Appendix I City Fire Dept. 431-92 & RWQCB No Further Action Letter

MGB-FYI

CITY OF HUNTINGTON BEACH

2000 MAIN STREET FIRE DEPARTMENT CALIFORNIA 92648

July 27, 2004

RECEIVED
JUL 27 2004

David L. Bauer, President
Traghee, Inc.
110 Pine Avenue, Suite 925
Long Beach, CA 90802-4455

Dear Mr. Bauer,

SUBJECT: "NO FURTHER ACTION AT CENCO/GOLDENWEST REFINING COMPANY, HUNTINGTON BEACH PIPELINE TERMINAL, 12471 NEWLAND STREET, HUNTINGTON BEACH, CA 92646" Corrected - next page

Analytical data submitted in the June 24, 2004 notice of "No Further Action" by the California Regional Water Quality Control Board (attached) meets the City's cleanup criteria as outlined in City Specification #431-92. Mel Wright, a Fire Department consultant and Registered Environmental Assessor, and the Fire Department development staff reviewed the report and, hereby, approve it.

PLEASE NOTE:

- Site conditions described in the subject document have been approved. However, any new soil imported to the site or discovery of additional contamination requires additional testing, documentation and Fire Department approval.
- Conformance to City Specifications DOES NOT relieve the developer's responsibility to notify and/or obtain approval from other concerned agencies (SCRWQCB, SCAQMD, DTSC, ORCO HCA/EMA, etc.).
- Prior to any site activity, the Huntington Beach Public Works Department must be contacted and a grading permit obtained. Additionally, the designated Senior Public Works Inspector must be notified at (714) 375-5012.

Sincerely,

Eric G. Engberg
Fire Marshal/Division Chief

EE/cf

Attachment

c: Honorable Mayor and City Council Members
Penny Culbreth-Graft, City Administrator
Duane S. Olson, Fire Chief
John M. Fuji, Deputy City Attorney
Scott Hess, Planning Manager
Terri Elliott, Principal Civil Engineer
Maneck G. Chichgar, California Regional Water Control Board
Katherine Cross, Orange County Health Care Agency
Development File

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CENCO

CITY OF HUNTINGTON BEACH

2000 MAIN STREET
FIRE DEPARTMENT
CALIFORNIA 92648

June 4, 2004

Mr. Maneck G. Chichgar
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501

Dear Mr. Chichgar:

SUBJECT: NO FURTHER ACTION AT CENCO / GOLDENWEST REFINING COMPANY, HUNTINGTON BEACH PIPEPLINE TERMINAL, 21471 NEWLAND STREET, HUNTINGTON BEACH, CA 92646

The Huntington Beach Fire Department has reviewed the above referenced document dated June 2, 2004, and we find the draft document acceptable to The City of Huntington Beach.

We also want to state that any future developer will be held to the standards outlined in City Specification #431-92 during development.

If you have any further questions, please contact me at (714) 536-5411.

Sincerely,

Eric G. Engberg
Division Chief/Fire Marshal

EGE/MM/sm

c: Terri Elliott, Principal Civil Engineer/Public Works
Development File

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California Regional Water Quality Control Board

Santa Ana Region

Terry Tamminen
Secretary for Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
(909) 782-4130 • Fax (909) 781-6288
http://www.swrcb.ca.gov/rwqcb8

Arnold Schwarzenegger
Governor

June 24, 2004

RECEIVED
JUN 2 5 2004
TARGHEE, INC.

Mr. Robert L. Moore
President & Chief Operating Officer
Mills Land and Water Company
P. O. Box 7108
Huntington Beach, CA 92615

NO FURTHER ACTION AT CENCO/GOLDEN WEST REFINING COMPANY, HUNTINGTON BEACH PIPELINE TERMINAL, 21471 NEWLAND STREET, HUNTINGTON BEACH, CA 92646

Dear Mr. Moore:

We have reviewed the Remedial Action Report and Request For Closure dated December 8, 2003, Corrective Action Report, Former Waste Oil Tank dated April 21, 2003, and the Groundwater Investigation Former Dry Well report dated March 8, 2004, submitted by your consultants, Targhee, Inc. (Targhee), for the above-mentioned facility.

The land at the address noted above is owned by Mills Land and Water Company (Mills) and was leased in 1956 to Wilshire Oil Company, and subsequently to Golden West Refining Company (Golden West) in 1988 for construction and operation of the Huntington Beach marine pipeline terminal (HBMPT). When Golden West developed the site as an oil pipeline terminal, it was improved with several buildings, aboveground storage tanks (ASTs), pumps, sumps, pipelines, and two underground storage tanks (USTs), including one waste-oil tank. In March 1998, Golden West initiated the process of decommissioning the terminal. Subsequent to partial decommissioning, Golden West assigned the Mills lease to CENCO Refining Company (CENCO) in May 1998. CENCO intended to continue operations at the marine pipeline terminal.

In October 1998, CENCO reached an agreement with the City of Huntington Beach and other parties to halt efforts to continue operation at the terminal. They also agreed to complete the decommissioning, initiated by Golden West Refining Company, by October 1999. CENCO actually resumed work on the site in January 2000 and agreed to perform assessment and remediation of the soil and groundwater according to a workplan approved by Board staff in December 2000.

On June 15, 2000, Versar, Inc. (Versar), on behalf of CENCO, submitted a workplan to Board staff for a Phase II Site Assessment for the entire site to determine whether soil and groundwater had been impacted by operations at the facility. Versar subsequently submitted a revised workplan for a Phase II Site Assessment dated March 29, 2001. In the fall of 2001, following the completion of the decommissioning and demolition of the structures at the site, a Phase II Environmental Assessment was conducted by TRC, consultant to CENCO, in general accordance with the revised workplan submitted by Versar.

During the period from November 2001 to January 2002, TRC excavated and backfilled areas of impacted soils. The excavated soil was stockpiled on site pending disposal at an approved facility.

Following backfilling activities, TRC collected confirmation samples from the former excavations in January 2002. Two of the excavations (AST 55001 and southwest corner pump) were open, but the remaining excavations had been backfilled prior to confirmation sampling. TRC identified the closed excavations using available survey data and excavated slot trenches across portions of them. Once the slot trenches were completed, TRC collected soil samples at areas within the trenches, which were estimated to represent the original sidewalls of the former excavations. TRC also collected samples from an excavation at the former waste-oil UST. This excavation was completed to a depth of about 6 feet below ground surface (bgs), and samples were collected from the sidewalls of the excavation. The results of these investigations were forwarded to Board staff on April 11, 2002, and TRC recommended that no further work was necessary at the site.

CENCO then terminated investigation and remediation activities, and on April 11, 2002 requested a no further action designation. However, the origin of the backfilled soil placed into these excavations and trenches was not known, and Board staff believed that the extent of the remaining contamination in these areas was not completely defined. Also, Targhee reported that significant contamination and debris was present in the excavation backfill. CENCO's request was denied on June 19, 2002.

Subsequent to the abandonment of the site by CENCO, Targhee, on behalf of Mills, initiated investigative and remedial work at the site as part of the decommissioning process. This work was completed under the guidelines outlined in a Remediation Action Plan (RAP) prepared by Targhee and with the oversight of Board staff. These remedial activities were focused on the restoration of the property to a condition as good as that which existed at the lease inception in 1956.

The lithology at the site consists of two fine-grained units and two sand units. The upper fine-grained unit consists of sandy-to-clayey silt and silty clay and is present within the upper 4 to 8 feet of the subsurface. The upper fine-grained unit overlies the upper sand unit. The upper sand unit consists of a section of sand, silty sand, and sandy silt, which is about 3 to 4 feet in thickness. The upper sand unit is underlain by gray sandy clayey silt, which is also on the order of 3 to 4 feet in thickness. The lowermost unit encountered during the investigative and remedial activities at the site is gray saturated sand, which occurs below a depth of 14 feet bgs. This sand is characterized by an abundance of marine shells.

Where impacted by petroleum hydrocarbons, the soil units were discolored to dark gray or black. Natural organic material was also found in the soil as black discolored areas. This material was distinguished from the oil-contamination in the soil in the field primarily on the basis of odor.

The depth to groundwater at the site ranges from two feet bgs to seven feet bgs. Groundwater levels tend to be deeper in the eastern portion of the site, and previous off-site measurements indicate that groundwater in the eastern part of the site is flowing in an east-northeasterly direction at a gradient of about 0.003 feet/foot.

Targhee identified the following Areas of Concern (AOCs): (1) pre-existing soil stockpiles; (2) lead-impacted soils; (3) former ASTs; (4) former pipelines; (5) former pump areas; (6) former waste-oil UST and (7) near-surface crude oil areas.

Pre-existing Soil Piles

Each of the soil stockpile samples was initially analyzed for total petroleum hydrocarbons (TPH) using EPA 8015 modified for volatile and extractable fuel hydrocarbons. Selected samples from each stockpile were also analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH) using EPA Method 418.1. The TRPH analyses were performed to profile the stockpiles for disposal purposes. Each of the soil samples was also initially analyzed for Total Threshold Limit Concentration (TTLC) lead using EPA Method 6010B, and selected samples were analyzed for Soluble Threshold Limit Concentration (STLC) lead as defined by the California Code of Regulations (CCR), Title 22. All samples containing TTLC lead in concentrations exceeding 50 milligrams/kilogram (mg/kg) were also submitted for analysis for STLC lead using EPA Method 6010B.

The TPH results indicated that portions of the soil stockpiles contained TPH in excess of 1,000 mg/kg. Soil samples from strongly stained areas contained TPH (diesel-range organics [DRO]) as high as 11,800 mg/kg and TPH (gasoline-range organics [GRO]) as high as 4,026 mg/kg. All of the soil stockpiles contained TPH concentrations in excess of 100 mg/kg.

The lead results indicated that soil stockpiles contained TTLC lead concentrations in excess of 50 mg/kg. All of these samples were subsequently submitted for analysis for STLC lead. The STLC lead concentrations were less than 5 milligrams/liter (mg/l) in all of the soil stockpiles except ST4 where they ranged from 21.3 to 70.1 mg/l.

Soil stockpiles containing STLC lead in concentrations greater than 5 mg/l and TTLC lead in concentrations greater than 150 mg/kg were designated as hazardous waste for disposal purposes. All of the soil stockpiles were ultimately designated as waste and disposed off site.

Lead Impacted Soil

In February 2002, TRC undertook a soil-sampling program to determine the lateral and vertical extent of soluble lead concentrations in the area of the former ASTs. During the destruction of the former ASTs, lead-bearing paint chips from the former ASTs were scattered on the surface soils throughout the areas adjacent to the tanks. The area of lead-impacted soil was delineated on the basis of paint chips visible on the ground surface.

Detailed sampling along transects extending radially outward from the former ASTs to a depth of 0.5 feet bgs was completed at the site. TRC indicated in their report, dated March 28, 2002, that based on the results of this investigation, impacted soils in the vicinity of seven of the former ASTs would be removed. This plan was subsequently withdrawn and a health risk assessment report was submitted to Board staff with a request for no further action. This request was denied based on consultation with staff of the Department of Toxic Substances Control.

Targhee's remedial action consisted of scraping approximately 6 inches of surficial soil within the area delineated as lead-impacted soil, using either a motor grader or a backhoe fitted with an open loader blade. Following the initial scraping event, some areas still contained visible paint chips, and these areas were subject to additional scraping prior to the initial sampling event.

Analytical results indicated that several locations within the delineated area of lead-impacted soils required additional scraping. A second lead-scraping event was undertaken. Surficial soils in areas beneath several of the pre-existing soil stockpiles were also removed during the second lead-scraping event.

Analytical results from the second lead-scraping event indicated that further remedial work was necessary. A final scraping event was undertaken in the same area. As a result, soils remaining in place at the site contain less than 150 mg/kg TTLC lead and/or less than 5 mg/l STLC lead.

Former Pump Areas

Three areas of the site were designated for further investigation by minimally invasive means. The three areas included the sump and stormwater pump area, and the diesel fuel unloading pump area, east and south of the crude booster pump, respectively, as well as the north-central area of former AST 17007. A Geoprobe was used to collect samples at 4 feet and 8 feet bgs. Analytical results indicated that the highest concentration was 137 mg/kg TPH (59 mg/kg DRO and 78 mg/kg oil range organics [ORO]).

Other AOCs

The remaining AOCs were AST 55001 (TEX1), Skim Oil Pump (TEX2), Pipeline Excavation EX3 (TEX3), Pipeline Excavation EX1 (TEX4), Pipeline Excavation EX2 (TEX5), Northeast AST 17006 (TEX6), North Center Pump (TEX7), Pipe/Valve Vault AST 17007 (TEX8), Southwest Corner Pump (TEX9), Sump and Storm Water Pump (TEX10), Pipeline Extension Area (TEX11 & TEX12), and Near-Surface Excavation (NEX1). These were excavated to determine the extent of any existing contamination in these areas. These excavations were generally completed in two separate phases. The initial phase was completed based on visual examination of the soils remaining in the excavations. This was followed by a second excavation phase in which the remaining contamination, as defined by the analytical results from soil samples obtained from the excavation during the initial phase, was removed. Two of the excavation areas (TRC pipeline excavations EX2 and EX3) underwent additional excavation activities. The additional excavation of these areas was undertaken as contaminated soil was discovered along the sidewalls, which had been cut back prior to backfilling activities. The excavations completed by Targhee were designated as TEX1 - TEX12 and NEX1. Debris in the form of wood, wire, etc. and crude oil floating on groundwater was found in TEX3, TEX4, TEX9, and NEX1. These were excavated and disposed at appropriate landfills.

Each of the excavations was sampled to determine the extent of the contamination remaining in place. Soil samples were collected at 15-foot intervals along the bottom and sidewalls of the excavations. Samples from the bottom of the excavations were obtained using the backhoe or excavator bucket. Samples from the sidewalls were collected by Geoprobe direct-push drilling methods adjacent to the edge of the excavations or directly from the sidewall by use of the excavator or backhoe bucket. Groundwater levels in the excavations ranged from less than 2 feet bgs to more than 4 feet bgs depending upon the location of the excavation. As a result, many of the bottom samples and some of the sidewall samples were collected below the groundwater table. The excavations were conducted in several phases until confirmatory samples met the goals of TPH less than 100 mg/kg and lead less than 50 ppm.

Additional sampling was conducted in the following areas:

Brush Piles

In October 2002, the existing vegetation along the berms and in other parts of the site was cleared, and the brush was placed in 3 piles in the eastern part of the property. At Board staff's request, one sample was collected from the soil beneath each of the brush piles and analyzed for TTLC lead using EPA 6010B. Analytical results for the soils indicated a maximum value of TTLC lead at 16.2 mg/kg.

Berms

Soil samples were collected from 10 evenly spaced locations along the perimeter berm at the site. These samples were collected to determine if the soils in the berm were suitable for use as backfilling materials for the excavations.

Each of the soil samples collected from the berm was analyzed for TPH (GRO, DRO, and ORO) using EPA Method 8015, modified for volatile and extractable fuel hydrocarbons. The visibly impacted soils were removed from the site. Confirmatory samples indicated an average concentration of 53 mg/kg TPH (ORO).

Former Waste Oil UST

In January 2000, Environmental Engineering and Contracting, Inc. (EEC) removed two USTs under the oversight of the Orange County Health Care Agency (OCHCA). The results of the UST removal indicated that TRPH values, using EPA Method 418.1, ranged from less than 10 mg/kg to 3,400 mg/kg; TPH using EPA Method 8015 in the C6-C-10 range, ranged from less than 20 mg/kg to 342 mg/kg, in the C10-C22 range, less than 30 mg/kg to 2,180 mg/kg, and less than 50 mg/kg in the C22 and higher ranges. Analytical results using EPA Method 8260, isopropylbenzene, naphthalene and sec-butyl benzene were the only volatile organic compounds (VOCs) detected at ranges of less than 0.005 mg/kg to 0.724 mg/kg; less than 0.005 mg/kg to 21.1 mg/kg and less than 0.005 mg/kg to 0.335 mg/kg, respectively.

The area of the former waste-oil tank in the eastern part of the site was excavated, and the contamination was removed. The former waste-oil tank was removed under the oversight of the OCHCA, and this area was under separate consideration from the remainder of the excavations at the site.

Remedial work at the former waste oil UST was undertaken on January 27, 2003 and completed on February 20, 2003. Remedial work consisted of the removal, transportation, and off-site disposal of all contaminated soil related to the UST and associated piping in the area. This remedial work was completed under the oversight of both Board staff and the OCHCA. A separate report was prepared for the remedial action at the former waste oil UST. Confirmatory sampling indicated that TPH and VOCs were non-detectable. The OCHCA issued a No Further Action letter for the UST in March 2004.

Mr. Steven Sharp of the OCHCA raised a concern of a commingled plume at this location as the waste oil was initially collected in a dry well prior to the installation of the waste oil tank. Additional investigation was conducted in the dry well area and the waste oil tank area on March 18, 2004. The groundwater was sampled for VOCs using EPA Method 8260B and petroleum products using EPA Method 8015 Modified for GRO, DRO and ORO. Analytical data indicated that all analytes were non-detectable.

No Further Action

Considering the low concentrations of residual hydrocarbons and lead remaining in the soil or shallow groundwater and the high background total dissolved solids concentration in the groundwater (greater than 15,000 mg/l), we do not consider the residual, low concentrations of residual hydrocarbons and metals remaining at the site to be a threat to the beneficial uses of the Santa Ana Pressure Groundwater Subbasin. Therefore, no further action is necessary at the site. As with any real property, if previously unidentified contamination is discovered at these locations in the future, additional assessment, investigation and/or remediation may be required.

Sincerely,

Gerard J. Thibeault
Executive Officer

Attachments: Certificate of Completion
Resolution 99-03

cc w/o attachments:
Orange Co. Health Care Agency - Katherine Cross
City of Huntington Beach - Dep. City Atty., John M. Fuji, Esq.
City of Huntington Beach - Planning Dept., Scott Hess
City of Huntington Beach - Fire Dept., Eric G. Engberg
CENCO Refining Company - Michael Barranco
Targhee Inc. - Dave Bauer
Edison Pipeline and Terminal Co. - John Slayton

C:Data/Maneck/Mills Land/NFA Letter HBMT F

Number 99-03

CERTIFICATE OF COMPLETION

Unified Agency Review of Hazardous Materials Release Sites
California Health and Safety Code §§25260-25268

The Santa Ana Regional Water Quality Control Board was designated as the Administering Agency by the Site Designation Committee after a request by CENCO Refining Company (the Responsible Party) to oversee the Site Investigation and Remedial Action at Huntington Beach Marine Terminal, 21741 Newland Street, Huntington Beach, CA (the Hazardous Materials Release Site). *See* Resolution No. 99-03, attached to this Certificate.

In accordance with Health and Safety Code §25264, the Administering Agency, after appropriate consultation with other agencies, has determined and/or certifies that:

1. The Site Investigation and Remedial Action at the Site has been satisfactorily completed and a permanent remedy has been accomplished [§25264(b)]. Actions taken are described in the Administering Agency's June 23, 2004 letter, attached to this Certificate.
2. Applicable Remedial Action standards and objectives were achieved [§25264(b)].
3. The Responsible Party has complied with the requirements of all state and local laws, ordinances, regulations, and standards that are applicable to the Site Investigation and Remedial Action [§25264(c)].

No agency may take action against the Responsible Party with respect to the hazardous materials release at the site except as specified in Health and Safety Code §25264(c)(1) through (6).

Issued this 23 day of June, 2004 by the Administering Agency

Name Gerard J. Thibeault Signature: GJ Thibeault

Title Executive Officer

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
SITE DESIGNATION COMMITTEE
RESOLUTION NO. 99-03
FEBRUARY 25, 1999
HUNTINGTON BEACH MARINE TERMINAL, ORANGE COUNTY, CA

WHEREAS, Chapter 6.65 of the Health and Safety Code, commencing with Section 25260 establishes a Site Designation Committee; and

WHEREAS, the Site Designation Committee may designate an administering agency to oversee a site investigation and remedial action at a hazardous materials release site upon request of a responsible party; and

WHEREAS, CENCO Refining Co., a responsible party as defined in Health and Safety Code Section 25260(h), requested the Site Designation Committee to designate an administering agency to oversee site investigation and remedial action at the Huntington Beach Marine Terminal, 21741 Newland Street, Huntington Beach, Orange County, California (site), and agreed to carry out the site investigation and remedial action at the site; and

WHEREAS, this site is a hazardous materials release site as defined in Health and Safety Code Section 25260; and

WHEREAS, the Site Designation Committee held a meeting on February 25, 1999, and provided an opportunity at the meeting for public comment regarding the application; and

WHEREAS, the Site Designation Committee considered the application and furthermore, considered all factors and criteria set forth in Health and Safety Code Section 25262(c); and

WHEREAS, CENCO Refining Co. agrees to reimburse appropriate agencies for their appropriate oversight costs and/or costs of permit development, where those agencies' significant involvement and/or permit development is necessary for the furtherance of the project goals; and

WHEREAS, the Site Designation Committee has determined that, based on consideration of all of the factors listed in Health and Safety Code Section 25262(c), the Santa Ana Regional Water Quality Control Board is the appropriate agency to act as the administering agency; and

NOW, THEREFORE BE IT RESOLVED that the Site Designation Committee hereby designates the the Santa Ana Regional Water Quality Control Board as the administering agency for the site; and

BE IT FURTHER RESOLVED that this designation is subject to the following conditions:

1. The Santa Ana Regional Water Quality Control Board shall consult, on an ongoing basis, with all appropriate agencies who have expressed an interest in this site, including all agencies who would otherwise be issuing a permit or other form of authorization:

   a) in administering all state and local laws which are applicable;

   b) in determining the adequacy of site investigation and remedial action activities; and

   c) prior to issuing any permit or other form of authorization.

2. Such consultation will also include notification if information becomes available to the administering agency that the original application was inaccurate or was incomplete.

3. If an advisory team is convened by the Site Designation Committee, a representative of the administering agency shall attend all advisory team meetings.

4. The Santa Ana Regional Water Quality Control Board shall submit quarterly reports to the Site Designation Committee and to other appropriate agencies concerning the status of the investigation and/or remediation of the Site and shall comply with applicable public participation requirements.

CERTIFICATION

The undersigned Chair of the Site Designation Committee does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the Site Designation Committee held in Sacramento, California on February 25, 1999.

DATED: 2/25/1999

KENNETH SELOVER, CHAIR
Site Designation Committee