEW TASK 4 is added to PROVISION 2.b., as b.4., of Order No. 89-079, as follows:

ADDENDUM TO RECOMMENDED INTERIM REMEDIAL (REMOVAL) ACTION. No later than December 1, 1993 the Discharger shall submit a report acceptable to the Executive Officer which includes, at a minimum, the following elements:

- (a) An evaluation, supported by documentation, of the effectiveness of operating extraction well LF-2 in preventing polluted groundwater from exiting the site.
 - (b) A discussion of the presence of VOC pollution in groundwater samples from all offsite monitoring wells installed by the Discharger, potentially attributable to offsite migration from 327 Moffett Boulevard, and an evaluation of available remedies for containing all groundwater pollution onsite.
 - (c) If necessary, a proposal for implementing procedures to prevent all offsite migration of polluted groundwater.
 - (d) An updated proposal for augmenting the groundwater extraction system with one or more additional extraction wells, including a proposed schedule for implementation.
2. Other parts of PROVISION 2 of Order No. 89-079 shall be revised as follows:

- b.3. COMPLETION DATE: June 30, 1994
- c.1. COMPLETION DATE: January 1, 1995
- c.2. COMPLETION DATE: February 1, 1995
- c.3. COMPLETION DATE: May 1, 1995
- d. COMPLETION DATE: June 30, 1995

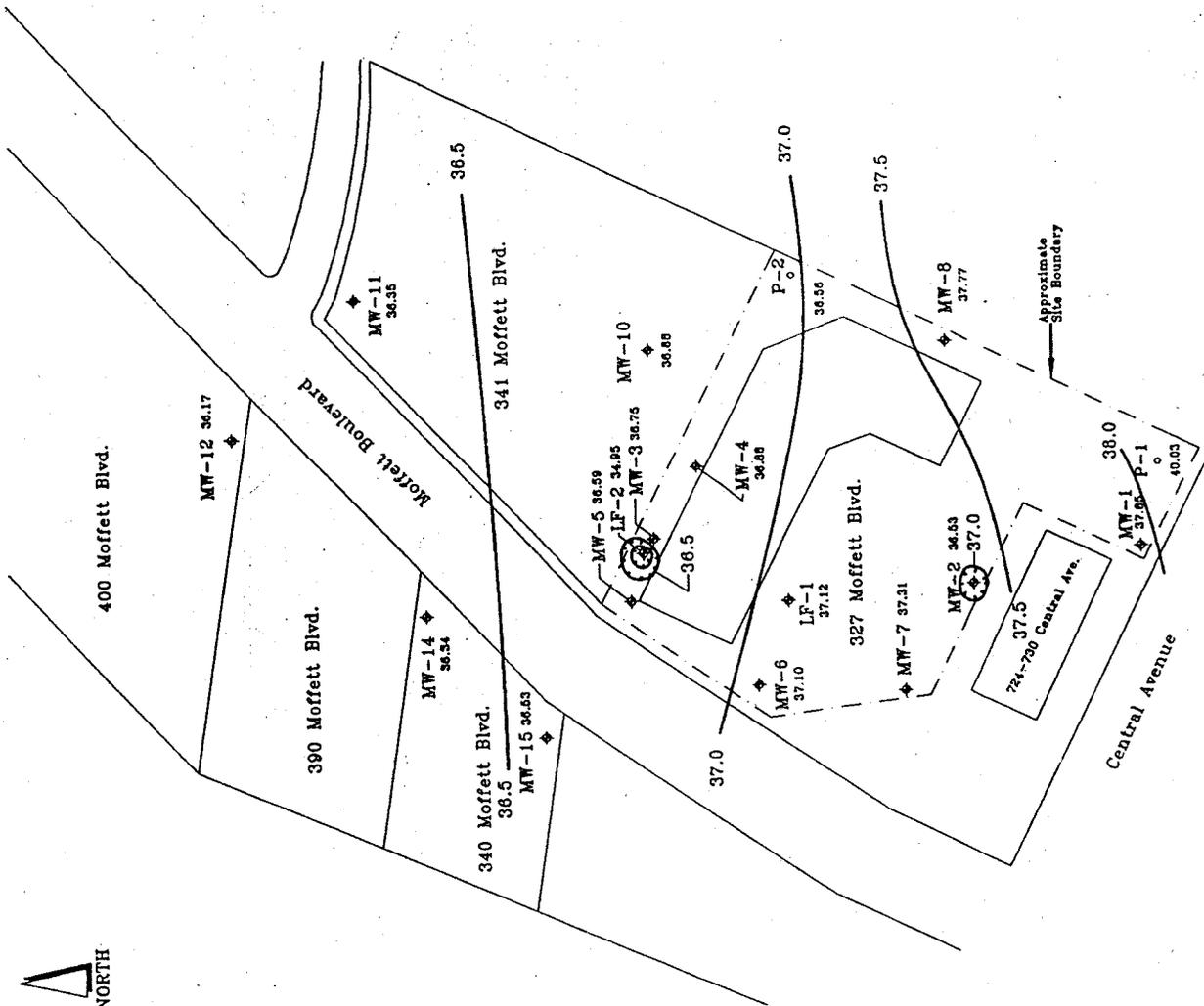
I, Steven R. Ritchie, Executive Officer, do hereby certify the foregoing is a full, true and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on August 18, 1993.



STEVEN R. RITCHIE
Executive Officer

Attachment:

Figure 1, Map showing locations of wells and groundwater elevations



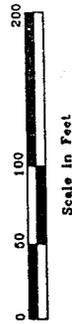
EXPLANATION

— 32.0 —
Approximate Contour of Piezometric Elevation in Shallow Aquifer Zone Groundwater

MW-10
◆
36.86
Monitoring Well Location and Designation
Piezometric Elevation in Shallow Aquifer Zone Groundwater

Notes:

1. Base map modified from map produced by J.M. Montgomery Consulting Engineers, Inc.
2. Well locations based on coordinate data provided by Kier & Wright.
3. All locations and dimensions are approximate.
4. This figure represents one interpretation of the data. Other interpretations of the same data may be possible.
5. Piezometric elevations measured on 10 March 1993.
6. Elevations reported in feet above mean sea level.



APPLIED GEOSCIENCES INC.
Environmental Consultants

**SHALLOW AQUIFER ZONE
PIEZOMETRIC ELEVATION CONTOUR MAP**

PROJECT NO. A912098

FIGURE