

Drogos, Donna, Env. Health

Subject: RO355 - 22315 Redwood Rd
Entry Type: Phone call

Start: Thu 9/22/2005 11:32 AM
End: Thu 9/22/2005 11:32 AM
Duration: 0 hours

RO355 - 22315 Redwood Rd
09/21/05, 250p, Karen Liptac, Horizon Env 916-939-2170
GWM for station, who is CW

09/22/05, 1130a, jerry is CW
Ultramar (Valero) is primary RP

Duncan
23315 Redwood Rd
C. U.

3/17/99

Memo to file:

Spoke w/ Joe Aldridge (Ultramar) today regarding whereabouts of RBCA revisions. He said he saw initial revisions in October '98 and revised revisions in Dec. '98. He hasn't seen the revised revised revisions back from consultant as of yet.

I asked that he light a fire under the consultant as those have been requested since 1997.

205

Beacon Station
22315 Redwood Rd
Castro Valley

9/2/98

MEMO to file

Dale van Dams (El Dorado Env.) called today in response to the July 23, 1998 correspondence requesting RBCA revisions. He said these will be submitted by Oct. 1, 1998.

SOS

Seery, Scott, Public Health, EH

From: Seery, Scott, Public Health, EH
Sent: Monday, July 20, 1998 11:43 AM
To: Oliva, Brian, Public Health, EH
Subject: Beacon, 22315 Redwood Rd, Castro Valley

Brian

I've done a very cursory review of the case this morning, and have some questions:

1) In May 1997, Amy reviewed the 12/96 RBCA report presented by El Dorado Environmental, Inc. (EDE). She then issued a letter 5/28/97 articulating ten (10) issues requiring clarification or revision. She asked for a revised RBCA be submitted.

The file does not seem to contain this revised RBCA report - have you seen it?

2) I see a case closure report has been substantially prepared already. May I get a copy of this on disc?

3) Were we really entertaining closure of a case where 7200 ppb benzene (and going up!) is still be found in ground water?

Scott

MAY 5, 1998

Bern

Telephone conversations with Joe Aldridge from Ultramar re stid 3579

I spoke with Joe Aldridge on several occasions the most recent being on May 5, 1998, regarding the follow-up comments/response to the RBCA previously submitted. He stated he had just taken over the case and will reply to the comment within the next two weeks, I relayed to him that the case may be closed if the work is completed

Phone Log 444 3579

- 9/3/96 Left msg. for K. Earnest w/ Ultra-mag to call to discuss our 8/29/96 letter
- 9/4/96 McEarnest called. I discussed ^{our} 8/29/96 letter w/ him. He said they would submit a tier 2 RBCA along w/ ~~the~~ a ~~biopass~~ bio-parameter assessment for this site by Nov 1.
- 10/17/96 Returned Dale Plankton's call w/ El Dorado Env. (916) 626-3898 Re: ext for submitting the Tier-2 RBCA analysis. Told him an ext to 11/15/96 was fine.

- ① 3 pump islands, one appears near MW.3

- ② USTs closed 5/5/87 (4 fuel; 1 w.o.)
"Unauthorized Release Report" filed 8/28/87
- ③ 9/28/89 Spoke w/ RS to determine if any further work done after UST closure - asked that he "look into it"
- ④ 10/26/89 - spoke again w/ RS to see what info he learned. RS indicated he's been trying to figure out how liabilities are shared w/ Shell
- ⑤ 10-27-89 - Letter from ACDEH requesting ^{summary} additional info/reports. Summarizes AGS report info re: soil samples following UST closure; up to 2,000 ppm TPH @ 20' BG left behind. AGS recommends further assessment (i.e., wells); Summary report due Nov. 14, 1989; Advised RS that a TSA will be required if none done to date.
- ⑥ 12/8/89 - spoke w/ RS; he said there is a "legal" issue muddying up the works; ~~so~~ I requested a letter explaining as best he can the current situation and a tentative schedule for its resolution
- ⑦ 12/15/89 - letter from RS informing ACDEH that Ultramar never had an ownership interest in site; terminated lease when property sold in 1987, removing all improvements; request ACDEH contact property owner for environmental info.
- ⑧ 12/21/89 - call to RS; learned Bacon took over lease and ownership of improvements from Shell in 1982; RS didn't know who property owner is/was, or whether informed of env. issues following closure of USTs

- ⑨ 12/21/89 - spoke w/ Shell's Dianne Lundquist; Beacon had already contacted them; attorneys are talking
- ⑩ 12/21/89 - discovered current (Paul A. Wilson) and former (Frederick Ryland) owners of property; Beacon had an agreement to leave property in "clean useable condition" upon leaving; current owner never heard anything from Beacon about contamination at the time of sale; property sold in 12/86
- ⑪ 1/5/90 - contacted current prop. owner's attorney (Leslie Johnson)
- ⑫ 1/8/90 - letter from LJ to RS informing Beacon that they are to "clean up their act."
- ⑬ 2/02/90 - letter from Richard Usher (Ultramar Council) to LS indicating their intent to perform PSA
- ⑭ 2/21/90 - letter from LJ to RU indicating "agreement" to Beacon's intent
- ⑮ 3/7/90 - several calls to Ultramar; spoke w/ RS; RS indicated initially that Glen Dambroff would handle case; RS later informed me that he would be proj. mgr.
- * ⑯ 3/8/90 - letter from ADETH requesting PSA proposal; due April 8, 1990 - work to begin by 5/8/90; supplied App. A, informed RS of RWQCA's "Recommendations"; reporting scope, ~~RE/CEG~~ RE/CEG, wells, etc; requested \$1116 deposit
- ⑰ 3/16/90 - letter from Chevron (C.G. Trimbach) sharing reports, maps, etc.
- * ⑱ 4-8-90 - received brief PSA proposal (dated 4/3/90) from RS; ~~the~~ RS called; indicated no wells proposed; only SVS/borings; told RS wells required; advised about RE/CEG requirement, requested addendum for wells and \$1116 depos.

- (19) 4/24/90 - letter from LJ to RU indicating Ultramar's PSA proposal was unacceptable as submitted
- * (20) 5/3/90 - Ultramar submits # 2 "Limited Subsurface Investigation Work plan", dated April 30, 1990.
- (21) 5/8/90 - spoke to RS; we discussed 4/3/90 work plan; we did not agree as to required scope; RS said our complaints were "nit picky" (e.g., need for RG/CEG, appropriate # of wells, well placement, etc.); RS said he didn't want to talk about it on phone - "put it in writing"
- (22) 5/9/90 - RS requests (letter) extension for field work start up date
- * (23) 5/21/90 - ADETT letter (7 pages) of PSA work plan discrepancies, as requested by RS; requested response to ea. item by 6/7/90; fieldwork to begin by 6/22/90; copy sent directly to RU
- (24) 6/8/90 - letter from RU, arguing the validity and technical merit of RS's proposals; requests meeting
- (25) 7/5/90 - letter from ACo DA (MT) countering RU's arguments and agreeing to meeting - set for 7/27/90
- (26) 7/27/90 - meeting w/ Steve Luquin (RWQCB), MT, SOS, RS + Ultramar council

Farmer Beach
22315 Redwood Rd
C.U.

Memo to file:

8/7/92

I spoke with John Giorgi of Aegis Env., The today re: this site. He indicated sampling in June 1992 was coordinated with the investigation at the Grove Way Chevron site, located diagonally upgradient from the Beacon site. Ultramar is trying to tie Chevron's problem into the Beacon problem, apparently.

My impression is that, although Chevron has a GW problem, it is significantly isolated on or in close proximity to the site. Downgradient, off-site wells show no or negligible contamination. Chevron's problem seems strongly tied into soil contamination around the former UST pit area.

Beacon's problem is 4 order-of-magnitude worse than Chevron's down gradient wells indicate. Beacon's upgradient well, MW-3, most likely reflects a large release over time which "pancaked" on the water's surface, a function of shallow gradient and tight soils.

∴ Further action will be delayed until receipt of the Aegis June 1992 report. This report has been with Ultramar since June/July.

Former Beacon Station
22315 Redwood Rd.
Castro Valley

3/26/92

MEMO to file:

I spoke to Randall Stevenson today. I inquired about their response to the Dept's 11/14/91 request for a "Phase II" workplan to address the potential for off-~~site~~^{site} migration of contaminants. Ultramar addressed a letter dated Jan. 7, 1992 requesting an extension until Feb. 7, 1992 to respond. To date, no response has been received.

Mr. Stevenson said that sampling had, in fact, occurred during Dec. 1991, and was slated again shortly (this week??). I asked if this meant that the directives noted in the 11/14/91 letter ~~had~~ (e.g., monthly GW levels, sampling) had not been followed. He said "yes." I asked "why." He said it was because, frankly, Ultramar didn't feel such a schedule was needed, and that the Chevron station across the street hadn't evaluated the extent of their problem to Ultramar's satisfaction. (I feel this is a mute point because it is apparent that Beacon's site is severely impacted by an apparent Beacon leak.)

I told Mr. Stevenson that a very strong argument would need to be presented in support of this obvious failure to follow county directives. A report is apparently forthcoming.

Beacon
22315 Redwood Rd

MEMO to file

10-2-91

I spoke w/ Ronly Stevenson today. He said Ultramar will not send any more money. I told him that the account had been depleted prematurely as a result of Ultramar submitting inappropriate PSA workplans initially, and the time wasted in their review, response, and correspondence. He said, "If they were inappropriate, you shouldn't have reviewed them." I reminded him that he insisted at the time that I review them ^(the workplans) and issue my comments in writing. This after I called him to explain ~~that~~ that the proposals did not meet RWQCB nor AICo requirements. Further, Ultramar insisted a meeting be held to discuss the scope of required work after they (Ultramar) received my multi page proposal review letter of May 21, 1990. This wasted another 4 1/2 hours of Ultramar's account monies.

Mr. Stevenson was informed of the county policy preventing us from reviewing reports/work plans if sufficient are not available in the project account. Mr. Stevenson, aware of this fact, indicate that no more money will be sent, and that if the county chooses not to review the report, that was their prerogative. The account is currently \$50 in arrears.

Mr. Stevenson indicated ~~his~~ Ultramar was satisfied
↳ their role.

SOS

former Beacon Station
22315 Redwood Road

MEMO to file:

7-11-91

I spoke with Hal Hansen of Delta Environmental Consultants, Inc. today regarding the PFA results at the referenced site. He indicated that their investigation identified significant soil contamination at depths of ~15-20' BG (up to 3200 ppm) and in GW from all three wells.

A report was submitted to Beacon this week.

SJS

Former Beacon
22315 Redwood Rd.
C.V.

MEMO to file:

3-13-91

I called & left a message for Leslie Johnson.

Note: Randy Stevenson called at some time in the ~~following~~ days following 3/13 indicating access had been "OK'd" by the property owner, and drilling was scheduled for 3/26.

3-21

I spoke w/ Hal Hansen of Delta Environmental Services today. He confirmed the 3/26 drilling date. I also reiterated the condition of starting drill cutting in suitable DOT drums which are properly secured.

SJS

Beacon
22315 Redwood Rd

MEMO to file:

3-6-91

Randy Stevenson (ultramar) called today indicating they have not received back a signed copy of the access agreement from the property owner/attorney.

SOS

3-7-91

I called and left a message for the owner's attorney, Leslie Johnson, so that this issue may be resolved.

SOS

3-13-91

I spoke w/ Mrs. Paul Wilson today, returning her husband's calls of 3-11 and 3-12-91. She requested the name of the consultant proposed to do the work at the site so that he may receive a copy of the approved proposal. I gave her the name and phone # of Delta Env. Consultants of Rancho Cordova.

SOS

Farmer Beacon Station
22315 Redwood Rd
Castro Valley

MEMO to file:

1-24-91

I spoke with Leslie Johnson today regarding the status of the environmental investigation at this site. She said that she had spoken ~ 2 weeks ago with R. Stevenson and Ultramar's legal council (Alan Waskin?) regarding a written agreement granting access to the property, and has not heard from them since. She informed me that the Ultramar reps indicated they would "compose" an agreement and present it to her for review/signature, although none has yet been received.

I placed a call to Randy Stevenson (Ultramar) and left a message.

2-1-91

~~1-31-91~~

I left a message for Randy Stevenson today. He was apparently ill today, and is expected back Monday (Feb 4). I also requested his supervisor call me. (Glen?)

SOS

2-6-91

To date, no call has been returned by Beacon.

SOS

TRANSMISSION REPORT

TIME : SEP 03 '91 14:19
TEL NUMBER : 415-568-3706
NAME : ALCO ENV HLTH HAZMAT

NBR CARD# FILE DATE TIME DURATION PGS TO MODE STATUS
008 027 SEP 03 14:18 0:01'00" 2 2095833282 EC 04 OK

- copy of accounting sheet sent to Ultramar (Randy Stevenson) at their request, during phone conversation 9-3-91

IMPORTANT MESSAGE

FOR Scott
DATE 9-3 TIME 1:30 A.M.
P.M.
M. Randy Stevenson
OF Ultramar
PHONE 209-583-3324
AREA CODE NUMBER EXTENSION

TELEPHONED		PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL	<input checked="" type="checkbox"/>	SPECIAL ATTENTION	

MESSAGE _____

SIGNED _____
LITHO IN U.S.A.

SOS

farmer Beacon Station
22315 Redwood Road
Castro Valley

MEMO to file:

May 8, 1990

I spoke with Randy Stephenson of Ultramar (Beacon) today at some length regarding review of the April 30, 1990 "limited" workplan proposal for this site. No headway was reached. Mr. Stephenson and I do not seem to concur on what is required to assess, even initially, the subsurface conditions at this site. I listed a tentative number of issues which still needed attention before a plan could be approved. Mr. Stephenson perceived these as "nit-picky." I reiterated the need to have an RG, CEG, or qualified civil engineer (C.E.) be in on the task of generating the workplan so that ACHCA can be confident that the required ~~tasks~~ actions will be followed reflecting current standards of acceptability for this field. We also touched upon other issues which will be outlined in a letter to Ultramar. I reiterated the need to follow closely the RWQCB outline (App. A) provided him. He said that he wasn't interested in talking about it on the phone - ~~at this time~~ ~~at this time~~ ~~at this time~~ put my concerns in writing, he said, and he would address them accordingly.

SDS

former Beacon Station #574
22315 Redwood Road
C.V.

MEMO to file:

4-11-90

Randy Stephenson of Ultramar (Beacon) called today regarding the preliminary site assessment submittal dated April 3, 1990 recently received by this office on April 9, 1990. I told him that I had not yet had the opportunity to review the plan for I recently returned to the office following a weeks absence.

He said work was tentatively slated for 4-18-90. I said that its fine to start work w/o approval, however, one runs the risk of having to repeat effort if the plan is not accepted in its current form. He indicated that no wells were currently planned at this time. I firmly stated that the installation of wells are required at this time. I said The planned vapor surveys and borings are great as a screening exercise to help locate wells, but only screening techniques; but the usefulness of vapor studies ~~is~~ directly related to the nature and age of the contaminants of question, and the subsurface materials.

~~I~~ I also said that proposals and reports are to under seal of a Calif-registered professional. He insisted that only reports must be. I referred him to the SFRWQCB requirements and the letter

from this office dated March 8, 1990 which clearly identified these points. I suggested that he get with the yet unnamed consultant to generate an addenda which would include technical information pursuant ~~to~~ to the installation of a suitable number of H₂O monitoring wells. This addenda should be signed by an appropriate Calif. registered professional which references the April 3, 1990 proposal submitted previously without benefit of such a professional endorsement. by Ultramar.

I also said that time is of the essence. Review of the present proposal will not begin until we are in receipt of the \$1116 deposit requested in the March 8, 1990 letter from this office.

SOS

former Beacon Station
22315 Redwood Rd.
C.J.

MEMO to file:

3-7-90

I called Ultramas today in attempt to speak with Mr. Richard Usher, V.P. and General Council, re: the events to follow in the wake of Ultramas's Feb. 2, 1990 letter to Leslie Johnson, attorney to the property owner of the subject site, Mr. Paul Smith.

Mr. Usher was not in the office, but is expected to return Friday, March 9.

SOS

3-7-90

I called Randy Stevenson of Ultramas to inquire as to whom will be taking responsibility for coordination of the assessment work at this site. He ~~is~~ indicated that Glen Dembroff will be my contact, and he will be contacting me later today. I further explained the deposit/refund system in effect for oversight of such projects.

3-7-90

Randy Stevenson called back indicating that he will be handling this case rather than Glen Dembroff. He requested billing sheets to keep tabs on expenditures charged to his account. I told him that he would have to request, in writing, each time he wanted one of these accountings.

Beacon Station #0574
22315 Redwood Rd.

MEMO to file:

1-5-90

I spoke with Ms. Leslie Johnson today who represents the current property owner Mr. Paul Wilson. I advised her who the "players" are, and their phone #'s / addresses.

I told her that we hoped to have the matter resolved internally w/o need of DA intervention. I asked her to please keep me updated.

SOS

1-9-90

Attempted to call the former property owner, Frederick Reyland, but there was no answer. I was calling to inquire about the copy of the lease agreement he said would show that his former tenants (Beacon, Shell) were to leave the property in "clean and usable condition".

SOS

MEMO to file: Call w/ Dianne Lundquist of Shell
Beacon has been in contact w/ Shell already
Shell lawyers are ~~settling it out~~ ^{discussing it amongst themselves}
- not yet resolved the issue as to liability

- RWACB enforcement order to owner, §
then let him seek relief from Shell/Beacon!
(potential action which I advised D.L. of -509)

- advised her that DA's been informed. That
he's hopeful to have the parties involved
take care of it themselves, but is willing
to get involved if need be. Lawyers/
lawyer talk means \$\$\$!! Could get messy,
I said.

11:35 am

12-21-89

A call was placed to Founder's Title Co.,
Title Operations office in San Leandro (633-7600).
I was able to confirm that Mr. Wilson does still
own the property in question and to obtain his
address, as follows:

Paul A. Wilson
1238 Stanyan St.
San Francisco, Ca 94117
415-564-2733

(12-21

cont)

I placed a call to Mr. Wilson's house and spoke with his wife for Mr. Wilson was busy with a contractor doing work on a sidewalk, apparently in front of their home. She inquired as to the nature of the problem and I told her. She said she was confident "it had been taken care of," because she knew the file was very "large," and that he would never had developed it if there were a "problem." I asked that Mr. Wilson give a call back.

SOS

12:05

Mr. Wilson called me back. He was under the impression that an A&S report documenting the "aeration" of excavated material had indicated the site was "clean". I advised that he should contact his attorney, as has Shell, Beacon, the former owner.

former Beacon Station
22315 Redwood Rd
C. V.

MEMO to file:

Dec 8

I spoke with Randy Stevenson today regarding the Oct. 27, 1989 letter from this office requesting site cleanup status. He said that there is a "legal" question muddying up the work: Shell Oil Company did, at some point in time apparently own, or lease, the property from, or to, Ultramar (Beacon).

I requested that he send me a letter explaining as best he can the current situation and a "tentative" schedule for its resolution.

SOS

Former Beacon Station
22315 Redwood Rd., C. U.

MEMO to file:

9-28-89

I spoke with Randy Stevenson of Beacon Oil Company re: The above site. I asked that he look into whether or not additional work had been performed following tank's closures in 1987 and, if so, what. A recommendation in an AGS report of June 25, 1987 was to install wells. No further entry is found in files following this report.

SOS

10-26-89

I spoke again with Randy Stevenson re: status of site. He said that he's been attempting to figure out how liabilities are shared among Beacon & Shell Oil at this site. Apparently, Beacon leased (?) the site from Shell. I'll be writing a letter outlining my request for any reports and status of work performed following UST closure in June 1987.

SOS