



# California Regional Water Quality Control Board Santa Ana Region



Linda S. Adams  
Secretary for  
Environmental Protection

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Arnold Schwarzenegger  
Governor

September 13, 2006

Mr. F. Jerome Tone  
Hellman Properties, LLC  
980 Fifth Avenue, Suite 202  
San Rafael, California 92672

**DETERMINATION OF NO FURTHER ACTION (NFA), DUMP SITE, HELLMAN RANCH 100-ACRE WETLANDS RESTORATION AREA, CITY OF SEAL BEACH, SWRCB GEOTRACKER ID: SL0605948771**

Dear Mr. Tone:

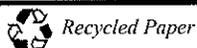
We have reviewed the Groundwater Assessment (Report), dated June 2006, and Hellman Ranch Supplemental Environmental Site Investigation, dated April 2004, which were prepared by your consultant, Anchor Environmental, LLC, to characterize the Dump Site and a small release area of crude oil.

The California State Coastal Conservancy is considering a purchase of approximately 100 acres of Hellman Ranch for potential ecological restoration activities. The property has been used for oil production since the mid-1920s. The oil production and related activities at the site included: drilling and operation of oil wells; digging and usage of sumps; construction and usage of pipelines and petroleum storage tanks; and disposal of various types of debris into a landfill (the Dump Site), which was used from the 1950s to the mid-1970s. This NFA determination pertains only to the Dump Site, also known as the landfill area, of the proposed 100-Acre Wetlands Restoration Area.

The Dump Site was used by the City of Seal Beach and the U.S. Army Corps of Engineers from 1952 to 1975, for disposal of construction materials and other debris. The waste in the Dump Site was characterized in 2006 by excavation of ten test pit trenches, two feet in width and up to sixteen feet in depth, and installation of three groundwater monitoring wells. Site fill material was found to consist of layered sand, silt, clay, and gravel (similar to native soil types), with chunks of concrete and asphalt of varying sizes. No clear marker was present to designate the bottom of the fill. Petroleum hydrocarbons, or oil, were discovered in a test pit at twelve to fourteen feet below ground surface, and in one groundwater monitoring well.

In order to define the extent of the oil release and assess the potential impact to water quality from the dump, samples were collected from 22 direct-push borings, and four

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additional groundwater monitoring wells were installed and sampled. The extent of the oil plume is approximately 100 feet wide by 500 feet long, and three to six inches thick, at a depth of 12 feet below ground surface. The oil appears to be crude oil, which was likely released from a pipeline that was formerly located beneath, west, and south of the dump area. The pipeline was connected to a former tank farm located just above the southeastern extent of the dump area. The pipeline and tank farm were removed sometime between 1954 and 1958.

The contaminants of concern that were investigated were: volatile organic compounds; polycyclic aromatic hydrocarbons; semi volatile organic compounds; dissolved metals; and common cations and anions. California Toxics Rule criteria were used to screen potential groundwater and downgradient surface water impacts. The two upgradient monitoring wells indicated volatile organic compounds and dissolved metals concentrations above the screening criteria. The three downgradient and western upgradient monitoring wells had no concentrations exceeding the screening criteria. The general chemistry parameters were similar to the chemistry of seawater. These wells are located near inter-tidal drainage ditches that are located adjacent to the Dump Site.

Modeling was performed, in an effort to evaluate the potential of migration of the crude oil plume. The model predicted the oil constituents to travel less than 600 feet in 35 years, and the polycyclic aromatic hydrocarbons to travel no more than 35 feet in 300 years.

Based on the site assessment, we believe that the waste deposited at the Dump Site and the underlying crude oil spill will not pose a threat to the beneficial uses of the San Gabriel River Estuary and adjacent tidal wetlands, and groundwater in the Orange County Groundwater Management Zone. The NFA determination is protective of the beneficial uses, and conservation of the wetlands as an ecological preserve, and consistent with the existing land use. This determination is based on available information, with the provision that the information submitted to Board staff was accurate and representative of site conditions. This NFA determination does not relieve you of the responsibility to comply with the requirements of other regulatory agencies.

The monitoring wells located at the site are required to be properly decommissioned, in accordance with California Well Standards (DWR Bulletin No. 74-81). In addition, all necessary permits shall be obtained from the appropriate agencies, prior to your decommissioning of the monitoring wells. After the monitoring wells are properly decommissioned, please submit all documentation to Board staff.



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If you have any questions regarding this matter, please telephone John Broderick at (951) 782-4494, or Ann Sturdivant at (951) 782-4904, or send email to [jbroderick@waterboards.ca.gov](mailto:jbroderick@waterboards.ca.gov).

Sincerely,



Gerard J. Thibeault  
Executive Officer  
Santa Ana Regional Water Quality Control Board

cc: Mr. David Keith, Anchor Environmental

JB:MyDocuments/Data/SLIC/HllmRnch\_determination NFA.doc

