

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION**

ORDER NO. 01-062

ADOPTION OF SITE CLEANUP REQUIREMENTS FOR:

**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**

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

1. **Site Location:** The site, located at 535 Reed Street in the City of Santa Clara, is approximately 13.47 acres. It is located approximately one mile south of Highway 101 and approximately ½ mile west of the San Jose International Airport (see Figure 1). The site is located in a commercial/industrial area of Santa Clara. The Guadalupe River is approximately one mile to the northeast.
  
2. **Site History:** Beaver Lumber Company, a California Corporation, is a wholesale lumber supplier specializing in custom millwork. The property is currently owned by an undivided interest consisting of Winkel Properties, LLC and the Milton P. Ream Trust #4 (Allen K. Ream, trustee). It is unknown when the joint venture purchased the property, or who owned it prior to the joint venture. Beaver Lumber Company has operated at the site since about 1965. Wood preserving operations were formerly conducted on site. This was done by dipping wood products into a partially-buried concrete tank filled with pentachlorophenol (PCP), a wood preservative. The size of the tank was approximately 24 feet by 8 feet by 4 feet. Wood products were dipped into the tank, raised above the tank to drain excess solution, and then placed on drying racks in the immediate area on unpaved ground. The PCP dipping tank was removed sometime in the late 1980s. Wood preserving operations were ceased after the dipping tank was removed. Several underground storage tanks were used at the site for the storage of gasoline, diesel, and waste oil. All underground storage tanks have been removed. Beaver Lumber Company vacated the site as of April 30, 2001. The current owner plans to redevelop the site.

3. **Named Dischargers:** Beaver Lumber Company is named as a discharger because of substantial evidence that it discharged pollutants to soil and groundwater at the site, including its use of PCP in wood preserving operations, and the presence of this same pollutant in soil and groundwater in the immediate vicinity of the former dipping tank.

Allen K. Ream (as trustee of the Milton P. Ream Trust #4) and Winkel Properties, LLC are named as dischargers because they currently own the property, and they owned the property during or after the time of the activity that resulted in the discharge, and had knowledge or should have had knowledge of the discharge or the activities that caused the discharge, and had the legal ability to prevent the discharge.

If additional information is submitted indicating that other parties caused or permitted any waste to be discharged on the site where it entered or could have entered waters of the state, the Board will consider adding those parties' names to this order.

4. **Regulatory Status:** This site is currently not subject to any Board Orders.
5. **Site Hydrogeology:** The Site lies in the Santa Clara Valley, where the subsurface is generally comprised of as much as 1500 feet of unconsolidated and semi-unconsolidated deposits. The deposits are of the Quaternary alluvium of the Santa Clara Formation, which consists of inter-bedded fine and coarse-grained continental sediments, derived from the surrounding mountains. The soil lithology beneath the area consists of inter-fingered silty clays, silts, sands, and gravels deposited by meandering ancestral stream channels. Groundwater elevations in the Santa Clara Valley typically vary over time, but were measured at 7-9.5 feet below ground surface in January 2001. Groundwater flows in a northerly to northeasterly direction.
- A. **Remedial Investigation:** In 1985, three groundwater monitoring wells were installed during the investigation of a leaking underground storage tank. Monitoring Well 3 is located next to a former underground waste oil tank, which is located about 95 feet southeast of the PCP dipping tank (see Figure 2). A soil sample collected from the boring of Monitoring Well 3 contained PCP at 0.04 milligrams per kilogram (mg/kg). In 1991, a soil sample collected from a boring drilled beneath the waste oil tank contained a PCP concentration of 190 mg/kg. The waste oil tank was removed in about 1992 along with four other underground storage tanks. There was no follow-up investigation for the PCP contamination until E<sub>2</sub>C, Inc. collected soil and groundwater samples in October 2000. Soil in the area of concern had PCP concentrations up to 48 mg/kg. PCP concentrations in the groundwater were up to 300 micrograms per liter (µg/l). E<sub>2</sub>C, Inc. performed a follow up investigation in February and March of 2001 to determine the extent of the PCP contamination. PCP was detected in the groundwater at concentrations up to 750 µg/l. Soil contamination is limited to a small area in the immediate vicinity of the former dipping tank. Groundwater contamination

has migrated about 250 feet from the former dipping tank in the direction of groundwater flow. The lateral extent of the groundwater contamination has been defined, but the vertical extent of the contamination has not been defined.

An investigation is currently being performed to determine the impacts of releases from the former underground storage tanks. The Santa Clara Valley Water District is the lead agency overseeing the investigation of fuel-related contamination at this site.

- A. **Interim Remedial Measures:** Interim remedial measures need to be implemented at this site to reduce the threat to water quality, public health, and the environment posed by the discharge of waste and to provide a technical basis for selecting and designing final remedial measures.
  
- 8. **Basin Plan:** The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) on June 21, 1995. This updated and consolidated plan represents the Board's master water quality control planning document. The revised Basin Plan was approved by the State Water Resources Control Board and the Office of Administrative Law on July 20, 1995, and November 13, 1995, respectively. A summary of regulatory provisions is contained in 23 CCR 3912. The Basin Plan defines beneficial uses and water quality objectives for waters of the State, including surface waters and groundwaters.

The potential beneficial uses of groundwater underlying and adjacent to the site include:

- a. Municipal and domestic water supply
- b. Industrial process water supply
- c. Industrial service water supply
- d. Agricultural water supply

While the shallow aquifer is currently not used for any purpose, the deeper regional aquifer (below 200 feet) in the general area is currently used as a major drinking water supply source.

- 9. **Other Board Policies:** Board Resolution No. 88-160 allows discharges of extracted, treated groundwater from site cleanups to surface waters only if it has been demonstrated that neither reclamation nor discharge to the sanitary sewer is technically and economically feasible.

Board Resolution No. 89-39, "Sources of Drinking Water," defines potential sources of drinking water to include all groundwater in the region, with limited exceptions for areas of high TDS, low yield, or naturally-high contaminant levels.

10. **State Water Board Policies:** State Water Board Resolution No. 68-16, "Statement of Policy with Respect to Maintaining High Quality of Waters in California," applies to this discharge and requires attainment of background levels of water quality, or the highest level of water quality which is reasonable if background levels of water quality cannot be restored. Cleanup levels other than background must be consistent with the maximum benefit to the people of the State, not unreasonably affect present and anticipated beneficial uses of such water, and not result in exceedance of applicable water quality objectives. Given the Board's past experience with groundwater pollution cases of this type, it is unlikely that background levels of water quality can be restored. This initial conclusion will be verified when a cleanup plan is prepared. This order and its requirements are consistent with Resolution No. 68-16.

State Water Board Resolution No. 92-49, "Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304," applies to this discharge. This order and its requirements are consistent with the provisions of Resolution No. 92-49, as amended.

11. **Preliminary Cleanup Goals:** The dischargers will need to make assumptions about future cleanup standards for soil and groundwater, in order to determine the necessary extent of remedial investigation, interim remedial actions, and the draft cleanup plan. Pending the establishment of site-specific cleanup standards, the following preliminary cleanup goals should be used for these purposes:
- a. Groundwater: Applicable water quality objectives (e.g. maximum contaminant levels, or MCLs) or, in the absence of a chemical-specific objective, risk-based levels (e.g. drinking water equivalent levels). The MCL for PCP is 1 µg/l.
  - b. Soil: 5.0 mg/kg. This is a preliminary risk-based screening level for industrial soils less than 3 meters below ground surface.
12. **Basis for 13304 Order:** The dischargers have caused or permitted waste to be discharged or deposited where it is or probably will be discharged into waters of the State and creates or threatens to create a condition of pollution or nuisance.
13. **Cost Recovery:** Pursuant to California Water Code Section 13304, the dischargers are hereby notified that the Board is entitled to, and may seek reimbursement for, all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this order.

14. **CEQA:** This action is an order to enforce the laws and regulations administered by the 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.
15. **Notification:** The Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to prescribe site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.
16. **Public Hearing:** The 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 the dischargers (or their agents, successors, or assigns) shall cleanup and abate the effects described in the above findings as follows:

**A. PROHIBITIONS**

1. The discharge of wastes or hazardous substances in a manner which will degrade water quality or adversely affect beneficial uses of waters of the State is prohibited.
2. Further significant migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.
3. Activities associated with the subsurface investigation and cleanup which will cause significant adverse migration of wastes or hazardous substances are prohibited.

**B. TASKS**

1. **REMEDIAL INVESTIGATION WORKPLAN**

**COMPLIANCE DATE:** August 1, 2001

Submit a workplan acceptable to the Executive Officer to define the vertical extent of soil and groundwater pollution. The workplan should specify investigation methods and a proposed time schedule. Work may be phased to allow the investigation to proceed efficiently.

**2. COMPLETION OF REMEDIAL INVESTIGATION**

**COMPLIANCE DATE:** October 1, 2001

Submit a technical report acceptable to the Executive Officer documenting completion of necessary tasks identified in the Task 1 workplan. The technical report should define the vertical and lateral extent of pollution down to concentrations at or below typical cleanup standards for soil and groundwater.

**3. INTERIM REMEDIAL ACTION WORKPLAN**

**COMPLIANCE DATE:** October 1, 2001

Submit a workplan acceptable to the Executive Officer to evaluate interim remedial action alternatives and to recommend one or more alternatives for implementation. This shall include a proposal for the installation of permanent groundwater monitoring wells. The workplan should specify a proposed time schedule. Work may be phased to allow the investigation to proceed efficiently. If groundwater extraction is selected as an interim remedial action, then one task will be the completion of an NPDES permit application for discharge of extracted, treated groundwater to waters of the State. The application must demonstrate that neither reclamation nor discharge to the sanitary sewer is technically or economically feasible.

**4. COMPLETION OF INTERIM REMEDIAL ACTIONS**

**COMPLIANCE DATE:** January 1, 2002

Submit a technical report acceptable to the Executive Officer documenting completion of necessary tasks identified in the Task 3 workplan. For ongoing actions, such as soil vapor extraction or groundwater extraction, the report should document start-up as opposed to completion.

**5. PROPOSED FINAL REMEDIAL ACTIONS AND CLEANUP STANDARDS**

**COMPLIANCE DATE:** January 1, 2002

Submit a technical report acceptable to the Executive Officer containing:

- a. Results of the remedial investigation
- b. Evaluation of the installed interim remedial actions

- c. Feasibility study evaluating alternative final remedial actions
- d. Risk assessment for current and post-cleanup exposures
- e. Recommended final remedial actions and cleanup standards
- f. Implementation tasks and time schedule

Item c should include projections of cost, effectiveness, benefits, and impact on public health, welfare, and the environment of each alternative action.

Items a through c should be consistent with the guidance provided by Subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR Part 300), CERCLA guidance documents with respect to remedial investigations and feasibility studies, Health and Safety Code Section 25356.1(c), and State Board Resolution No. 92-49 as amended ("Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304").

Item e should consider the preliminary cleanup goals for soil and groundwater identified in finding 12 and should address the attainability of background levels of water quality (see finding 11).

- 6. **Delayed Compliance:** If the dischargers are delayed, interrupted, or prevented from meeting one or more of the completion dates specified for the above tasks, the discharger shall promptly notify the Executive Officer and the Board may consider revision to this Order.

### C. PROVISIONS

- 1. **No Nuisance:** The storage, handling, treatment, or disposal of polluted soil or groundwater shall not create a nuisance as defined in California Water Code Section 13050(m).
- 2. **Good Operation and Maintenance (O&M):** The dischargers shall maintain in good working order and operate as efficiently as possible any facility or control system installed to achieve compliance with the requirements of this Order.
- 3. **Cost Recovery:** The dischargers shall be liable, pursuant to California Water Code Section 13304, to the Board for all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order. If the site addressed by this Order is enrolled in a State Board-managed reimbursement program, reimbursement shall be made pursuant to this Order and according to the procedures established in that program. Any

disputes raised by the dischargers over reimbursement amounts or methods used in that program shall be consistent with the dispute resolution procedures for that program.

4. **Access to Site and Records:** In accordance with California Water Code Section 13267(c), the discharger shall permit the Board or its authorized representative:
  - a. Entry upon premises in which any pollution source exists, or may potentially exist, or in which any required records are kept, which are relevant to this Order.
  - b. Access to copy any records required to be kept under the requirements of this Order.
  - c. Inspection of any monitoring or remediation facilities installed in response to this Order.
  - d. Sampling of any groundwater or soil which is accessible, or may become accessible, as part of any investigation or remedial action program undertaken by the discharger.
5. **Self-Monitoring Program:** The dischargers shall comply with the Self-Monitoring Program as attached to this Order and as may be amended by the Executive Officer.
6. **Contractor / Consultant Qualifications:** All technical documents shall be signed by and stamped with the seal of a California registered geologist, a California certified engineering geologist, or a California registered civil engineer.
7. **Lab Qualifications:** All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g. temperature).
8. **Document Distribution:** Copies of all correspondence, technical reports, and other documents pertaining to compliance with this Order shall be provided to the following agencies:
  - a. City of Santa Clara
  - b. Santa Clara Valley Water District

The Executive Officer may modify this distribution list as needed.

- 9. **Reporting of Changed Owner or Operator:** The dischargers shall file a technical report on any changes in site occupancy or ownership associated with the property described in this Order.
- 10. **Reporting of Hazardous Substance Release:** If any hazardous substance is discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, the discharger shall report such discharge to the Regional Board by calling (510) 622-2300 during regular office hours (Monday through Friday, 8:00 to 5:00).

A written report shall be filed with the Board within five working days. The report shall describe: the nature of the hazardous substance, estimated quantity involved, duration of incident, cause of release, estimated size of affected area, nature of effect, corrective actions taken or planned, schedule of corrective actions planned, and persons/agencies notified.

This reporting is in addition to reporting to the Office of Emergency Services required pursuant to the Health and Safety Code.

- 11. **Periodic SCR Review:** The Board will review this Order periodically and may revise it when necessary. The discharger may request revisions and upon review the Executive Officer may recommend that the Board revise these requirements.

I, Loretta K. Barsamian, 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 June 19, 2001.

  
 Loretta K. Barsamian  
 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  
 =====

Attachments: Figure 1. Site Location  
Figure 2. Site Map  
Self-Monitoring Program

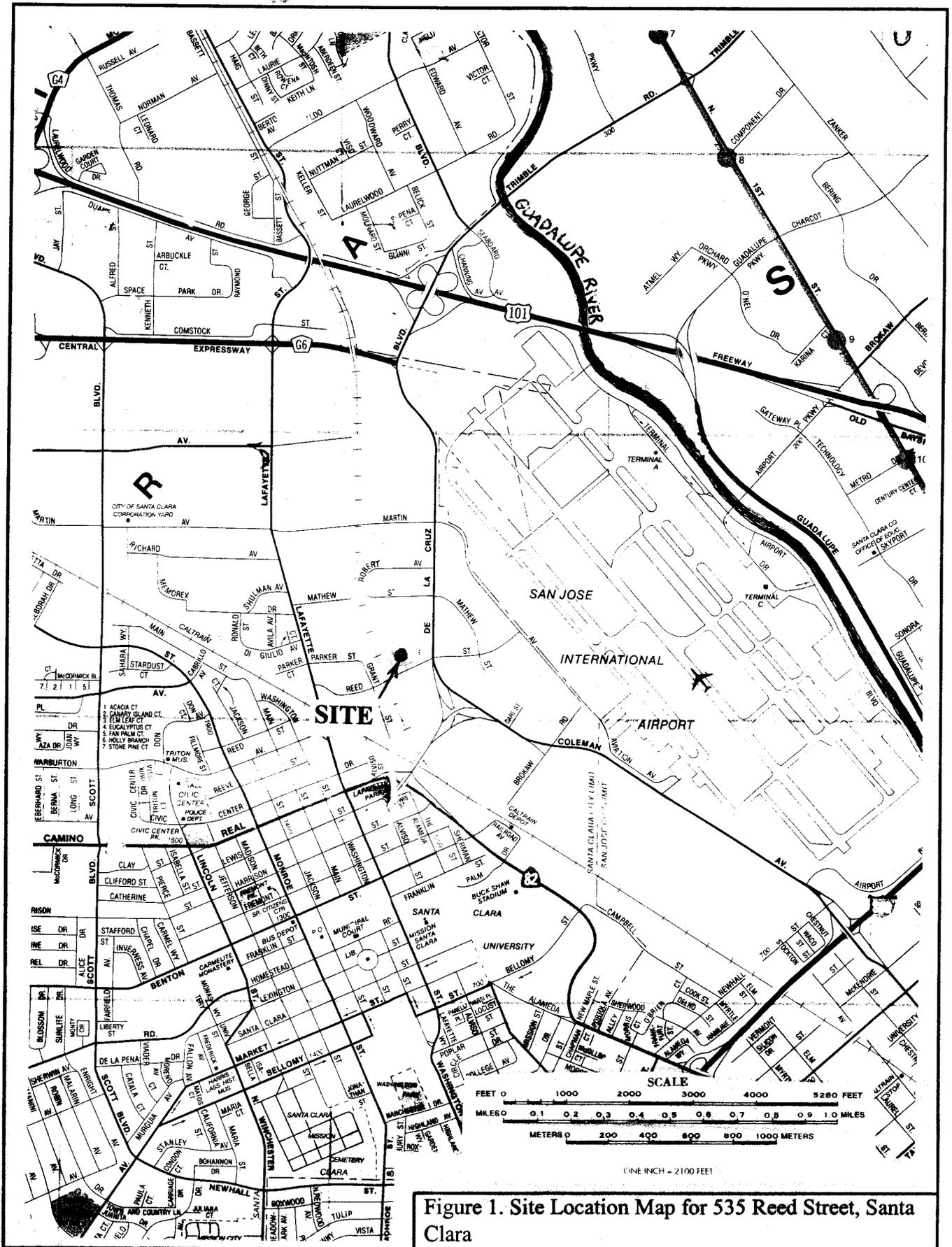


Figure 1. Site Location Map for 535 Reed Street, Santa Clara

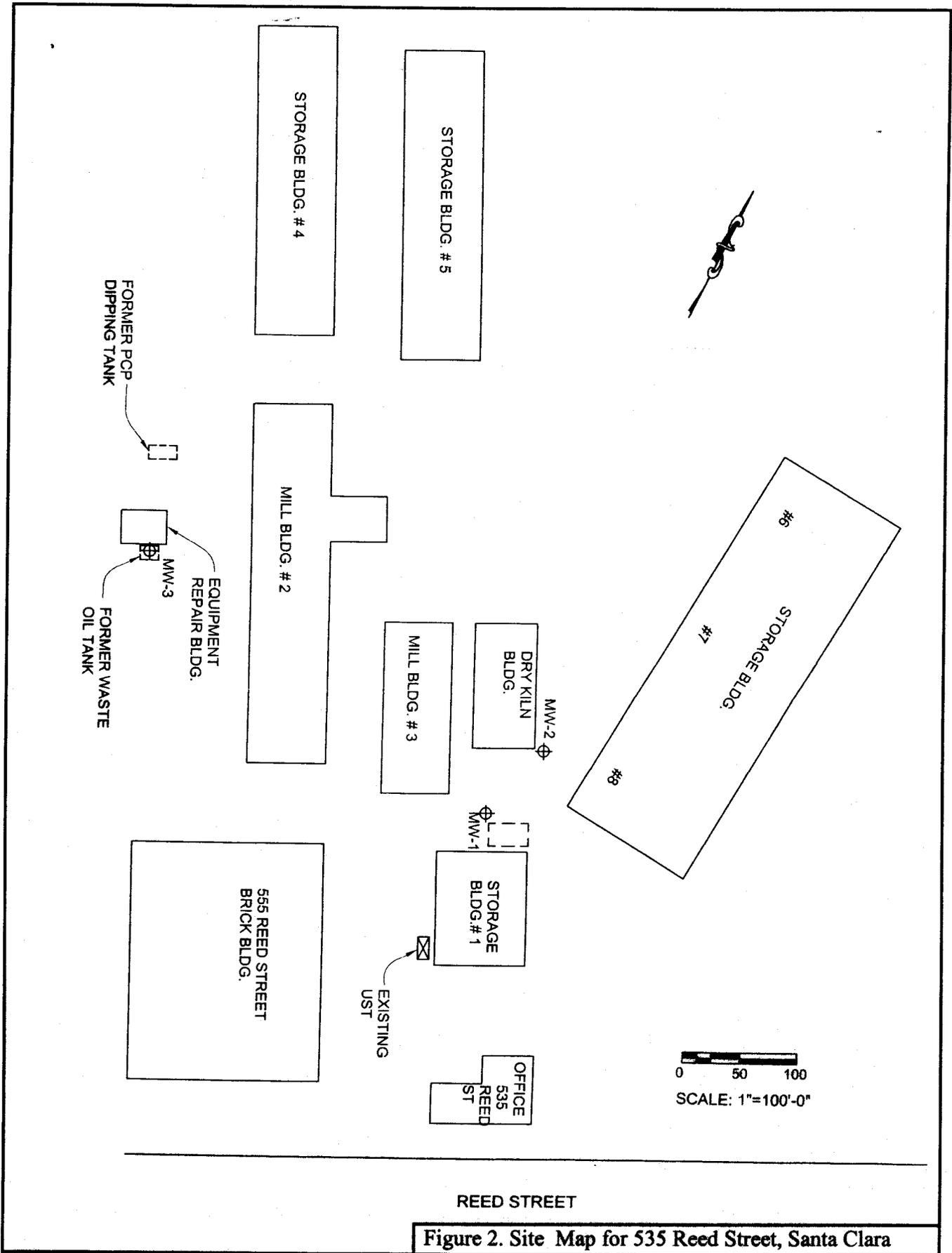


Figure 2. Site Map for 535 Reed Street, Santa Clara

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION**

**SELF-MONITORING PROGRAM FOR:**

**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**

1. **Authority and Purpose:** The Board requests the technical reports required in this Self-Monitoring Program pursuant to Water Code Sections 13267 and 13304. This Self-Monitoring Program is intended to document compliance with Board Order No. 01-062 (site cleanup requirements).

2. **Monitoring:** The dischargers shall measure groundwater elevations quarterly in all monitoring wells, and shall collect and analyze representative samples of groundwater for pentachlorophenol:

The dischargers shall sample any new monitoring or extraction wells quarterly and analyze groundwater samples for penatachlorophenol. The discharger may propose changes in the above schedule; any proposed changes are subject to Executive Officer approval.

3. **Quarterly Monitoring Reports:** The discharger shall submit quarterly monitoring reports to the Board no later than 30 days following the end of the quarter (e.g. report for first quarter of the year due April 30). The first quarterly monitoring report shall be due on October 1, 2001. The reports shall include:

a. **Transmittal Letter:** The transmittal letter shall discuss any violations during the reporting period and actions taken or planned to correct the problem. The letter shall be signed by the dischargers' principal executive officer or his/her duly authorized representative, and shall include a statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge.

b. **Groundwater Elevations:** Groundwater elevation data shall be presented in tabular form, and a groundwater elevation map should be prepared for each monitored water-bearing zone. Historical groundwater elevations shall be included in the fourth quarterly report each year.

- c. **Groundwater Analyses:** Groundwater sampling data shall be presented in tabular form, and an isoconcentration map should be prepared for one or more key contaminants for each monitored water-bearing zone, as appropriate. The report shall indicate the analytical method used, detection limits obtained for each reported constituent, and a summary of QA/QC data. Historical groundwater sampling results shall be included in the fourth quarterly report each year. The report shall describe any significant increases in contaminant concentrations since the last report, and any measures proposed to address the increases. Supporting data, such as lab data sheets, need not be included (however, see record keeping - below).
  - d. **Groundwater Extraction:** If applicable, the report shall include groundwater extraction results in tabular form, for each extraction well and for the site as a whole, expressed in gallons per minute and total groundwater volume for the quarter. The report shall also include contaminant removal results, from groundwater extraction wells and from other remediation systems (e.g. soil vapor extraction), expressed in units of chemical mass per day and mass for the quarter. Historical mass removal results shall be included in the fourth quarterly report each year.
  - e. **Status Report:** The quarterly report shall describe relevant work completed during the reporting period (e.g. site investigation, interim remedial measures) and work planned for the following quarter.
4. **Violation Reports:** If the dischargers violate requirements in the Site Cleanup Requirements, then the discharger shall notify the Board office by telephone as soon as practicable once the dischargers have knowledge of the violation. Board staff may, depending on violation severity, require the dischargers to submit a separate technical report on the violation within five working days of telephone notification.
  5. **Other Reports:** The dischargers shall notify the Board in writing prior to any site activities, such as construction or underground tank removal, which have the potential to cause further migration of contaminants or which would provide new opportunities for site investigation.
  6. **Record Keeping:** The dischargers or their agents shall retain data generated for the above reports, including lab results and QA/QC data, for a minimum of six years after origination and shall make them available to the Board upon request.

7. **SMP Revisions:** Revisions to the Self-Monitoring Program may be ordered by the Executive Officer, either on his/her own initiative or at the request of the dischargers. Prior to making SMP revisions, the Executive Officer will consider the burden, including costs, of associated self-monitoring reports relative to the benefits to be obtained from these reports.

I, Loretta K. Barsamian, Executive Officer, hereby certify that this Self-Monitoring Program was adopted by the Board on June 19, 2001.



Loretta K. Barsamian  
Loretta K. Barsamian  
Executive Officer



# California Regional Water Quality Control Board

## San Francisco Bay Region



Loretta Barsamian  
Executive Officer

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Gray Davis  
Governor

DATE: JUN 27 2001  
File No. 2189.8567 (vc)  
SLIC #43s0958

Certified Mail No. 7099322000146714041 Certified Mail No. 70993220000146714058

Beaver Lumber Company  
535 Reed Street  
P.O. Box 490  
Santa Clara, CA 95052

Robert Trythall, Manager  
Winkel Properties, LLC  
c/o Bartig, Basler & Ray  
1520 Eureka Road, Suite 100  
Roseville, CA 95661

No. 70993220000146714065  
Allen K. Ream, Trustee  
Milton P. Ream Trust #4  
288 Miramontes Road  
Woodside, CA 94062

**Subject: Board Order No. 01-062 for Beaver Lumber Company Site, 535 Reed Street, Santa Clara, CA**

Dear Sirs or Madams:

Enclosed is Board Order No. 01-062, Site Cleanup Requirements for the subject facility, which was adopted by the Regional Board on June 19, 2001.

If you have any questions or comments regarding this letter, please contact Vincent Christian of my staff at (510) 622-2336 [e-mail [vac@rb2.swrcb.ca.gov](mailto:vac@rb2.swrcb.ca.gov)].

Sincerely,

Loretta K. Barsamian  
Executive Officer

enclosure: Board Order No. 01-062

cc: Jane Baron  
E<sub>2</sub>C, Inc.  
382 Martin Avenue  
Santa Clara, CA 95050-3112

*California Environmental Protection Agency*

