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9 CHEVRON ENVIRONMENTAL  
10 MANAGEMENT COMPANY

11 **STATE WATER RESOURCES CONTROL BOARD**

12 **STATE OF CALIFORNIA**

13 In the Matter of

PETITION NO.

14 CHEVRON ENVIRONMENTAL  
15 MANAGEMENT COMPANY,

**PETITION FOR REVIEW**

16 Petitioner

17 For Review of Order No. R7-2023-0029-1,  
18 Requirement for a Technical Report Pursuant  
19 To Water Code Section 13267

20 Pursuant to the California Water Code section 13320 and Title 23 of the California Code of  
21 Regulations §§2050 et seq., Petitioner, Chevron Environmental Management Company (“Chevron”  
22 or “Petitioner”), as attorney-in-fact for Chevron U.S.A. Inc. (“CUSA”)<sup>1</sup> which is the successor to  
23 Standard Oil Company of California (“Standard Oil”), hereby petitions the State Water Resources  
24 Control Board (“State Water Board”) for review of Investigative Order No. R7-2023-0029-1,  
25 Requirement for a Technical Report Pursuant to Water Code Section 13267 (“Investigative Order”)  
26 issued by the California Regional Water Control Board, Colorado River Basin Region (“Regional  
27 Water Board”) on February 7, 2024. The Investigative Order requires Chevron to investigate a

28 \_\_\_\_\_  
<sup>1</sup> Chevron manages environmental matters on behalf of its affiliate, CUSA.

1 suspected discharge of petroleum hydrocarbon on a site owned and operated by Beck Oil Company  
2 at 85-119 Avenue 50 in Coachella, California (APNs: 778-010-002, 778-010-003 and 778-010-004,  
3 collectively the “Site”). The Investigative Order finds, without supporting evidence, that Chevron is  
4 a “discharger” for purposes of Water Code section 13267 (“Section 13267”). Chevron disputes this  
5 determination for the reasons set forth below. Chevron requests a hearing in this matter and a stay of  
6 the Investigative Order until this matter is resolved.

7         The Board issued an earlier order in this matter, Investigative Order No. 2023-0029  
8 (“Request for Information”), to five parties believed to have owned or operated the site: Lee Escher  
9 Oil Company, Beck Oil Inc., Par Petroleum Inc., Equilon Enterprises LLC dba Shell Oil Products  
10 US, and Chevron Environmental Management Company. Chevron submitted a timely response to  
11 the original order stating that it did not have any records indicating that there had been any discharge  
12 from any facility owned or operated by Standard Oil (to which CUSA is a successor) prior to the sale  
13 of APN 778-010-003 (“Parcel 003”) and facilities to Lee Escher Oil Company (“Lee Escher”) in  
14 1979. (For purposes of this Petition, all the Lee Escher Oil Company individuals and entities are  
15 referred to as “Lee Escher”.) Chevron reserved its right to challenge any determination identifying it  
16 as a “discharger” under the Order.

17         The Investigative Order’s designation of Chevron as a “discharger” is contrary to the facts in  
18 the record. First, based on the extensive investigation of the Site to date conducted by Lee Escher  
19 and its consultants, the contamination at issue resulted in large part from the USTs on APN 778-010-  
20 002 (“Parcel 002”). The tanks apparently were in highly degraded condition when removed by Lee  
21 Escher in 1986. Parcel 002 and the USTs at issue have never been owned or operated by CUSA or  
22 Standard Oil. Chevron believes that Parcel 002 and the USTs were owned by Shell Oil until the  
23 parcel and facilities were sold to Lee Escher Oil Company (“Lee Escher”) which eventually removed  
24 the USTs in 1986.

25         Second, there is no evidence in the record that the contamination at issue is attributable to  
26 releases prior to 1980 from the aboveground storage tanks (“ASTs”) located on Parcel 003. As  
27 stated in its response to the Request for Information, Chevron has no record of any discharges prior  
28 to the time Parcel 003 was sold to Lee Escher in 1979 and the Regional Water Board did not cite to

1 any evidence of such discharges in the Investigative Order. Numerous spills apparently did occur  
2 and have been documented commencing in the 1980s after Parcel 003 was sold and are a likely  
3 source of contamination on the Site.

4 Finally, and most important, groundwater and soil samples for the Site indicate the presence  
5 of fuel oxygenates (such as MTBE) introduced in the fuel supply after the sale of Parcel 003 to Lee  
6 Escher. Given the presence of MTBE in soil and groundwater, along with DIPE (known to be a  
7 proprietary Shell additive), ETBE, and TAME, it is clear that the contamination arose from sources  
8 other than Standard Oil and CUSA, which has not owned or operated the Site for nearly a half-  
9 century and sold Parcel 003 years before the use of these fuel oxygenates.

10 For these reasons, the decision by the Regional Water Board to issue an Investigative Order  
11 for the Site to Chevron was unsupported by the evidence in the record and therefore arbitrary and  
12 capricious and in violation of the law.

13 **I. PETITIONER**

14 The name and address of Petitioner is:

15 Chevron Environmental Management Company  
16 6001 Bollinger Canyon Road  
17 San Ramon, California 94583

18 Petitioner should be contacted through its legal counsel:

19 Hunton Andrews Kurth  
20 Elisabeth R. Gunther  
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22 San Francisco, California 94104  
23 Telephone: 415.975.3712  
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26 **II. ACTION OF THE REGIONAL WATER BOARD TO BE  
27 REVIEWED**

28 Chevron is petitioning for review of the Investigative Order, specifically (1) the  
determination that Chevron is a “discharger” under Section 13267 with respect to the Site and (2) the  
requirement that Chevron investigate contamination present on the Site that resulted from the  
operations of other parties. Chevron further requests that the Board review the decision to issue the

1 Investigative Order to Chevron given the existence of current and former owners and operators of  
2 the Site which have controlled the Site and any resulting contamination from their operations since  
3 1980.

4 **III. DATE OF THE REGIONAL WATER BOARD ACTION**

5 The Regional Water Board signed the Investigative Order on February 7, 2024. This Petition  
6 is timely pursuant to Water Code Section 13320.

7 **IV. STATEMENT OF REASONS WHY THE REGIONAL WATER BOARD'S**  
8 **ACTION WAS INAPPROPRIATE AND IMPROPER**

9 As set forth more fully below, the action of the Regional Water Board was not supported by  
10 the record, was arbitrary and capricious, and in violation of law and policy. Accordingly, Petitioner  
11 requests that the State Water Board direct the Regional Water Board to rescind the Investigation  
12 Order.

13 **A. Background**

14 According to the Request for Information dated April 24, 2023<sup>2</sup>, the Site is located on the  
15 southwest corner of Leoco Lane (formerly Avenue 50) and is identified by Assessor's Parcel  
16 Numbers 778-01-002, 778-010-003 and 778-010-004.<sup>3</sup> As reflected in Table 1 of the Investigative  
17 Order<sup>4</sup>, Parcel 002 was owned and/or operated by Shell Oil Company from approximately 1921 until  
18 the parcel was sold to Lee Escher Oil Company. In its Request for Information, the Regional Water  
19 Board erroneously identified Standard Oil as the owner of Parcel 002 prior to 1953. This was  
20 corrected in the Investigative Order to show Shell Oil as the owner during that time period.

21 Standard Oil owned Parcel 003 from approximately 1921 until late 1979 when the parcel and  
22 facilities were sold to Lee Escher Oil Company.<sup>5</sup> Standard Oil and CUSA have not owned or  
23 operated any facilities on Parcel 003 or on the larger Site since 1979. During the time that Standard  
24 Oil owned Parcel 003, there were only ASTs on the property. According to the most recent  
25 information in GeoTracker<sup>6</sup>, the contamination at the Site is the result of the historic operation of the

26 <sup>2</sup> See Attachment A (April 24, 2023 Request for Information)

27 <sup>3</sup> See Attachment B (Figure 2. Assessor's Parcel Number (APN) Map, April 24, 2023 Request for Information)

28 <sup>4</sup> See Attachment C (February 7, 2024 Investigative Order)

<sup>5</sup> See Attachment D (Deed of Transfer dated October 22, 1979)

<sup>6</sup> Letter from EnviroApplications, Inc. to State Water Resources Control Board dated June 10, 2022 at

1 USTs on Parcel 002 and possibly more recent surface spills on Parcel 003. To the best of Chevron's  
2 knowledge, there have never been any USTs on Parcel 003 at any point in time, including during  
3 Standard Oil and CUSA's ownership. The Investigative Order does not cite any evidence showing  
4 that the USTs were present at Parcel 003 during Standard Oil or CUSA's ownership.

5 As described in the Investigative Order, Standard Oil operated a bulk terminal on Parcel 003  
6 consisting of eight ASTs and a dispenser rack for bulk loading until the facility was sold to Lee  
7 Escher in late 1979. Chevron understands and believes that Lee Escher continued to operate the  
8 bulk loading terminal until Lee Escher sold its interest to Beck Investments and/or Beck Oil  
9 Company in the 2007 timeframe.

10 The Regional Water Board stated in the April 24, 2023 Request for Information that:

11 Due to the historical use at the Site, soil and groundwater underlying the Site have  
12 been impacted with gasoline-related constituents of concern (COCs). During Site  
13 environmental assessments, total petroleum-gasoline (TPH-g), TPH-diesel, benzene-  
14 toluene-ethylbenzene-xylene (BTEX), methyl tert-butyl ether (MTBE), Di-isopropyl  
15 ether (DIPE), ethyl tertiary-butyl ether (ETBE) tert-Amyl methyl ether (TAME) and  
16 tertiary amyl methyl ether (TBA) have been identified as the COCs at the Site.

17 See Request for Information at 1.

18 According to the Investigative Order, Lee Escher removed numerous USTs from Parcel 002  
19 in 1986. An unauthorized release report was filed by Riverside County in 1988 naming Lee Escher  
20 as the responsible party. Since the USTs were removed (apparently in degraded condition), Lee  
21 Escher has conducted an extensive investigation of the Site and has implemented several phases of  
22 remediation.

23 Chevron has no record of releases, including surface spills, during Standard Oil or CUSA's  
24 ownership and operation of the bulk terminal on Parcel 003. As stated in its July 14, 2023 response  
25 to the Request for Information<sup>7</sup>:

26 CEMC has conducted an extensive search of available data bases and its document  
27 repositories to locate responsive records for the Site. Among other things, these data  
28 bases included a title and lease search, EDR databases, and a repository of historical  
documents from Standard Oil and Chevron, including deeds, correspondence, and

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[https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/2772189140/SL0606529297.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2772189140/SL0606529297.PDF)

<sup>7</sup> See Attachment E (CEMC July 14, 2023 Response to Order)

1 environmental documents. All records associated with the Site were retrieved and  
2 reviewed. CEMC did not identify any records related to unauthorized releases from  
3 the facility or contamination on the Site prior to the sale of the property in 1980.  
CEMC did not identify any site assessment or remediation reports, sample analytical  
4 results or correspondence regarding environmental assessment for the Site.

5 *See* CEMC July 14 Response at 2.

6 Information in GeoTracker indicates that the Regional Water Board suspects that soil  
7 contamination may have resulted from poor housekeeping at the bulk terminal as well as a possible  
8 spill in the late 1980s, well after the facility was sold to Lee Escher.<sup>8</sup> The most recent sampling data  
9 shows the presence of MTBE in both the soil and groundwater downgradient of the ASTs, indicating  
10 that if the contamination is from the ASTs, the discharge occurred after Parcel 003 was sold to Lee  
Escher, since MTBE was first used as a fuel additive beginning in the mid-1980s.

11 **B. The Regional Water Board’s Action naming Chevron as a “Discharger”  
12 is not Supported by Substantial Evidence and is Contrary to Law**

13 A regional water board must have a “reasonable basis on which to name each responsible  
14 party.” *In the matter of the Petitioner Exxon Company, U.S.A.*, 1985 WL 20026 at \*6. A reasonable  
15 basis is established when “credible and reasonable...evidence indicates the named party has  
16 responsibility.” *Id.* This is consistent with the language of Water Code Section 13304(a), which  
17 requires “active, affirmative or knowing conduct” with regard to contamination. *Redevelopment*  
18 *Agency v. BNSF Ry.*, 643 F. 3d 668, 678 (9<sup>th</sup> Cir. 2011); *See also City of Modesto Redevelopment*  
19 *Agency v. Superior Court*, 119 Cal. App. 4<sup>th</sup> 28,44 (2004)(Section 13304’s “causes and permits”  
20 language was not intended “to encompass those whose involvement with a spill was remote or  
21 passive.”)

22 Past ownership of a site alone does not constitute “credible and reasonable” evidence that a  
23 party discharged contamination. In taking action under Section 13267, the regional water board  
24 “must identify the evidence that supports requiring that person to provide the [technical and  
25 monitoring plan] reports.” *In the Matter of the Petition of Chevron Products Company*, 2004 WL  
26 1378359, at \*3. Where the weight of the evidence demonstrates that the contamination originated

27 \_\_\_\_\_  
28 <sup>8</sup> Regional Water Board Letter dated April, 13, 2012 at  
[https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=SL0606529297&enforcement\\_id=6130267](https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0606529297&enforcement_id=6130267)

1 from a source on another parcel or discharges that occurred after a party sold its facility, there is no  
2 “reasonable basis” to suspect a discharge occurred when the party owned or operated the site. Even  
3 if there may have been minor discharges during a party’s ownership or operation of a facility, where  
4 there is no evidence that such releases made any appreciable contribution to the contamination at  
5 issue, the party should not be named as a discharger. *Id.* at \*4 (“These data suggest that a past release  
6 of petroleum hydrocarbons may have occurred at the former Chevron site but that any such release  
7 does not contribute to the need for cleanup at the site.”)

8 Finally, where the data from a site indicates the presence of contaminants that clearly did not  
9 come from a party’s operations, the regional water board has no reasonable basis to hold that party  
10 responsible for investigation. The State Water Board has recognized that certain fuel additives, such  
11 as MTBE, were not in wide-spread use in the early 1980s in California. *See Mehdi Mohammadian,*  
12 2002 WL 31694368, at \*5 (“[L]arge-scale use of MTBE as a gasoline additive first began during the  
13 Winter of 1992.”) The presence of these fuel additives at the Site provides substantial evidence that  
14 any discharge must have occurred after Standard Oil and CUSA no longer owned or operated Parcel  
15 003.

16 Notably, the Investigative Order does not point to any reasonable or credible evidence that  
17 there actually was a release or other discharge on Parcel 003 during the period of Standard Oil’s  
18 ownership. A review of the extensive history and record of the Site contained in GeoTracker reveals  
19 no evidence to support the Regional Water Board’s finding with regard to Standard Oil or Chevron,  
20 but rather points clearly to several other historical and current sources of contamination. One of  
21 these, Lee Escher, has been the identified as the responsible party at the Site for more than 35 years.  
22 The other two, Equilon Enterprises (Shell) and Beck Oil, are the former and current owner of the  
23 parcels where discharges have been documented in the record to have occurred and are capable of  
24 both funding and conducting any further investigation.

25 **1. Chevron (and Standard Oil) Never Owned or Operated the Parcel**  
26 **002 on which the UST Release Occurred**

27 Initially, the Regional Water Board erroneously determined that Standard Oil owned Parcel  
28 002 on which the USTs were located. It appears to have corrected the ownership information

1 attached to the Investigative Order, but nonetheless has continued to identify Chevron as a  
2 discharger under Section 13267 and a responsible party under Title 23 based on Chevron's alleged  
3 ownership of the property on which the discharge occurred. Both conclusions are factually and  
4 legally incorrect and not supported by the evidence.

5 Based on the information for the Site contained in GeoTracker, eight USTs were removed  
6 from Parcel 002 in 1986. The USTs apparently were in degraded condition<sup>9</sup> and were found to be  
7 the source of significant contamination on Parcel 002 and the larger Site. Numerous investigations  
8 and site summaries have concluded that the contamination at issue originated largely from the USTs  
9 removed in 1986.<sup>10</sup> Most recently, the Regional Water Board reopened the UST case for the former  
10 USTs on Parcel 002 based on new sampling data from the tank pits.<sup>11</sup> As discussed above, Standard  
11 Oil and CUSA never owned or operated Parcel 002 or the USTs and are not a "discharger" in  
12 connection with this contamination.

13 **2. There is No Evidence in the Record to Support a Determination that**  
14 **Releases from the ASTs on Parcel 003 Prior to 1980 Resulted in the**  
15 **Contamination at Issue**

16 Of apparent concern to the Regional Water Board is an LNAPL plume located southwest of  
17 the Lee Escher office building that was first identified in approximately 2009. The Regional Water  
18 Board appears to believe that the LNAPL plume may have resulted from past surface spills and poor  
19 housekeeping at the AST facility. The records in GeoTracker document spills in 1981 and 1982,  
20 along with a major spill of gasoline in 1986 in the vicinity of the fueling station at the AST facility.<sup>12</sup>  
21 The records also document a diesel release in 1988. In 2012, the Regional Water Board concluded  
22 that the Site had been adversely impacted by Lee Escher's operations over 25 years.<sup>13</sup>

23  
24 <sup>9</sup> Garrison Law Corporation Letter dated December 13, 1996 at  
[https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=SL0606529297&enforcement\\_id=6130622](https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0606529297&enforcement_id=6130622)

25 <sup>10</sup> Letter from EnviroApplications, Inc. to State Water Resources Control Board dated June 10, 2022 at  
[https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/2772189140/SL0606529297.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2772189140/SL0606529297.PDF)

26 <sup>11</sup> Letter from Regional Board to Leo Escher dated October 31, 2017 at  
[https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=SL0606529297&enforcement\\_id=6340016](https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0606529297&enforcement_id=6340016)

27 <sup>12</sup> Garrison Law Corporation Letter dated December 13, 1996 at  
[https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=SL0606529297&enforcement\\_id=6130622](https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0606529297&enforcement_id=6130622)

28 <sup>13</sup> Regional Water Board Letter dated April, 13, 2012 at  
[https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=SL0606529297&enforcement\\_id=6130267](https://geotracker.waterboards.ca.gov/view_documents?global_id=SL0606529297&enforcement_id=6130267)



1 All these spills were documented to have occurred after the property was sold to Lee Escher.  
2 There is no evidence in Regional Water Board correspondence regarding the Site or in GeoTracker  
3 generally of spills or other discharges in the pre-1980 time period. Chevron has not identified any  
4 documentation of any such spills in its records and it is highly unlikely that any undocumented  
5 minor spills that may have occurred prior to 1980 contributed to the existing LNAPL plume. The  
6 presence of MTBE in the vicinity of the plume more than substantiates this conclusion as discussed  
7 below.

8 **3. The Contamination at Issue Includes the Presence of Fuel Additives**  
9 **that were Introduced After Parcel 003 was Sold to Lee Escher and**  
10 **Could not have Resulted from Standard Oil’s Operation of the**  
11 **ASTs.**

12 Parcel 003 and the AST facility were sold to Lee Escher in late 1979, well before MTBE was  
13 widely used in California. Chevron began introducing MTBE into its gasoline in 1987. Any  
14 contamination containing MTBE identified at the Site originated from a source other than pre-1980  
15 Standard Oil operations. The LNAPL plume of current concern to the Regional Water Board  
16 contains evidence of the presence of MTBE. This is clearly demonstrated in the most recent  
17 sampling data for the Site detailed at page 13 of the *Second 2023 Semi-Annual Groundwater*  
18 *Monitoring Report* submitted by EnviroApplications and uploaded into GeoTracker.<sup>14</sup> The presence  
19 of MTBE in the vicinity of the LNAPL plume suggests that the plume is the result of spills and other  
20 discharges in the late 1980’s and possibly more recently.

21 **V. THE MANNER IN WHICH PETITIONER HAS BEEN AGGRIEVED**

22 Chevron has been aggrieved by the Regional Water Board’s action because it will be  
23 subjected to provisions of an arbitrary and capricious finding and action unsupported by the evidence  
24 in the record. As a result of being named as a discharger in connection with the Site, Chevron will  
25 be forced to shoulder significant costs of compliance and suffer other serious economic  
26 consequences to its business operations, including bearing the costs that should be borne by the  
27 actual dischargers at the Site.

28 <sup>14</sup> [https://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/5966053664/SL0606529297.PDF](https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/5966053664/SL0606529297.PDF)

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**VI. STATE WATER BOARD ACTION REQUESTED BY PETITIONER**

Chevron requests that the State Water Board find that the Regional Water Board’s naming of Chevron as the “discharger” in the Investigative Order was arbitrary and capricious or otherwise inappropriate or improper. Chevron further requests that the State Water Board require the Regional Water Board to rescind the Order.

**VII. STATEMENT OF POINTS AND AUTHORITIES IN SUPPORT OF LEGAL ISSUES RAISED IN THE PETITION**

For purposes of this filing, the Statement of Points and Authorities is subsumed in section IV of this Petition. Chevron reserves the right to file a Supplemental Statement of Points and Authorities, including references to the complete administrative record.

Chevron also reserves the right to supplement its request for a hearing to consider testimony, other evidence and argument.

**VIII. STATEMENT REGARDING SERVICE OF THE PETITION ON THE REGIONAL WATER BOARD**

A copy of this Petition was sent to the Regional Water Board to the attention of Paula Rasmussen, Executive Officer.

**IX. STATEMENT REGARDING ISSUES PRESENTED TO THE REGIONAL WATER BOARD**

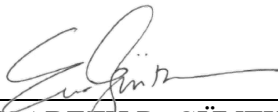
To the extent that it had the opportunity to do so, Petitioner raised the substantive issues and objections contained herein before the Regional Water Board, specifically in its July 16, 2023 Response to Investigative Order No. 2023-0029 wherein Petitioner stated that there is no evidence of a discharge or suspected discharge by Petitioner.

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///  
///

1 For all of the foregoing reasons, Chevron respectfully request that the State Water Board  
2 review the finding in the Regional Water Board’s Order that Chevron is a “discharger” under  
3 Section 13267 and grant the relief as set forth above.

4  
5 Dated: March 7, 2024

HUNTON ANDREWS KURTH

6  
7 By:   
8 ELISABETH R. GÜNTHER  
9 Attorneys for Petitioner  
10 Chevron Environmental Management Company  
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Hunton Andrews Kurth LLP  
50 California Street, Suite 1700  
San Francisco, California, 94111

# ATTACHMENT A



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## Colorado River Basin Regional Water Quality Control Board

**CERTIFIED MAIL: 7021 1970 0002 0497 8029**

April 24, 2023

Chevron Environmental Management Company  
Standard Oil of California  
Attn: Michael Mailloux  
P.O. Box 1332  
San Luis Obispo, California 93406  
Email: [mmailloux@chevron.com](mailto:mmailloux@chevron.com)

**SUBJECT: REQUIREMENT FOR A TECHNICAL REPORT PURSUANT TO WATER CODE SECTION 13267 ORDER, INVESTIGATIVE ORDER NO. R7-2023-0029**

**SITE: FORMER ESCHER OIL COMPANY (CURRENT BECK OIL, INC.)  
85-119 AVENUE 50, COACHELLA, RIVERSIDE COUNTY,  
GEOTRACKER GLOBAL ID NO. SL0606529297  
[APNs: 778-010-002, 778-010-003, 778-010-004]**

Dear Mr. Mailloux:

The Regional Water Quality Control Board, Colorado River Basin Region (Regional Water Board) is the public agency with primary responsibility for the protection of ground and surface water quality in the Colorado River Basin Region. As such, the Regional Water Board is the lead agency overseeing investigations and corrective actions to address waste discharges that impact or threaten to impact the quality of state waters, such as the unauthorized release from the underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the property located at 85-119 Avenue 50 in Coachella, California. The Site is also identified by Assessor's Parcel Numbers: 778-010-002, 778-010-003, and 778-010-004.

Enclosed is Water Code section 13267 Order No. R7-2023-0029 (Order) requiring Chevron Environmental Management Company (Standard Oil of California) [Chevron] to submit the information set forth therein as a "responsible party" for the site, as defined in 23 California Code of Regulations section 2720. Data collected from Sandborn maps and City directories indicate that Standard Oil of California owned or purchased the properties associated with the Site and is therefore named as a responsible party by this Order.

EDWARD MUZIK, CHAIR | PAULA RASMUSSEN, EXECUTIVE OFFICER

Michael Mailloux  
Chevron Environmental Management Company  
Standard Oil of California

- 2 -

April 24, 2023

If you have questions regarding this matter, please contact Phan Le at [Phan.Le@waterboards.ca.gov](mailto:Phan.Le@waterboards.ca.gov) or (760) 776-8974.

Sincerely,



Paula Rasmussen  
Executive Officer  
Colorado River Basin  
Regional Water Quality Control Board

### Mailing List

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Palm Desert, CA 92260

Equilon Enterprises LLC  
dba Shell Oil Products US  
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Carson, CA 90810

Par Petroleum Inc.  
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Solana Beach, CA 92075-1280

### **Email Recipients**

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Arturo M. Hoyos, EnviroApplications, Inc., [ahoyos@enviroapplications.com](mailto:ahoyos@enviroapplications.com)

**INVESTIGATIVE ORDER NO. R7-2023-0029**

**CALIFORNIA WATER CODE SECTION 13267  
ORDER TO PROVIDE A WORKPLAN AND TECHNICAL REPORT FOR  
EVALUATING THE PRESENCE OF AN UNAUTHORIZED RELEASE OF  
PETROLEUM PRODUCTS INTO GROUNDWATER**

**DIRECTED TO  
CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY  
STANDARD OIL OF CALIFORNIA  
REGARDING**

**FORMER ESCHER OIL COMPANY  
85-119 AVENUE 50, COACHELLA, RIVERSIDE COUNTY  
GEOTRACKER GLOBAL ID NO. SL0606529297  
[APNs: 778-010-002, 778-010-003, 778-010-004]**

**ON  
April 24, 2023**

The California Regional Water Quality Control Board, Colorado River Basin Region (Regional Water Board) makes the following findings and issues this Order pursuant to Water Code Section 13267 requiring Chevron Environmental Management Company (Standard Oil of California) [Chevron] to further investigate the site located at 85-119 Avenue 50 in Coachella, California 92236 (Site).

1. The Site is located on the southwest corner of Leoco Lane (formerly Avenue 50) and Highway 111 (Grapefruit Boulevard) in Coachella, California (Figure 1. Site Map). The Site is also identified by Assessor's Parcel Numbers: 778-010-002, 778-010-003, 778-010-004 (Figure 2). Previously, the Site was located on the southwest corner of Avenue 50 and Highway 111 until Avenue 50 was widened and a Highway 111 overpass was constructed in 2006. The primary business operation consisted of petroleum products distribution (bulk plant). Since 1921, the Site has been operating as a petroleum fuel storage and transfer facility with several documented underground storage tanks (USTs) and eight aboveground storage tanks (ASTs) located in the northern portion of the Site. The bulk plant includes five dispenser islands fronting Leoco Lane with a total of seven fuel pumps. Due to this historical use at the Site, soil and groundwater underlying the Site have been impacted with gasoline-related constituents of concern (COCs). During Site environmental assessments, total petroleum hydrocarbon-gasoline (TPH-g), TPH-diesel, benzene - toluene - ethylbenzene - xylene (BTEX), methyl tert-butyl ether (MTBE), Di-isopropyl ether (DIPE), ethyl tertiary-butyl ether (ETBE), tert-Amyl methyl ether (TAME), and tertiary amyl methyl ether (TBA) have been identified as the COCs at the Site.



2. Water Code section 13267(b)(1) provides, in part:

"In conducting an investigation specified in subdivision (a), the regional board may require that any person who has discharged, discharges, or is suspected of having discharged or, discharging, or who proposes to discharge waste within its region, or any citizen or domiciliary, or political agency or entity of this state who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste outside of its region that could affect the quality of waters within its region shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires.[...]."

3. The evidence supporting this requirement is as follows:

- Based on a review of Sandborn maps and City directories, the Site has been operating as a petroleum fuel storage and transfer facility with numerous documented USTs (historically) and aboveground storage tanks (ASTs) since 1921. Currently, eight ASTs remain at the Site.
- In 1986 eight USTs were removed from the Site. Regional Water Board records indicate that two soil samples were collected during UST removal activities; however, there is no documentation of laboratory results.
- On August 1, 1988, an unauthorized release report was filed by the County of Riverside Department of Health. That report named Lee Escher as the responsible party.
- Since 1988, numerous site assessment and remediation activities have been performed, including groundwater monitoring and sampling at varying intervals, and installation of groundwater monitoring wells, borings, removal of liquid phase hydrocarbons (LPH) and installation and operation of a dual phase extraction (DPE) system. In 2006, the DPE system was dismantled and removed from the Site.

4. The term "responsible party" is defined in 23 California Code of Regulations (CCR) section 2720 to include:

- a. Any person who owns or operates an underground storage tank used for the storage of any hazardous substance.

- b. In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use.
- c. Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred; and
- d. Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance.

As such, Chevron is a responsible party for the parcels comprising the Site as detailed below and presented in the property ownership/operation table (attached).

- 5. This Order identifies Chevron as a responsible party because Chevron is the former owner/operator of the property where the unauthorized release occurred.
- 6. This Order requires Chevron named herein to submit technical reports. You must submit the reports as required by this Order. The Regional Board may reject the report if it is deemed incomplete and/or requires revisions under this Order.
- 7. The burdens, including costs, of these reports bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. The information is necessary to adequately determine the extent of discharges of waste at and from the Site, to assure adequate cleanup of the Site, if necessary, and to assure that discharges of waste that could impact water quality will be addressed.
- 8. The issuance of this Order is an enforcement action by a regulatory agency and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321(a)(2), Chapter 3, Title 14 of the California Code of Regulations. This Order requires submittal of technical reports and may require the submittal of work plans. The scope of activities required to prepare the reports required by this Order is not yet known. It is unlikely that compliance with this Order, including implementation of the work plans, could result in anything more than minor physical changes to the environment. If the implementation of this Order may result in significant impacts on the environment, the appropriate lead agency will address the CEQA requirements prior to approval of any workplan.

9. Any person aggrieved by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code Section 13320 and California Code of Regulations, title 23, Sections 2050 et seq. The State Water Board must *receive* the petition by 5:00 p.m., 30 days after the date of this Order, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Copies of the law and regulations applicable to filing petitions may be found online at: [http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

**THEREFORE, IT IS HEREBY ORDERED** that Chevron, pursuant to Water Code section 13267(b), is required to submit the following by **May 24, 2023**:

1. To facilitate the Regional Water Board's site review, as responsible parties, the individuals, and entities named in this order are required to provide the following information for the Site:
  - a. Facility contact person's name, phone number, and email address.
  - b. Facility mailing address.
  - c. All information regarding any contaminant release(s) to soil and/or groundwater.
  - d. Copies of previous site assessment and/or remediation report(s).
  - e. Reports of previous soil and groundwater sample analytical results.
  - f. Name, telephone number, and email address of your environmental consultant.
  - g. Copies of all correspondence regarding environmental assessment for the Site; and,
  - h. Names and contact information for all Property owner(s) (current and former).
2. The above items shall be submitted to:

Ms. Phan Le  
Water Resources Control Engineer  
Site Cleanup Program Unit  
Colorado River Basin Regional Water Quality Control Board  
73-720 Fred Waring Drive, Suite 100  
Palm Desert, CA 92260  
Phone: (760) 776 - 8974  
Email: [phan.le@waterboards.ca.gov](mailto:phan.le@waterboards.ca.gov)

3. Pursuant to Water Code section 13268(a), any person who fails to submit reports in accordance with an Order under section 13267(b) is guilty of a misdemeanor. Pursuant to Water Code section 13268(b)(1), failure to submit the required technical report described above by the specified due date(s) may result in the imposition of administrative civil liability by the Regional Board in an amount up to one thousand dollars (\$1,000) per day for each day the technical report is not received after the due date. These civil liabilities may be assessed by the Regional Board for failure to comply, beginning with the date that the violations first occurred, and without further warning.
4. The State Water Board adopted regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, California Code of Regulations) requiring the electronic submittals of information (ESI) for all site cleanup programs, starting January 1, 2005. Currently, all of the information on electronic submittals and GeoTracker contacts can be found on the Internet at the following link:  
[http://www.waterboards.ca.gov/ust/electronic\\_submittal/index.shtml](http://www.waterboards.ca.gov/ust/electronic_submittal/index.shtml).

To comply with the above-referenced regulation, you are required to upload all technical reports, documents, and well data to GeoTracker by the due dates specified in the Regional Water Board letters and orders issued to you or for the Site. However, the Regional Water Board may request that you submit hard copies of selected documents and data in addition to electronic submittal of information to GeoTracker. For your convenience, the GeoTracker Global ID for this Site is SL0606529297.

5. The Regional Water Board, under its authority pursuant to Water Code section 13267(b)(1), requires you to include a penalty of perjury statement in all reports submitted under this 13267 Order. The statement shall be signed by a senior authorized Chevron representative (not by a consultant). The statement shall be in the following format:

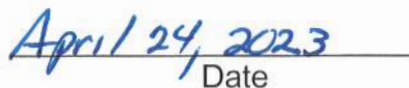
"I, [NAME], certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision, in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for

submitting false information, including the possibility of fine and imprisonment for knowing violations.”

IT IS SO ORDERED:



Paula Rasmussen  
Executive Officer  
Colorado River Basin  
Regional Water Quality Control Board



Date

Attachments: Property Ownership/Operation Table  
Figure 1. Site Map  
Figure 2. Assessor's Parcel Number (APN) Map

**Property Ownership/Operation**

<b>Year Purchased or Operated</b>	<b>Name of Owner or Operator</b>	<b>Type of Facility</b>	<b>Source</b>
<b>APN 778-010-002</b>			
1921 & 1931	Standard Oil of California	Bulk Fuel Storage and Distribution	Sanborn Map
1953-1962	Shell Oil Co.	Fuel Distribution	City Directories
2007	Lee Escher Oil Co Inc.	Not Specified	Deed Transfer
2007	Leoco LLC	Not Specified	Deed Transfer
2008	Beck Investments LLC	Not Specified	Deed Transfer
2012	Beck Oil Inc	Not Specified	Deed Transfer
<b>APN 778-010-003</b>			
1921 & 1931	Standard Oil of California	Bulk Fuel Storage and Distribution	Sanborn Map
1953-1962	Standard Oil Co.	Fuel Distribution	City Directories
2007	Lee Escher Oil Co Inc.	Not Specified	Deed Transfer
2007	Leoco LLC	Not Specified	Deed Transfer
2008	Beck Investments LLC	Not Specified	Deed Transfer
2012	Beck Oil Inc	Not Specified	Deed Transfer
<b>APN 778-010-004</b>			
2000	Par Petroleum Inc	Not Specified	Deed Transfer
2000	Lee Escher Oil Co Inc.	Not Specified	Deed Transfer
2007	Leoco LLC	Not Specified	Deed Transfer
2008	Beck Investments LLC	Not Specified	Deed Transfer
2012	Beck Oil Inc	Not Specified	Deed Transfer
<b>APN Unknown</b>			
1953-1961	Texaco Products	Fuel Distribution	City Directories

**Figure 1. Site Map**



## Figure 2. Assessor's Parcel Number (APN) MAP





# ATTACHMENT B

## Figure 2. Assessor's Parcel Number (APN) MAP



# ATTACHMENT C



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## Colorado River Basin Regional Water Quality Control Board

**CERTIFIED MAIL: 7020 1810 0002 0761 1268**

February 7, 2024

Chevron Environmental Management Company  
Standard Oil of California  
Attn: Michael Mailloux  
P.O. Box 1332  
San Luis Obispo, California 93406  
Email: [mmailloux@chevron.com](mailto:mmailloux@chevron.com)

**SUBJECT: REQUIREMENT FOR A TECHNICAL REPORT PURSUANT TO WATER CODE SECTION 13267 ORDER, INVESTIGATIVE ORDER NO. R7-2023-0029-1**

**SITE: FORMER ESCHER OIL COMPANY (CURRENT BECK OIL, INC.)  
85-119 AVENUE 50, COACHELLA, RIVERSIDE COUNTY,  
GEOTRACKER GLOBAL ID NO. SL0606529297  
[APNs: 778-010-002, 778-010-003, 778-010-004]**

Dear Mr. Mailloux:

The Regional Water Quality Control Board, Colorado River Basin Region (Regional Water Board) is the public agency with primary responsibility for the protection of ground and surface water quality in the Colorado River Basin Region. As such, the Regional Water Board is the lead agency overseeing investigations and corrective actions to address waste discharges that impact or threaten to impact the quality of state waters, such as the unauthorized release from the underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the property located at 85-119 Avenue 50 in Coachella, California (Site). The Site is also identified by Assessor's Parcel Numbers: 778-010-002, 778-010-003, and 778-010-004.

Investigative Order No. R7-2023-0029 was issued to Chevron Environmental Management Company (Standard Oil of California) successor (Chevron) on April 24, 2023. The Order required Chevron to submit a Technical Report by May 24, 2023, for the Site. Chevron requested an extension in a letter dated May 19, 2023, and was granted the extension in its letter dated May 30, 2023 which included a revised due date of July 15, 2023. Subsequently, Chevron responded to the Regional Water Board in a letter dated July 14, 2023 indicating that "...Chevron intends

EDWARD MUZIK, CHAIR | PAULA RASMUSSEN, EXECUTIVE OFFICER

to fully cooperate with the Board in its investigation of the Site; however, based on our review of our records and as more fully described below, Chevron did not identify any information indicating that an unauthorized release occurred during Standard Oil or Chevron's ownership or operation of the Site or storage tanks on the Site. Thus, the basis for determining that Chevron is a responsible party is not clear and Chevron reserves the right to dispute this determination..."

Enclosed is Water Code section 13267 Order No. R7-2023-0029-1 (Order) requiring Chevron to submit a Technical Report (Workplan) to characterize contamination present on the Site as a result of historical operations. Data collected from Sandborn maps and City directories indicate that Standard Oil of California owned or purchased the properties associated with the Site and is therefore named as a Discharger in the attached Order.

If you have any questions, need clarification, or would like to meet regarding the requirements contained herein, please contact Phan Le, Water Resource Control Engineer, at (760) 776-8974 or via email at [phan.le@waterboards.ca.gov](mailto:phan.le@waterboards.ca.gov) or Angela Garcia, Senior Engineering Geologist, at (760) 674-8613 or via email at [angela.garcia@waterboards.ca.gov](mailto:angela.garcia@waterboards.ca.gov).

Sincerely,



Paula Rasmussen  
Executive Officer  
Colorado River Basin  
Regional Water Quality Control Board

cc: Asa M. Standfeldt, Attorney III, State Water Resources Control Board, Office of Enforcement, [asa.standfeldt@waterboards.ca.gov](mailto:asa.standfeldt@waterboards.ca.gov)

Dayna Cordano, State Water Resources Control Board,  
[dayna.cordano@waterboards.ca.gov](mailto:dayna.cordano@waterboards.ca.gov)

Tonya Russi, Redhorse Corporation, [tonya.russi@redhorsecorp.com](mailto:tonya.russi@redhorsecorp.com)

Albert Lopez, Environmental Health Specialist IV, Riverside County  
Department of Environmental Health, [alopez@rivco.org](mailto:alopez@rivco.org)

Maritza Martinez, Public Works Director, City of Coachella,  
[mmartinez@coachella.org](mailto:mmartinez@coachella.org)

Michael Mailloux  
Chevron Environmental Management Company  
Standard Oil of California

- 3 -

February 7, 2024

Cc: Continued

Alexis Coulter, Manager, Claims & Risk Management, Chevron Environmental Management Company, [acoulter@chevron.com](mailto:acoulter@chevron.com)

Catherine Yang, Senior Counsel, Environmental & Safety Law Group, Chevron Products Company, a division of Chevron U.S.A. Inc.,  
[Catherine.Yang@chevron.com](mailto:Catherine.Yang@chevron.com)

Corey Beck, Beck Oil, Inc., Facility Contact, [coreyb@beckoilinc.com](mailto:coreyb@beckoilinc.com)

Amanda Anderson, Beck Oil, Inc., Contract Manager, [aanderson@anabioil.com](mailto:aanderson@anabioil.com)

Arturo M. Hoyos, EnviroApplications, Inc., [ahoyos@enviroapplications.com](mailto:ahoyos@enviroapplications.com)

Equilon Enterprises LLC, dba Shell Oil Products US, Jeff Bullen,  
[jeff.bullen@shell.com](mailto:jeff.bullen@shell.com)

Lee Escher, Former Lee Escher Oil Co Inc., 72-713 Beavertail Street  
Palm Desert, CA 92260

**INVESTIGATIVE ORDER NO. R7-2023-0029-1**

**CALIFORNIA WATER CODE SECTION 13267  
ORDER TO PROVIDE A WORKPLAN AND TECHNICAL REPORT FOR  
EVALUATING THE PRESENCE OF AN UNAUTHORIZED RELEASE OF  
PETROLEUM PRODUCTS INTO GROUNDWATER**

**DIRECTED TO  
CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY  
STANDARD OIL OF CALIFORNIA  
REGARDING**

**FORMER ESCHER OIL COMPANY  
85-119 AVENUE 50, COACHELLA, RIVERSIDE COUNTY  
GEOTRACKER GLOBAL ID NO. SL0606529297  
[APNs: 778-010-002, 778-010-003, 778-010-004]**

**ON  
February 7, 2024**

The California Regional Water Quality Control Board, Colorado River Basin Region (Regional Water Board) makes the following findings and issues this Order pursuant to Water Code Section 13267 requiring Chevron Environmental Management Company (Standard Oil of California)' successor [Chevron] to further investigate the site located at 85-119 Avenue 50 in Coachella, California 92236 (Site).

1. The Site is located on the southwest corner of Leoco Lane (formerly Avenue 50) and Highway 111 (Grapefruit Boulevard) in Coachella, California (Figure 1. Site Map). The Site is also identified by Assessor's Parcel Numbers: 778-010-002, 778-010-003, 778-010-004 (Figure 2). Previously, the Site was located on the southwest corner of Avenue 50 and Highway 111 until Avenue 50 was widened and a Highway 111 overpass was constructed in 2006. The primary business operation consisted of petroleum products distribution (bulk plant). Since 1921, the Site has been operating as a petroleum fuel storage and transfer facility with several documented underground storage tanks (USTs) and eight aboveground storage tanks (ASTs) located in the northern portion of the Site. The bulk plant includes five dispenser islands fronting Leoco Lane with a total of seven fuel pumps. Due to this historical use at the Site, soil and groundwater underlying the Site have been impacted with gasoline-related constituents of concern (COCs). During Site environmental assessments, total petroleum hydrocarbon-gasoline (TPH-g), TPH-diesel, benzene - toluene - ethylbenzene - xylene (BTEX), methyl tert-butyl ether (MTBE), Di-isopropyl ether (DIPE), ethyl tertiary-butyl ether (ETBE), tert-Amyl methyl ether (TAME), and tertiary amyl methyl ether (TBA) have been identified as the COCs at the Site.

2. Water Code section 13267(b)(1) provides, in part:

“In conducting an investigation specified in subdivision (a), the regional board may require that any person who has discharged, discharges, or is suspected of having discharged or, discharging, or who proposes to discharge waste within its region, or any citizen or domiciliary, or political agency or entity of this state who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste outside of its region that could affect the quality of waters within its region shall furnish, under penalty of perjury, technical or monitoring program reports which the regional board requires.[...].”

3. The evidence supporting this requirement is as follows:

- The Regional Water Board has determined that Chevron meets the definition of a discharger for purposes of the above-cited Water Code section based on its review of Sandborn maps, City directories, and related documents and its findings that the Site has operated as a bulk fuel storage and distribution facility with numerous documented USTs (historically) and ASTs since 1921. Additionally, there are presently eight of these ASTs still at the Site.
- In 1986 eight USTs were removed from the Site. Regional Water Board records indicate that two soil samples were collected during UST removal activities; however, there is no documentation of laboratory results.
- On August 1, 1988, an unauthorized release report was filed by the County of Riverside Department of Health. That report named Lee Escher as the responsible party.
- Since 1988, numerous site assessment and remediation activities have been performed, including groundwater monitoring and sampling at varying intervals, and installation of groundwater monitoring wells, borings, removal of liquid phase hydrocarbons (LPH) and installation and operation of a dual phase extraction (DPE) system. In 2006, the DPE system was dismantled and removed from the Site.

4. As such, Chevron is a Discharger for the parcels comprising the Site as detailed in the attached Table 1 of the property ownership/operation.



5. This Order requires Chevron named herein to submit technical reports in cases where the Regional Water Board undertakes investigations of known or suspected discharges. (Water Code section 13267(b)(1).) As such, the Regional Water Board is requiring you to provide these reports in order for the Regional Water Board to continue its investigation of the Site. You must submit the reports as required by this Order. The Regional Board may reject the report if it is deemed incomplete and/or requires revisions under this Order.
6. The burdens, including costs, of these reports bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. The information is necessary to adequately determine the extent of discharges of waste at and from the Site, to assure adequate cleanup of the Site, if necessary, and to assure that discharges of waste that could impact water quality will be addressed.
7. The issuance of this Order is an enforcement action by a regulatory agency and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321(a)(2), Chapter 3, Title 14 of the California Code of Regulations. This Order requires the submittal of technical reports and may require the submittal of workplans. The scope of activities required to prepare the reports required by this Order is not yet known. It is unlikely that compliance with this Order, including implementation of the workplans, could result in anything more than minor physical changes to the environment. If the implementation of this Order may result in significant impacts on the environment, the appropriate lead agency will address the CEQA requirements prior to approval of any workplan.
8. Any person aggrieved by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code Section 13320 and California Code of Regulations, title 23, Sections 2050 et seq. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Order, except that if the thirtieth day following the date of this Order falls on a Saturday, Sunday, or state holiday, the petition must be received by the State Water Board by 5:00 p.m. on the next business day. Copies of the law and regulations applicable to filing petitions may be found online at: [http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

**THEREFORE, IT IS HEREBY ORDERED** that, as a discharger or person suspected of discharging, Chevron, pursuant to Water Code section 13267(b)(1), is required to submit a technical report (Workplan) includes the following elements by **March 29, 2024**:

1. Site characterization to determine the vertical and lateral extent of light non-aqueous phase liquid (LNAPL) and to profile onsite soil. Note that high resolution site characterization (HRSC) using both cone penetration test (CPT) and laser induced fluorescence (LIF) are examples of techniques which provide real-time, high-resolution information on contaminant distribution in the subsurface. In addition, LIF data assists in profiling petroleum LNAPL in soil when remediation is necessary.
2. Develop a sampling collection strategy between groundwater monitoring well (MW) P-2 and MW-EOC-6b and downgradient of the LNAPL plume (Figure 3). The strategy should obtain detailed geologic, hydrogeologic and contaminant information necessary to select and design remedial technologies. Site characterization strategies may include implementation of HRSC techniques as discussed in comment 1.
3. Collect soil and grab groundwater samples downgradient of destroyed groundwater monitoring well EOC-7.
4. Investigate the presence, nature (e.g., age, chemical composition), and extent of LNAPLs in soil and groundwater (example: fuel fingerprint analysis using gas chromatography/flame ionization detection (GC/FID) Method SW-846 8015B and SW-845 8270 SIM).
5. Collect soil samples to determine the lateral and vertical extent of subsurface conditions. Soil samples should be collected at least every 2.5 feet below ground surface to groundwater.
6. Soil and groundwater samples should be analyzed for total petroleum hydrocarbons (TPH) constituents (gasoline, diesel, and motor oil) using Environmental Protection Agency (EPA) Method 8015B and fuel oxygenates and volatile organic compounds (VOCs), using EPA Method 5035 for preservation and EPA Method 8260B for analysis.
7. A Site-Specific Standard Operation Procedure including:
  - Health & Safety Plan
  - Sampling Plan
  - Field Quality Control and Quality Assurance Plan

**8. Implementation Schedule**

**9. Work Notice: A Site-specific Work Notice (see Attachment A – Draft Work Notice).**  
The Work Notice should include the appropriate dates for fieldwork. Provide the Regional Water Board staff with a copy of the work notice in the Work Plan in both English and Spanish prior to distribution for final review and approval. Once the work notice has been approved, you should distribute copies to their employees and to surrounding properties a minimum of 14 days prior to the start of fieldwork.

**10. Please ensure all engineering/geologic work and technical reports are performed, supervised and/or prepared by a qualified professional, registered in the state of California as a civil engineer or geologist.**

**11. Pursuant to Water Code section 13268(a), any person who fails to submit reports in accordance with an Order under section 13267(b) is guilty of a misdemeanor. Pursuant to Water Code section 13268(b)(1), failure to submit the required technical report described above by the specified due date(s) may result in the imposition of administrative civil liability by the Regional Board in an amount up to one thousand dollars (\$1,000) per day for each day the technical report is not received after the due date. These civil liabilities may be assessed by the Regional Board for failure to comply, beginning with the date that the violations first occurred, and without further warning.**

**12. Reporting Requirements**

- All Work Plans produced in accordance with this Order must be signed and stamped by a California Professional Engineer or a California Professional Geologist. Laboratory analysis must be performed by a laboratory that is certified by the State of California for the analysis being conducted.
- Pursuant to Water Code section 13267(b)(1), you must include a penalty of perjury statement in all reports submitted under this Order. The statement shall be signed by a senior authorized Chevron representative (not by a consultant). The statement shall be in the following format:

**"I, [NAME], certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision, in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for**

gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

- Technical and monitoring reports and workplans must be submitted to:

Ms. Phan Le  
Water Resources Control Engineer  
Site Cleanup Program Unit  
Colorado River Basin Regional Water Quality Control Board  
73-720 Fred Waring Drive, Suite 100  
Palm Desert, CA 92260  
Phone: (760) 776 - 8974  
Email: [phan.le@waterboards.ca.gov](mailto:phan.le@waterboards.ca.gov)

IT IS SO ORDERED:



Paula Rasmussen  
Executive Officer  
Colorado River Basin  
Regional Water Quality Control Board

2-7-2024

Date

Attachments: Table 1. Property Ownership/Operation  
Figure 1. Site Arial Map  
Figure 2. Site Arial Map (including Assessor Parcel Numbers)  
Figure 3. Soil Analytical Data

Attachment A: Draft Work Notice

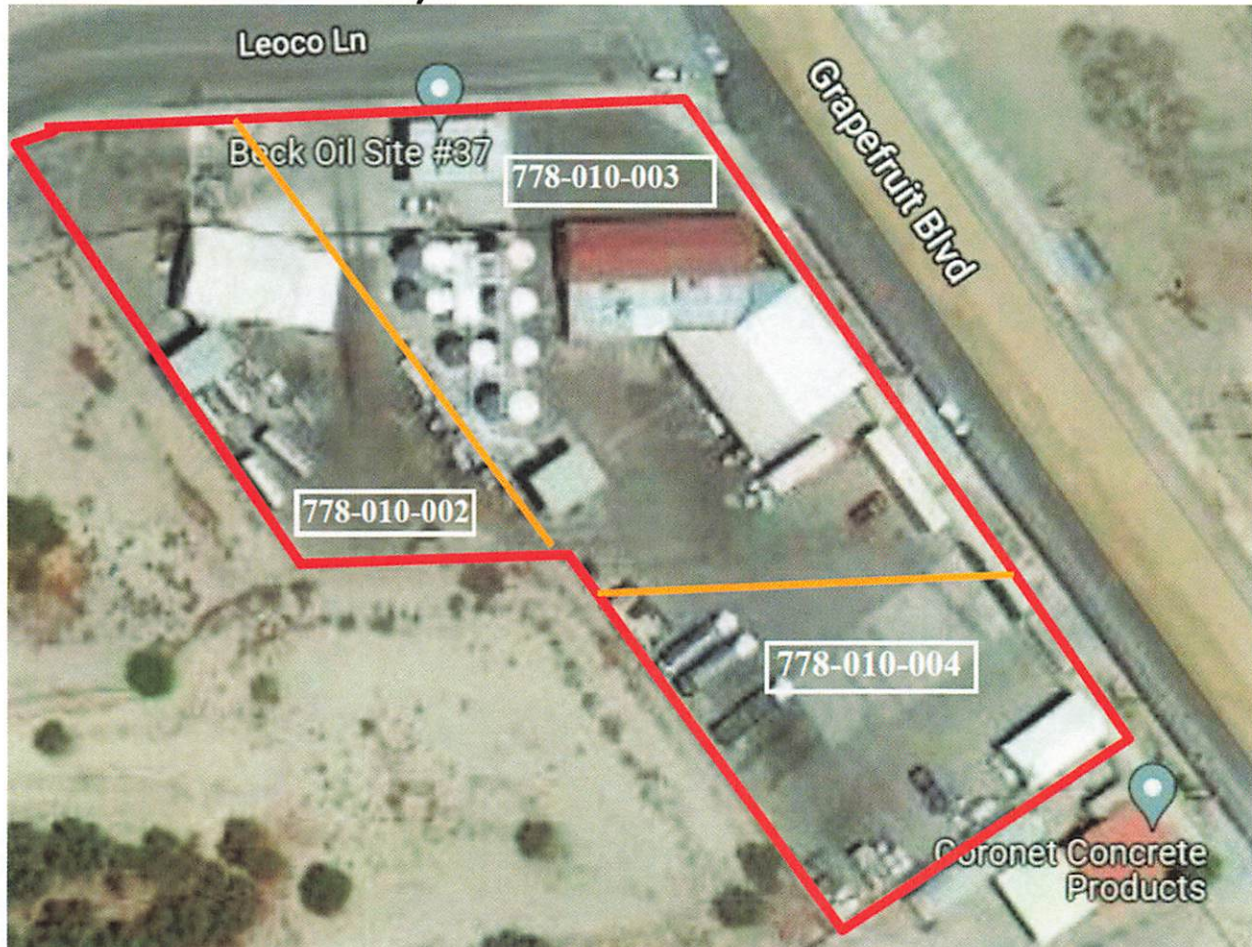
**Table 1. Property Ownership/Operation**

<b>Year Purchased or Operated</b>	<b>Name of Owner or Operator</b>	<b>Type of Facility</b>	<b>Source</b>
<b>APN 778-010-002 (as shown in Figure 2)</b>			
1921 & 1931	Shell Oil Co.	Bulk Fuel Storage and Distribution	Sanborn Map
1953-1962	Shell Oil Co.	Fuel Distribution	City Directories
2007	Lee Escher Oil Co Inc.	Not Specified	Deed Transfer
2007	Leoco LLC	Not Specified	Deed Transfer
2008	Beck Investments LLC	Not Specified	Deed Transfer
2012	Beck Oil Inc	Not Specified	Deed Transfer
<b>APN 778-010-003 (as shown in Figure 2)</b>			
1921 & 1931	Standard Oil of California	Bulk Fuel Storage and Distribution	Sanborn Map
1953	Standard Oil Co.	Fuel Distribution	City Directories
2007	Lee Escher Oil Co Inc.	Not Specified	Deed Transfer
2007	Leoco LLC	Not Specified	Deed Transfer
2008	Beck Investments LLC	Not Specified	Deed Transfer
2012	Beck Oil Inc	Not Specified	Deed Transfer
<b>APN 778-010-004 (as shown in Figure 2)</b>			
2000	Par Petroleum Inc	Not Specified	Deed Transfer
2000	Lee Escher Oil Co Inc.	Not Specified	Deed Transfer
2007	Leoco LLC	Not Specified	Deed Transfer
2008	Beck Investments LLC	Not Specified	Deed Transfer
2012	Beck Oil Inc	Not Specified	Deed Transfer
<b>APN Unknown</b>			
1953-1961	Texaco Products	Fuel Distribution	City Directories

**Figure 1. Site Arial Map**

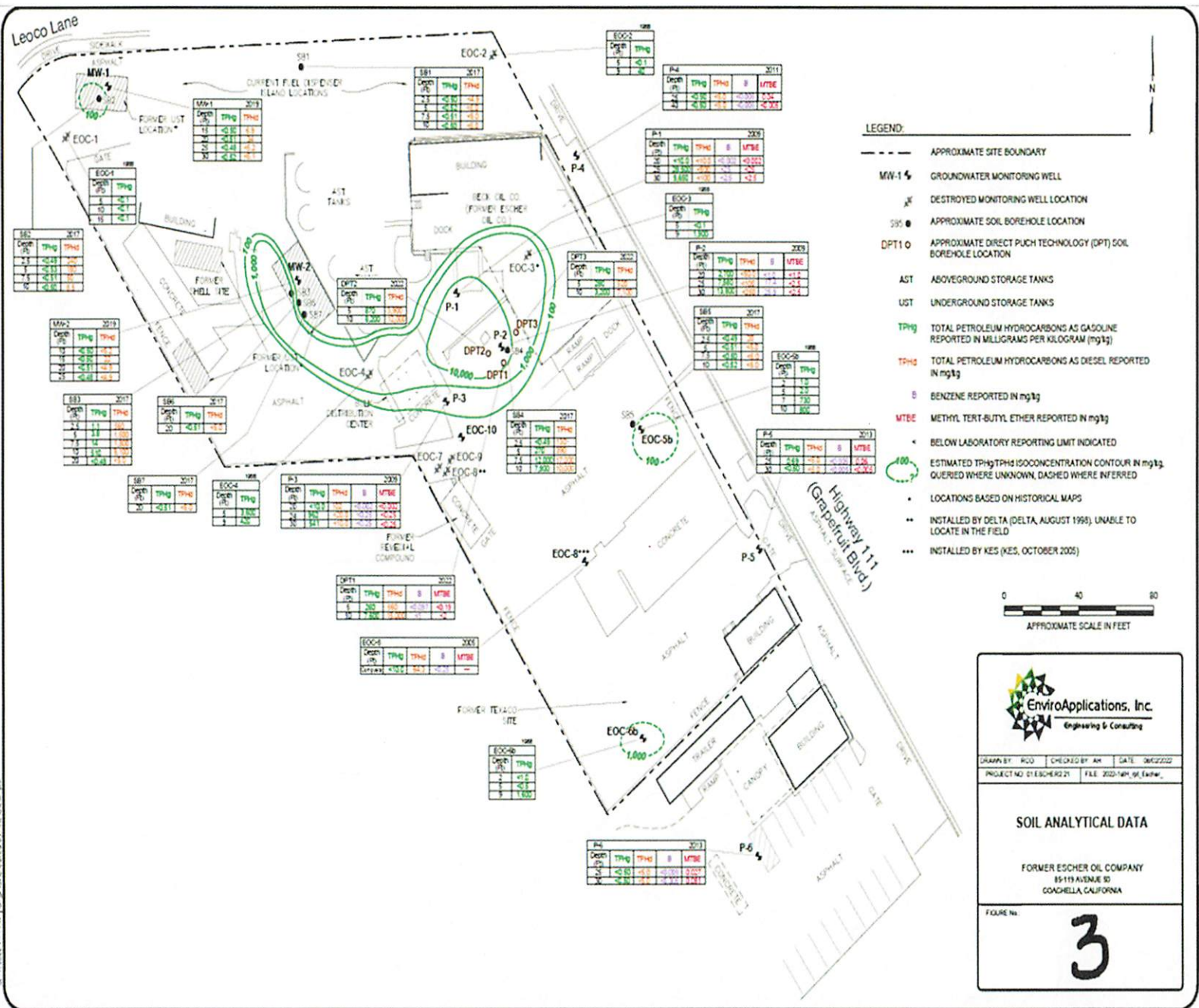


**Figure 2. Site Arial Map (including Assessor Parcel Numbers)**



Chevron Environmental Management Company  
Standard Oil of California

Figure 3. Soil Analytical Data





Michael Mailloux  
Chevron Environmental Management Company  
Standard Oil of California

- 11 -

February 7, 2024

**Attachment A: Draft Work Notice**

# WORK NOTICE

**Regional Water Quality Control Board- Colorado River Basin, Region 7 –** *Mission is to preserve and restore the quality of California's water resources and drinking water for the protection of the environment, public health, and all beneficial uses, and to ensure proper water resource allocation and efficient use, for the benefit of present and future generations.*

## **SITE CHARACTERIZATION/SITE INVESTIGATION 85-119 AVENUE 50, COACHELLA, RIVERSIDE COUNTY (Site)**

### **Site Background**

Since 1921, the Site has been operating as a petroleum fuel storage and transfer facility with several documented underground storage tanks (USTs) and eight aboveground storage tanks (ASTs) located in the northern portion of the Site. The bulk plant includes five dispenser islands along Leoco Lane with a total of seven fuel pumps. Due to this historical use, soil and groundwater underlying the Site have been impacted with gasoline-related contaminants of concern (COCs). Total petroleum hydrocarbon-gasoline (TPH-g), TPH-diesel, and volatile organic compounds (VOCs) have been identified as the COCs at the Site. Additional assessment and cleanup may be required.

### **Soil Boring and Groundwater Monitoring Well Installation (XX) and Sampling**

XX proposes to install soil borings and groundwater monitoring wells XX as shown on Figure 1.

### **Soil and Groundwater Sampling and Analysis**

Soil and groundwater samples will be collected. Samples will be sent to certified lab and will be analyzed for TPH and VOCs.

### **When will Soil and Groundwater Monitoring Wells Installation and Sampling occur?**

Site activities will start the week of XX XX, 2024.

Data collection activities will be used to develop strategies and implement the cleanup measures of subsurface contamination beneath the Site.

### **What safety measures will be in place?**

All work will follow requirements in a Site-Specific Health and Safety Plan, prepared by XX dated XX XX, 2024.

### **Information Repositories and Contacts:**

Site-related documents and reports are available for the public to view online at the following link (click on the upper tab labeled Site Maps / Documents):

[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=SL0606529297](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0606529297)

If you have questions about this Site, please contact, Phan Le (Project Manager) at [Phan.Le@WaterBoards.ca.gov](mailto:Phan.Le@WaterBoards.ca.gov) or (760) 776-8974 or Angela Garcia (Supervisor) at [Angela.Garcia@waterboards.ca.gov](mailto:Angela.Garcia@waterboards.ca.gov) or (760) 674-8613.

**Figure 1. Proposed Soil and Groundwater Monitoring Wells Installation locations**

DRAFT

# ATTACHMENT D

Joe Biddle,

For your files.

Jm

Memorandum

San Francisco, California

March 4, 1980

ETTS CONVERSION PROGRAM  
BULK PLANT # 1523

COACHELLA, RIVERSIDE COUNTY, CA.

TO LEE ESCHER OIL CO.

MR. R. A. RECAN:

Attention: ~~Ms. G. M. Jones~~

A check in the amount of \$ 60,831.28 was sent to Mr. H. J. Oberle on February 26, 1980, representing payment in full of the Six Month Note and Deed of Trust on the subject property.

Such amount represents Principal in the amount of \$ 58,866.36, plus Interest @ 10 % from October 31, 1979 to February 29, 1980.

EAP:smf

R. M. RASMUSSEN

cc: Mr. C. L. Martin  
Attn: Mr. K. J. Beattie

cc: Mr. R. B. Larner  
Attn: Mr. J. Haden

Memorandum

San Francisco, California  
November 26, 1979

SALE OF BULK PLANT # 1523  
COACHELLA, RIVERSIDE COUNTY, CA  
TO LEE ESCHER OIL CO., INC.

MR. C. G. MILLER  
Attention: Mr. J. A. Caldwell

Escrow has closed on the sale of the subject property, and we are enclosing the following:

- (1) Copy of approved sale proposal dated August 29, 1979
- (2) Copy of Closing Statement dated October 31, 1979
- (3) Copy of Deed from Chevron U.S.A. Inc. to the buyer recorded on October 31, 1979

Such Deed reserves all mineral rights.

This sale included Land and Improvements.

R. M. RASMUSSEN

EAP

EAP:snf  
w/attachments

cc:

- ✓ Mr. R. B. Lerner  
Attention: Mr. J. Haden - w/attachments and copy of Agreement for Sale
- Mr. W. C. Little - w/o attachment
- Mr. F. E. Anderson - w/attachments
- Mr. D. C. Mulliken - w/copy of recorded Deed and Closing Statement.

PROPOSAL TO SELL REAL PROPERTY LD-407

No.: 1724

LAND - WESTERN REGION

Date: August 29, 1979

PROPERTY: Bulk Plant #1523 - Coachella, California (29,185 + Sq. Ft.)

WHEN ACQUIRED AND PURPOSE: 1911

COMPANY USE DISCONTINUED: N/A

PRESENT USE:

DEPARTMENTAL CLEARANCES:

Production	( <input checked="" type="checkbox"/> )	With	_____	_____
Exploration	( <input type="checkbox"/> )	Without	_____	_____
	(	Mineral	_____	_____
	(	Reservation	_____	_____
Communications			_____	_____
Pipe Line			_____	_____
Manufacturing			_____	_____
Marketing			<u>8/15/79</u>	<u>MMS</u>
Chevron Land & Dev. Co.			_____	_____

BOOK VALUE

Land	\$ <u>758.00</u>	
Dep. Value		
Improvements	<u>-</u>	\$ <u>758.00</u>

APPRAISED VALUE 51,000.00

PROPOSED SALE PRICE 59,000.00

LESS: Real Estate Commission None

Estimated Closing Costs None

GAIN ~~(LOSS)~~ ON SALE (B.T.) 58,242.00

CAPITAL GAINS TAX 17,473.00

GAIN ~~(LOSS)~~ ON SALE (A.T.) 40,769.00

PRESENT ANNUAL PROPERTY TAXES 401.00

PURCHASER: Leo James Escher

PAYMENT: \$59,000 - Cash

PLANNED USE: BTTJ

APPRECIATION POTENTIAL: N/A

EXCHANGE: N/A

SPECIAL NOTE: BTTJ Conversion Program.

EAP:bc

*Handwritten signature and date: 8/29/79*

REVIEWED

*Handwritten signature*  
Manager, Property Mgmt. Div.  
Land - Western Region.

8/29/79  
Date

APPROVED

CHEVRON U.S.A. INC.

M. M. Smith

8/15/79  
Date

*Handwritten signature*  
General Manager  
Land - Western Region

8/29/79  
Date





Recording Requested By:

Deed # 231779

When Recorded Mail To:

LEE ESCHER OIL CO.  
P.O. BOX 38  
COACHELLA, CA 92236

Mail Tax Statements To:

As directed above

DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHEVRON U.S.A. INC., A California corporation, Grantor, hereby grants and transfers to LEE ESCHER OIL CO., INC., a California Corporation

, Grantee, the real property in the County of Riverside, State of California, described in Exhibit "A" attached hereto, and all improvements located on said real property on the date of this deed, whether the same constitute real or personal property (said property and improvements being hereinafter collectively called the "property"). Without limitation on the generality of the foregoing, said improvements include any warehouse and barrel platform, office, pump house, garage, tank truck loading ramp, other platforms, fencing and gate, utility lines, storage tanks, pumps, tank truck unloading headers, plumbing, lines and related valves, flanges and unions, garage, meters, motors and electrical wiring so located on said date.

EXCEPTING AND RESERVING TO GRANTOR, its successors and assigns, all oil, gas and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property.

AND FURTHER EXCEPTING AND RESERVING TO GRANTOR, its successors and assigns, the sole and exclusive right from time to time to drill and maintain wells or other works into or through said real property and the adjoining streets, roads and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works, oil, gas, water and other substances of whatever nature, including the right to perform below said depth any and all operations deemed by Grantor necessary or convenient for the exercise of such rights.

The rights hereinabove excepted and reserved to Grantor do not include and do not except or reserve to Grantor any right of Grantor to use the surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein. Unless hereinafter specifically excepted and reserved, all rights and interests in the surface of said real property are hereby conveyed to grantee.

SUBJECT TO the foregoing matters and all matters appearing of record in the office of the Recorder of Riverside County and in all other public records and all matters that can be ascertained by an inspection or survey of the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of October, 1979.

CHEVRON U.S.A. INC.

By

*M. M. Dreyden*  
Assistant Secretary

THIS IS A TRUE COPY  
OF THE ORIGINAL INSTRUMENT.  
TRANSAMERICA TITLE INSURANCE CO.

BY: *[Signature]*

EXHIBIT "A"

All that certain real property situated in the State of California, County of Riverside, City of Coachella, and is described as follows:

That portion of Lot 4 of Coachella land and water, Company's subdivision of Section 5, Township 6 South, Range 8 East, San Bernardino Meridian, as shown by map on file in Book 4, Page 53 of Maps, Riverside County Records, described as follows:

COMMENCING at the northeasterly corner of said Lot 4; thence Southeasterly along the northeasterly line of said lot, South  $36^{\circ} 04'$  East 184.50 feet to the Northerly corner of the land described in the Deed to Brynton F. Jones and Vivian Jones, recorded November 7, 1952 in Book 1414, Page 233 Official Records; thence South  $53^{\circ} 56'$  West 35.55 feet, more or less, to a point; thence South  $30^{\circ} 35'$  West 105.47 feet, more or less, to the Southwesterly corner of that parcel of land deeded to Standard Oil Company of California, a corporation, recorded November 7, 1952 in Book 1414, Page 364 Official Records; thence North  $36^{\circ} 04'$  West 223 feet to a point on the North line of said Lot 4; thence North  $87^{\circ} 24'$  East along said North line 156 feet, to the point of beginning.

AGREEMENT FOR SALE OF BULK PLANT AND SITE

Dated: October 31, \_\_\_\_\_, 19 79

CHEVRON U.S.A. INC. ("Seller") and LEE ESCHER OIL CO., INC., a  
California corporation,  
("Buyer") hereby agree as follows with regard to Seller's sale to Buyer of the  
property hereinafter described:

1. Property. Concurrently herewith, Seller has by deed in the form  
attached hereto as Exhibit A (the "Deed") transferred to Buyer the property  
therein described (the "Property").

2. Payment. Concurrently herewith, in consideration of the Property  
Buyer has delivered to Seller a promissory note in the principal sum of  
\$ 58,866.36 in the form attached hereto as Exhibit B (the "Note") and a  
deed of trust in the form of Exhibit C hereto (the "Deed of Trust"). Seller  
and Buyer agree that the Deed and the Deed of Trust shall be promptly recorded  
in that order, without the recordation of intervening documents relating to  
the Property, in the Official Records of Riverside County.

3. Title. Title to the Property has been conveyed to Buyer subject  
to the exceptions set forth in preliminary title report No. 114994 50427,  
dated September 6, 19 79, issued by Transamerica Title Insurance  
Company VVC  
1/2/79  
the matters set forth or excepted in the Deed and such other exceptions, if any,  
as may have been approved by Buyer. Title to the real property shall be evidenced  
by a standard form of CLTA owners title policy in a face amount equal to the  
principal amount of the Note issued by said title company at the expense of Buyer.

4. Possession. Possession of the Property was delivered to Buyer  
concurrently herewith.

5. Condition of Property. BUYER ACKNOWLEDGES THAT BUYER HAS THOROUGHLY  
INSPECTED THE PROPERTY, THAT THE SAME IS IN GOOD AND SAFE CONDITION, THAT THE  
PROPERTY IS PURCHASED BY BUYER "AS IS" WITHOUT ANY REPRESENTATIONS OR WARRANTIES  
WHATSOEVER, EXPRESS OR IMPLIED, ON THE PART OF SELLER, AND THAT BUYER ASSUMES ITSELF,  
AND HEREBY RELEASES SELLER FROM, ANY AND ALL LIABILITY ON ACCOUNT OF THE CONDITION  
OF THE PROPERTY. Buyer further agrees to assume all risks incident to the use of  
the Property, and to indemnify, defend and hold Seller, its agents and employees,  
harmless from and against any and all expense (including attorneys' fees), liability  
and claims of whatsoever kind and nature for damage to property (including property  
of Buyer), or for injury to or death of any person (including Buyer) directly or

indirectly caused by, or in any way connected with the purchase, use, maintenance, operation or removal of the Property or any defects therein.

6. Brokers. Seller and Buyer represent and warrant that they have not employed any broker or finder in connection with this purchase and sale.

7. Closing Costs. Real estate taxes and assessments shall be prorated between Seller and Buyer as of the date hereof, with any required adjustments being made between them. Buyer shall pay the cost of recording the Deed and Chevron shall pay the cost of recording the Deed of Trust. Any and all other closing costs associated with this purchase and sale, including but not limited to real property or documentary transfer taxes on the conveyance of the Property to Buyer and the fee for the title policy shall be paid by Buyer.

8. General. This agreement constitutes the entire agreement between Seller and Buyer with regard to the subject matter hereof.

IN WITNESS WHEREOF, this agreement has been executed by the parties hereto as of the date first set forth above.

CHEVRON U.S.A. INC., Seller

By

V. V. Choddy

LEE ESCHER OIL CO., INC.

By

J. Parker Buyer

Recording Requested By:

When Recorded Mail To:

LEE ESCHER OIL CO.  
P.O. BOX 38  
COACHELLA, CA 92236

Mail Tax Statements To:

As directed above

DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHEVRON U.S.A. INC., A California corporation, Grantor, hereby grants and transfers to LEE ESCHER OIL CO., INC., a California Corporation

, Grantee, the real property in the County of Riverside, State of California, described in Exhibit "A" attached hereto, and all improvements located on said real property on the date of this deed, whether the same constitute real or personal property (said property and improvements being hereinafter collectively called the "property"). Without limitation on the generality of the foregoing, said improvements include any warehouse and barrel platform, office, pump house, garage, tank truck loading ramp, other platforms, fencing and gate, utility lines, storage tanks, pumps, tank truck unloading headers, plumbing, lines and related valves, flanges and unions, garage, meters, motors and electrical wiring so located on said date.

EXCEPTING AND RESERVING TO GRANTOR, its successors and assigns, all oil, gas and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property.

AND FURTHER EXCEPTING AND RESERVING TO GRANTOR, its successors and assigns, the sole and exclusive right from time to time to drill and maintain wells or other works into or through said real property and the adjoining streets, roads and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works, oil, gas, water and other substances of whatever nature, including the right to perform below said depth any and all operations deemed by Grantor necessary or convenient for the exercise of such rights.

The rights hereinabove excepted and reserved to Grantor do not include and do not except or reserve to Grantor any right of Grantor to use the surface of said real property or the first five hundred (500) feet below said surface or to conduct any operations thereon or therein. Unless hereinafter specifically excepted and reserved, all rights and interests in the surface of said real property are hereby conveyed to grantee.

SUBJECT TO the foregoing matters and all matters appearing of record in the office of the Recorder of Riverside County and in all other public records and all matters that can be ascertained by an inspection or survey of the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of October, 1979.

CHEVRON U.S.A. INC.

By

*M. M. Dwyer*  
Assistant Secretary

EXHIBIT "A"

All that certain real property situated in the State of California, County of Riverside, City of Coachella, and is described as follows:

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COMMENCING at the northeasterly corner of said Lot 4; thence Southeasterly along the northeasterly line of said lot, South  $36^{\circ} 04'$  East 184.50 feet to the Northerly corner of the land described in the Deed to Boynton F. Jones and Vivian Jones, recorded November 7, 1952 in Book 1414, Page 233 Official Records; thence South  $53^{\circ} 56'$  West 35.55 feet, more or less, to a point; thence South  $80^{\circ} 35'$  West 105.47 feet, more or less, to the Southwesterly corner of that parcel of land deeded to Standard Oil Company of California, a corporation, recorded November 7, 1952 in Book 1414, Page 364 Official Records; thence North  $36^{\circ} 04'$  West 223 feet to a point on the North line of said Lot 4; thence North  $87^{\circ} 24'$  East along said North line 156 feet, to the point of beginning.

PROMISSORY NOTE

\$ 58,866.36

Coachella, California

October 31, 19 79

For value received, the undersigned promises to pay to the order of CEVRON U.S.A. INC., a California corporation, at its office at 575 Market Street, San Francisco, California, or at such other place as the holder hereof may from time to time designate in writing, the principal sum of Fifty-Eight Thousand Eight Hundred Sixty-six and 36/100 dollars (\$ 58,866.36), plus interest on the unpaid balance of said principal sum at a rate per annum equal to the prime rate of interest (said prime rate being that rate of interest which Bank of America National Trust and Savings Association ("Bank") charges its most substantial and credit-worthy borrowers for short-term loans) in effect from time to time at Bank's principal office at San Francisco, California, from the date hereof until paid, any change in the interest rate resulting from a change in said prime rate to be effective at the beginning of the business day on which each change in said prime rate becomes effective, provided that in no event shall said rate of interest exceed the maximum rate of interest which the then holder hereof is permitted by law to charge. Principal and interest shall be payable on the first day of the seventh full calendar month after the date hereof.

This note may be prepaid in full or in part at any time without penalty. Payments shall be credited first on the interest then due, and the remainder shall be credited on the unpaid principal, and interest shall thereupon cease on the principal so credited. Principal and interest shall be paid in lawful money of the United States. Should this note not be paid when due, the undersigned agrees to pay all costs of collection, including attorneys' fees which may be incurred in connection therewith.

LEE ESCHER OIL CO., INC.

By \_\_\_\_\_



# ATTACHMENT E



**Alexis Coulter**  
Manager, Claims & Risk Management

Phan Le  
Water Resources Control Engineer  
Site Clean Up Program Unit  
Colorado River Basin Regional Water Quality Control Board  
73-720 Fred Waring Drive, Ste. 100  
Palm Desert, California 92260

Re: California Water Code Section 13267 Investigative Order No. R7-2023-0029  
Former Escher Oil Company / 85-119 Avenue 50, Coachella, Riverside County

Dear Ms. Le:

On behalf of Chevron Environmental Management Company ("CEMC"), this letter responds to the request for information contained in Order No. R7-2023-0029, dated April 24, 2023 ("Order"), directed to CEMC (on behalf of Standard Oil Company of California) regarding the Former Escher Oil Site ("Site") defined under the Order as 85-119 Avenue 50 in Coachella, California, including APNs: 778-010-002, 778-010-003, 778-010-004.

The Order indicates that according to the Board's records, Standard Oil Company of California owned/operated APN 778-010-002 and 778-010-003, commencing as early as 1921. According to 1928 and 1931 Sanborn Maps obtained by CEMC, APN 778-010-002 was owned by Shell Oil Company. Based on our records, Standard Oil purchased APN 778-010-003 (85-119 Avenue 50) in 1912. Standard Oil and its successor, Chevron U.S.A., Inc. ("Chevron") operated a bulk petroleum distribution facility on the Site starting sometime between 1912 and 1928 and continuing until 1975, when it leased the facility to L.J. Escher. Chevron sold both the property and then-existing improvements to Lee Escher Oil Company in 1980.

The Order further indicates that there was a report of an unauthorized release filed with the County of Riverside Department of Health in 1988 identifying Lee Escher as the responsible party.

The Order identifies Chevron as a responsible party at the Site "because Chevron is the former owner/operator of the property where the unauthorized release occurred." CEMC intends to fully cooperate with the Board in its investigation of the Site; however, based on our review of our records and as more fully described below, CEMC did not identify any information indicating that an unauthorized release occurred during

Standard Oil or Chevron's ownership or operation of the Site or storage tanks on the Site. Thus, the basis for determining that Chevron is a responsible party is not clear and Chevron reserves the right to dispute this determination. If you have further information about the Site that supports your determination, we would appreciate it if you could share it with us as you move forward with the investigation.

The Order specifically requires CEMC to provide the following information for the Site:

- a. Facility contact person's name, phone number and email address
- b. Facility mailing address
- c. All information regarding any containment release(s) to soil and/or groundwater
- d. Copies of previous site assessment and/or remediation report(s)
- e. Reports of previous soil and groundwater sample analytical results
- f. Name, telephone number, and email address of your environmental consultants
- g. Copies of all correspondence regarding environmental assessment for the Site
- h. Name and contact information for all property owner(s) (current and former)

The Order required submission of responsive information by May 24, 2023. An extension request was submitted and an extension subsequently granted through July 15, 2023.

To the best of CEMC's knowledge, the facility is now owned and operated by Beck Oil Company. Accordingly, in response to Items a. and b., CEMC does not have a current facility contact name or addresses for Beck Oil Company or this Site.

CEMC has conducted an extensive search of available databases and its document repositories to locate responsive records for the Site. Among other things, these databases included a title and lease search, EDR databases, and a repository of internal historical documents from Standard Oil and Chevron, including deeds, correspondence, and environmental documents. All records associated with the Site were retrieved and reviewed. CEMC did not identify any records related to unauthorized releases from the facility or contamination on the Site prior to the sale of the property in 1980. CEMC did not identify any site assessment or remediation reports, sample analytical results or correspondence regarding environmental assessment for the Site. As such, CEMC has not identified any information or records responsive to Items c., d., e., or g.

In response to f., CEMC has not at this point in time retained an environmental consultant for the Site. Arcadis U.S., Inc. generally conducts investigative work on CEMC's behalf in California, **but is not assigned to this Site at this point in time.**

CEMC's review of Site records indicates that, in addition to Standard Oil Company of California, **former owners include Shell Oil Company, Lee Escher Oil Co, Inc., LEOCO LLC, Beck Investments LLC, Beck Oil Inc. and Par Petroleum. We are still awaiting the**

results of a commissioned title report, which we will provide to the Board should it identify any new or additional information not contained in this response.

CEMC does not have the name and contact information for all current and former property owners. The contact information for CEMC (on behalf of Standard Oil Company of California) is:

Michael Mailloux  
P.O. Box 1332  
San Luis Obispo, CA 93406  
Email: mmailloux@chevron.com

Again, CEMC will continue to work with the Board as its investigation of the Site proceeds and will provide the Board with any further information it identifies. Should you have any further questions regarding the information in this letter, please contact Theo Foster at 832-854-4428 or theofoster@chevron.com.

Sincerely,



Alexis Coulter  
Manager, Claims & Risk Management

I, Alexis Coulter, certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision, in accordance with a system designed to ensure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



---

Alexis Coulter  
Manager, Claims & Risk Management  
Chevron Environmental Management Company

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I am employed in the County of Los Angeles, State of California. I am over the age of 18 years and not a party to this action. My business address is 550 South Hope Street, Suite 2000, Los Angeles, California 90071.

On March 7, 2024, I served the foregoing document(s) described as **PETITION FOR REVIEW** on the interested parties in this action:


State Water Resources Control Board  
Office of Chief Counsel  
Adrianna M. Crowl  
1001 "I" Street, 22nd Floor  
Sacramento, CA 95814  
[waterqualitypetitions@waterboards.ca.gov](mailto:waterqualitypetitions@waterboards.ca.gov)

Paula Rasmussen, Executive Officer  
Regional Water Quality Control Board,  
Colorado River Basin  
73-720 Fred Waring Drive, Suite 100  
Palm Desert, California 92260  
[Paula.rasmussen@waterboards.ca.gov](mailto:Paula.rasmussen@waterboards.ca.gov)

- By MAIL:** by placing true and correct copy(ies) thereof in an envelope addressed to the attorney(s) of record, addressed as stated above.
- By PERSONAL SERVICE:** I delivered the envelope by hand on the addressee, addressed as stated above.
- By OVERNIGHT MAIL:** by overnight courier, I arranged for the above-referenced document(s) to be delivered to an authorized overnight courier service for delivery to the addressee(s) above, in an envelope or package designated by the overnight courier service with delivery fees paid or provided for.
- By ELECTRONIC MAIL:** by causing a true and correct copy thereof to be transmitted electronically to the attorney(s) of record at the e-mail address(es) indicated above.

I declare under penalty of perjury, under the laws of the State of California, that the above is true and correct.

Executed on March 7, 2024, Los Angeles, California.

  
\_\_\_\_\_  
Rita O'Flaherty

Hunton Andrews Kurth LLP  
50 California Street, Suite 1700  
San Francisco, California, 94111

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