State of Oregon Department of Environmental Quality

Program Enforcement No. 2023-FC-8856

Department of Environmental Quality
Underground Storage Tank Program

Amended Field Citation For UST Violations

This section for DEQ use only

DEQ Information		UST Facility Information	
Inspection Date:	11/14/2023	**Facility ID#:**	7282
Inspector:	Dave Pardue	**Facility Name:**	Molalla Gas and Grocery
DEQ Office:	700 NE Multnomah St #600	**Facility Address:**	204 E Main St
	Portland, OR 97232		Molalla, OR 97038
Phone #:	503-360-4287	**County:**	Clackamas

Oregon DEQ inspected the facility listed above and identified the UST violations listed on page 3 of this Field Citation.

Field Citation Issued: ○ **In Person** ◉ **By Mail** ○ **Both** **Date Issued:** 11/30/2023

Facility Representative Present During Inspection: None ◉ Permittee ○ Owner ○ Other

Name of Permittee or Owner: Lamya Al Shaibah, owner

Mailing Address: PMB 202, 2050 Beavercreek Rd Suite 101, Oregon City, OR 97045

Field Citation Penalty – See Page 3 for detailed listing of each violation. $ 950 .00

This Field Citation is issued in accordance with the requirements for the expedited enforcement of underground storage tank (UST) violations, OAR 340-150-0250.

Owner or Permittee should select Option 1 or Option 2 below and return a signed copy of this form to DEQ by the following date: 12/31/2023

DEQ Revenue Section
700 NE Multnomah St. #600
Portland, Oregon 97232

Check one option

☐ **Option 1 - I acknowledge that the listed violation(s) have occurred and I am remitting the listed field citation penalty.**

☐ **Option 2 - I do not want to participate in the expedited enforcement process and understand that my file will be referred to the Department's Office of Compliance and Enforcement for formal enforcement action.**

Name:	Owner / Permittee
Signature:	Date:

Important

Read pages 2 and 3 for more information about your options and a detailed listing of violations and compliance requirements.

Field Citation Requirements

The permittee or owner should select Option 1 or Option 2 and return a signed copy of Page 1 of the Field Citation form within thirty (30) days of issuance of the Field Citation. If the permittee or owner fails to sign and send Page 1 of the Field Citation form back or pay the penalty within thirty days, Option 1 expires, the Field Citation will serve as a Pre-Enforcement Notice (PEN) and the permittee and owner will be subject to formal enforcement including the imposition of civil penalties in accordance with OAR Chapter 340, Division 12.

The permittee or owner must complete the actions required to correct the violations listed on the Field Citation by the date specified to prevent further enforcement action by DEQ.

Option 1:

By checking Option 1 the permittee or owner acknowledges that the violations listed on Page 3 of this Field Citation have occurred and agrees to pay the established penalty.

By submitting payment of the penalty amount, the responding permittee or owner agrees to accept the field citation as a final order of the Environmental Quality Commission (commission) and waives any and all rights and objections to the form, content, manner of service and timeliness of the Field Citation; to a contested case hearing and judicial review of the Field Citation [OAR 340-150-0250(6)]; and to service of a copy of this Final Order (*i.e.*, no other copy will be provided).

Upon the Department's receipt of payment of the penalty amount set forth in the Field Citation, the Field Citation becomes a Final Order of the Commission that:

1. Imposes upon the permittee or owner a civil penalty in the amount listed on Page 1 of this Field Citation; and
2. Requires the permittee or owner to satisfactorily complete the requirements and actions necessary to correct the violations documented by the dates set forth on Page 3 of this Field Citation.

Failure by the permittee or owner to complete the actions set forth on Page 3 of the Field Citation by the specified date violates the Commission Order and subjects the permittee and owner to a formal enforcement action including the imposition of additional civil penalties.

Option 2:

The permittee or owner may deny that the violations as listed on Page 3 of this Field Citation have occurred or contest the Field Citation process by checking Option 2 and submitting to the Department a signed copy of Page 1 of the Field Citation. In that event, the Field Citation will serve as a Pre-Enforcement Notice (PEN) and the permittee and owner will be subject to formal enforcement for those violations set forth in the Field Citation, including the imposition of civil penalties in accordance with OAR Chapter 340, Division 12. Civil penalties that will be imposed by the formal enforcement process will exceed the Field Citation penalties for the same violation(s).

The Department appreciates your cooperation and efforts to comply with the regulations for underground storage tank systems.

Department of Environmental Quality (DEQ) Underground Storage Tank Program

Amended UST FIELD CITATION

DATE ISSUED: 12/01/2023 **PROGRAM ENFORCEMENT NO.:** 2023-FC-8856 **FACILITY ID:** 7282

Violation #1: ***TCR:** ○Y ◉N	Failure to apply for a modified general permit registration certificate.			
Corrective Action:	Submit a modified general permit registration form to indicate new property or permittee owner contact information. Pay associated fee.			
Rule Citation: **OAR 340-150-** 0052		Penalty Amount: $ 150 .00	Correct Violation by: 1/22/2024	Date Violation Corrected:
Violation #2: ***TCR:** ○Y ◉N	340-151-0010; Failure to maintain financial responsibility.			
Corrective Action:	Submit valid financial responsibility verification by 1/22/2024, or submit signed contract to decommission tanks by 1/2/2024			
Rule Citation: **OAR 340-150-**		Penalty Amount: $ 500 .00	Correct Violation by: 1/22/2024	Date Violation Corrected:
Violation #3: ***TCR:** ◉Y ○N	340-150-0325(2)(b); Failure to conduct last two 3-year tests of corrosion protection system			
Corrective Action:	Conduct corrosion protection tests and submit documentation to DEQ, or submit signed contract to decommission tanks by 1/2/2024			
Rule Citation: **OAR 340-150-**		Penalty Amount: $ 300 .00	Correct Violation by: 1/22/2024	Date Violation Corrected:
Violation #4: ***TCR:** ○Y ○N				
Corrective Action:				
Rule Citation: **OAR 340-150-**		Penalty Amount: $ .00	Correct Violation by:	Date Violation Corrected:
Violation #5: ***TCR:** ○Y ○N				
Corrective Action:				
Rule Citation: **OAR 340-150-**		Penalty Amount: $ .00	Correct Violation by:	Date Violation Corrected:
Violation #6: ***TCR:** ○Y ○N				
Corrective Action:				
Rule Citation: **OAR 340-150-**		Penalty Amount: $ .00	Correct Violation by:	Date Violation Corrected:
	Total Penalty Amount (This Page): $ 950 .00		Total Penalty Amount (All Pages): $ 950 .00	

YOU MUST CORRECT THE VIOLATIONS AS REQUIRED, ENTER THE DATES CORRECTED, SIGN THE STATEMENT BELOW AND RETURN THIS FORM TO THE DEQ INSPECTOR LISTED ON PAGE 1 ON OR BEFORE: 12/30/2023

Retain a copy of this form and all documentation of corrective actions for your records.

I hereby certify that the UST violations noted above have been corrected:_____/_____

Permittee/Owner Signature *Date*

*TCR: Technical Compliance Rate

Oregon Department of Environmental Quality - Underground Storage Tank Program
Technical Compliance Inspection - UST Inspection Report (Temporary Closure)

Inspector: Dave Pardue Date: 11/14/23 Time: 1030 Facility: 7282

I. Site Information					
Facility Name: Molalla Gas and Grocery			Permittee: J&E Enterprises (outdated)		
Site Address: 204 E Main St			Organization:		
City: Molalla			Phone: 503-829-2373 (outdated)		
II. Tank Information					
DEQ Permit #	AFEJE	AFEJF	2023-FC-88	7282	
Estimated Gallons	8000	6000	8000	2500	
Substance	Gasoline	gasoline	gasoline	diesel	
Tank Material	Coated stee	coated stee	coated stee	composite	
Tank Install Date	11/10/88	11/10/88	11/10/88	11/10/87	
Pipe Material	FRP	FRP	FRP	FRP	
Pipe Type	pressure	pressure	pressure	pressure	
Pipe Install Date	11/10/88	11/10/88	11/5/98	11/5/98	
Overfill Device	alarm	alarm	alarm	alarm	

Objective of field visit: Temp closure FCI

Notes and Comments from the UST database: ☑ *Check file before conducting inspection*

Operating Cert not paid invoices since 2019
Last inspected 2014
FR Ended 10/18/2013
Temp close extended until 2025
AAJKC may not have cathodic- all others do have, but no testing since 2014

III. Financial Responsibility **Compliance** ☐ Yes ☑ No

Type of coverage: ins Begin Date: 10/18/12 End Date: 10/18/13

Coverage amount correct: ◯ Yes ◯ No Number of tanks covered:

Financial responsibility could also be in the form of self insurance, bonds, local government, trust fund, and or guarantee

IV. Corrosion Protection **Compliance** ☐ Yes ☑ No

☑ Cathodic ☐ Galvanic ☐ Impressed Current ☐ Fiberglass/composite tanks

Steel tank with cathodic?	☑ Yes	☐ No
Steel pipes with cathodic?	☐ Yes	☑ No
Steel flex-lines with cathodic?	☐ Yes	☑ No
Date of cathodic test: _____		
Last two tests available?	☐ Yes	☐ No
Did last test pass?	☐ Yes	☐ No
If not:		
Was failed test reported to DEQ?	☐ Yes	☐ No
Was system repaired?	☐ Yes	☐ No
Date of repair? _____		
Cathodic retested within 6 mos. of repair?	☐ Yes	☐ No
Date of retesting? _____		
If impressed current system:		
Rectifier Operational?	☑ Yes	☐ No
Rectifier log maintained?	☐ Yes	☐ No
Rectifier been operating continuously	☐ Yes	☐ No

☐ Tank Lining

Date of lest test? _____

Pressure test conducted after tank lining inspection? ☐ Yes ☐ No

V. General notes from inspection

Representative onsite: none email:

Multiple attempts made to contact owner by us mail, text message, and voice mail. Dispensers in poor condition, missing access panels. Some dispenser nozzles cable-tied by OR Dept of Agriculture, with usage banned.

USTs present- fill ports not observed. Unknown if fills secured. Tank contents unknown. Last Inspector (E Kelly) noted locks present on drop tubes.

Compliance Determination: ○ No Violations Observed ◉ Observed violations resulting in enforcement

Inspector Signature: Dpardue Date: 11/15/23




Coors
204 E. MAIN
EMERGENCY SHUT OFF SWITCH
PARKING
STOP
WIRES BLDG.

2

CONTAINS UP TO 10% ETHANOL

87

E10 ETHANOL BLEND

92

89

STATE OF OREGO
AGRICULTURE
DEPARTMENT
635 CAPITOL ST NE SALEM

STOP U
ORDE

UNTESTED
UNLICENSED
UNAPPROVED
STATE OF OREGON
USE IN TRADE PROHIBITED
DEPARTMENT OF AGRICULTURE
MEASUREMENT STANDARDS
SALEM, OR 97301-2532
NO. U 26841

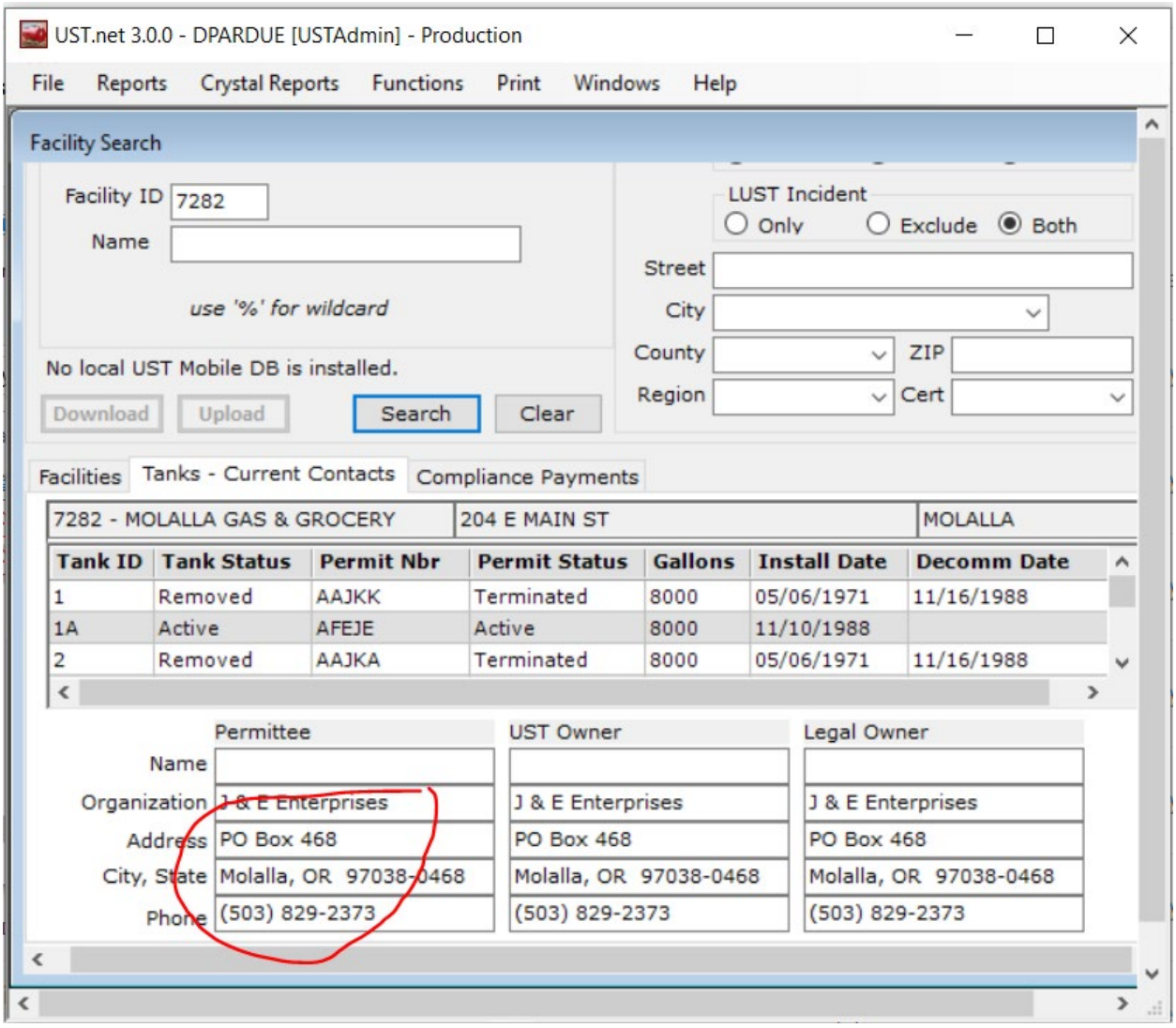
FORM

THIS TAG MUST NOT BE REMOVED UNTIL THE DEVICE HAS BEEN REPAIRED AND THEN ONLY BY MSD OFFICIALS OR QUALIFIED DEVICE SERVICE & REPAIR PERSONS* AUTHORIZED BY THE DEPARTMENT (ORS Ch 618)

SIGNATURE of MSD SPECIALIST

FORM 2042 - Rev 3/01 (*over)

Supporting Documentation Facility 7282 Referral for Enforcement



CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT

7/1/2023 to 6/30/2024

Property Location: 204 E MAIN ST
MOLALLA, OR 97038

Tax Code Area: 035-039

ACCOUNT NO: 01098948
MAP: 52E09CC09700

56790*174**G50**0.776**1/2*********AUTO5-DIGIT 97045
SHAIBAH LAMYA AL
PMB 202
2050 BEAVERCREEK RD STE 101
OREGON CITY OR 97045-4301

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
RMV LAND	138,394	143,616
RMV BLDG	430,490	447,810
RMV TOTAL	**568,884**	**591,426**
ASSESSED VALUE:	360,271	371,079
PROPERTY TAXES:	6,010.40	6,191

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

TAX PAYMENT OPTIONS

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL	Nov 15, 2023	185.73 3%	6,005.27
2/3	Nov 15, 2023	82.55 2%	4,044.78
1/3	Nov 15, 2023		2,063.66

2023 - 2024 CURRENT TAX BY DISTRICT:

COM COLL CLACK	189.14
ESD CLACKAMAS	125.24
SCH MOL RIVER	1,608.48
EDUCATION TOTAL:	**1,922.86**
CITY MOLALLA	1,816.68
COUNTY CLACKAMAS C	822.72
COUNTY EXTENSION & 4-H	17.03
COUNTY LIBRARY	135.00
COUNTY PUBLIC SAFETY LOC OPT	136.56
COUNTY SOIL CONS	17.03
FD73 MOLALLA	268.07
FD73 MOLALLA LOC OPT	282.02
PK MOLALLA AQUATIC	99.26
PORT OF PTLD	23.86
URBAN RENEWAL COUNTY	4.70
URBAN RENEWAL MOLALLA	430.90
VECTOR CONTROL	2.23
VECTOR CONTROL LOC OPT	9.28
GENERAL GOVERNMENT TOTAL:	**4,065.34**
COM COLL CLACK BOND	92.18
COUNTY PUBLIC SFTY RADIO SYS	32.84
FD73 MOLALLA BOND	77.78
EXCLUDED FROM LIMIT TOTAL:	**202.80**
2023 - 2024 TAX BEFORE DISCOUNT	**6,191.00**

DELINQUENT TAXES: **0.00**

TOTAL (after discount): **6,005.27**

Delinquent tax amount is included in payment options listed below.

PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Tuesday, March 26, 2024 4:49 PM
To: HECTOR Christian * DEQ
Subject: RE: Confirming non-payment of Field Citation

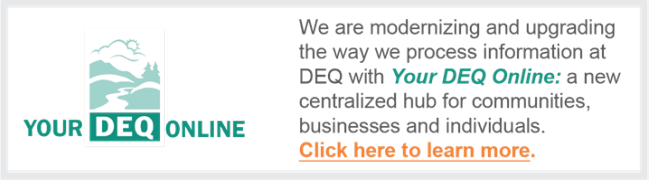
Christian-

I beg your pardon. That was careless-I'm sorry!

Thanks for checking!

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic_id=ORDEQ_546



From: HECTOR Christian * DEQ <Christian.Hector@deq.oregon.gov>
Sent: Tuesday, March 26, 2024 4:40 PM
To: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Subject: RE: Confirming non-payment of Field Citation

Hi. Please know I prefer the use of my middle name "Christian" Thanks for your understanding.

I do not find a record indicating we have received a payment for 2023-FC-8856.

Have an awesome day.

Christian Hector
Accounting Technician
Oregon Department of Environmental Quality
700 NE Multnomah St.
Portland, OR 97232
Christian.Hector@deq.oregon.gov
Office Cell: 503.839.4799

From: PARDUE Dave * DEQ <Dave.PARDUE@deq.oregon.gov>
Sent: Tuesday, March 26, 2024 2:41 PM
To: HECTOR Christian * DEQ <Christian.Hector@deq.oregon.gov>
Subject: Confirming non-payment of Field Citation

Hi Hector-

I am referring Facility 7282, 204 E Main St, Molalla, for non-payment of 2023-FC-8856. Issued 12/1/2023. Can you please confirm that payment has **not** been received?

I have 2 more in the pipeline which I'd like to submit separately so I can include your responses in each referral.

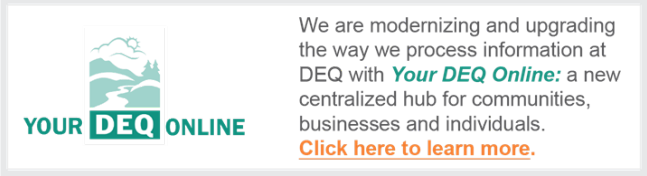
Thanks!

Regards,

Dave

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Friday, December 22, 2023 3:40 PM
To: PAIKO Steven J DEQ
Subject: Amended Field Citation Fac #7282
Attachments: 7282 Amended Field Citation Form.pdf

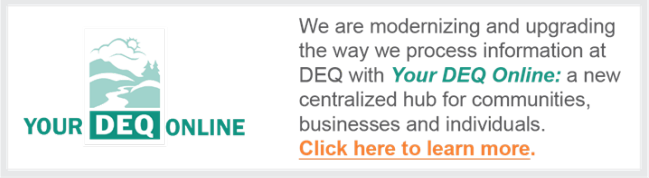
Hi Steve-

Sorry to ask you, but please send this amended FC to the adressee/mailing address on the first page.

Thanks!
Dave

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
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PARDUE Dave * DEQ

From: PAIKO Steven J * DEQ
Sent: Friday, December 22, 2023 11:37 AM
To: PARDUE Dave * DEQ
Subject: Returned mail
Attachments: 20231222113807057.pdf

Fyi

Steven J. Paiko
Permits and Licensing Coordinator
(503) 229-6652
Fax (503) 229-6977

https://www.oregon.gov/deq/FilterDocs/tanklinebulletin.pdf
Link to latest Tankline Bulletin

PARDUE Dave * DEQ

From: PAIKO Steven J * DEQ
Sent: Monday, December 4, 2023 1:06 PM
To: PARDUE Dave * DEQ
Subject: RE: Fac 7282 Field Citation mailing request

Fingers crossed!

From: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Sent: Monday, December 4, 2023 1:05 PM
To: PAIKO Steven J * DEQ <Steven.J.PAIKO@deq.oregon.gov>
Subject: RE: Fac 7282 Field Citation mailing request

I bet they both get returned as not deliverable! But we must try.

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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Click here to learn more.

From: PAIKO Steven J * DEQ <Steven.J.PAIKO@deq.oregon.gov>
Sent: Monday, December 4, 2023 1:03 PM
To: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Subject: RE: Fac 7282 Field Citation mailing request

Yes, will do.

From: PARDUE Dave * DEQ <Dave.PARDUE@deq.oregon.gov>
Sent: Monday, December 4, 2023 12:52 PM
To: PAIKO Steven J * DEQ <Steven.J.PAIKO@deq.oregon.gov>
Subject: Fac 7282 Field Citation mailing request

Hi Steve-

Can you please mail one copy to:

Mamud Hasan, 7327 SW Barnes Rd #617, Portland, OR 97225,

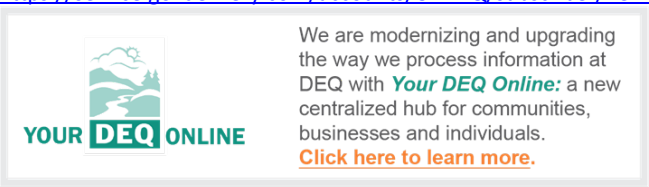
and one copy to:

J&E Enterprises, PO Box 468, Molalla, OR 97038?

Thanks as always!
Dave

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Monday, December 4, 2023 12:52 PM
To: PAIKO Steven J * DEQ
Subject: Fac 7282 Field Citation mailing request
Attachments: 7282 Field Citation Form.pdf

Hi Steve-

Can you please mail one copy to:

Mamud Hasan, 7327 SW Barnes Rd #617, Portland, OR 97225,

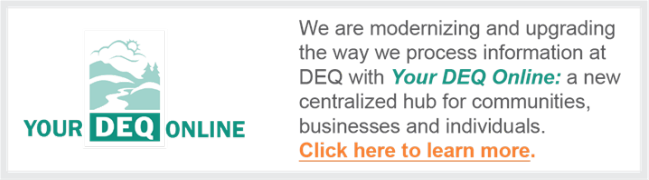
and one copy to:

J&E Enterprises, PO Box 468, Molalla, OR 97038?

Thanks as always!
Dave

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
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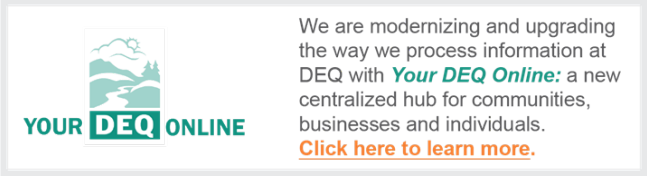
PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Monday, December 4, 2023 8:18 AM
To: DROUIN Mark * DEQ
Subject: RE: 7282 Molalla Gas and Grocery FC

OK. Thanks!

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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From: DROUIN Mark * DEQ <Mark.DROUIN@deq.oregon.gov>
Sent: Saturday, December 2, 2023 11:08 AM
To: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Subject: RE: 7282 Molalla Gas and Grocery FC

For now, don't cite for not paying compliance fees. That is something we haven't done before, especially for temporary closure facilities. In the past those fess were written off. We will talk about in the January temporary closure meeting.

Thanks

Mark

From: PARDUE Dave * DEQ <Dave.PARDUE@deq.oregon.gov>
Sent: Friday, December 1, 2023 3:08 PM
To: DROUIN Mark * DEQ <Mark.DROUIN@deq.oregon.gov>
Subject: 7282 Molalla Gas and Grocery FC

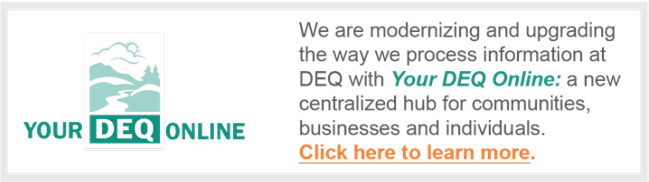
Hi Mark-

I'm planning on citing lack of FR, failure to submit mod app (ownership in UST does not match Clack Co Tax Ass records). I'd like to cite failure to pay compliance fees, which is cited in the 30-day temp closure application as required under 340-150-0110; this violation does not appear in the table in the UST FACILITY INSPECTION AND COMPLIANCE ENFORCEMENT document. I would default to Class II and $150.00. But maybe should be $500 like missing FR?

Cheers,
Dave

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Wednesday, November 15, 2023 11:27 AM
To: PARDUE Dave * DEQ
Subject: Molalla 2
Attachments: 20231114_104305.jpg; 20231114_104207.jpg

Sent via the Samsung Galaxy XCover Pro, an AT&T 4G LTE smartphone
Get Outlook for Android

PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Wednesday, November 15, 2023 11:26 AM
To: PARDUE Dave * DEQ
Subject: Molalla gas and grocery
Attachments: 20231114_104353.jpg; 20231114_104458.jpg

Sent via the Samsung Galaxy XCover Pro, an AT&T 4G LTE smartphone
Get Outlook for Android

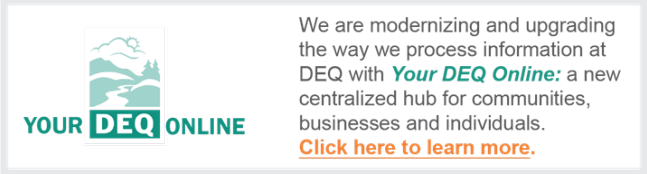
PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Wednesday, November 1, 2023 9:41 AM
To: DROUIN Mark * DEQ; DIMOCK Lauren * DEQ; FOSS Diana * DEQ
Subject: Fac 07282 Molalla Gas and Grocery Temp Closure Insp Scheduled 11/14 10:30
Attachments: Fac 07282 Molalla Gas and Grocery.pdf

After doing some digging I have located the owner, and have sent the attached.
Phone message left though I am not 100% sure the number I found is correct, and text message also. Email not located.

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic_id=ORDEQ_546



PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Wednesday, November 1, 2023 9:15 AM
To: PAIKO Steven J * DEQ
Subject: Fac 07282 Temp Closure Insp Scheduling
Attachments: Fac 07282 Molalla Gas and Grocery.pdf

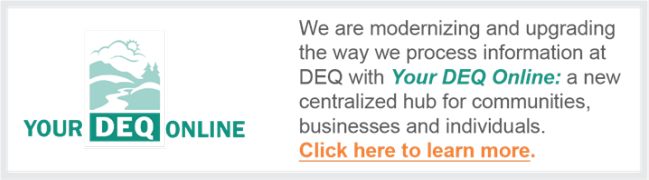
Hi Steve-

Can you please print and mail the attached? I have finally tracked down the actual owner.

Thanks very much!

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
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PARDUE Dave * DEQ

From: DROUIN Mark * DEQ
Sent: Monday, October 30, 2023 11:11 AM
To: PARDUE Dave * DEQ
Subject: RE: Temporary Closure Inspections

I think it is good to go – EPA states that we must go the facility for an inspection to count, "boots on the ground" is in their documents. If we don't go, then the inspection was never conducted.

After which time you can start enforcement if there are violations. I understand we can't locate the owner, we just need to go through the process. After which time we may to evaluate if this is an abandoned tank. Before that, we have to do the inspection and any enforcement.

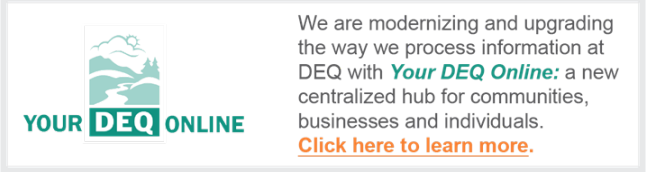
From: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Sent: Monday, October 30, 2023 10:53 AM
To: DROUIN Mark * DEQ <Mark.DROUIN@deq.oregon.gov>
Subject: RE: Temporary Closure Inspections

So if I can't speak to or email with the owner to confirm someone will be there to open tanks and dip them for me is it even worth going? The pump/tank areas look to be now used for parking, and there might not even be access to the fills if I can't make contact.

I am having a hard time locating the owner. I have plundered the Sec of State biz registry, I spoke to who was listed there after finding his number, and he says he sold his shares in the LLC long ago. I have called a power of attorney listed with the sec of state for the property and left a message…

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic_id=ORDEQ_546



From: DROUIN Mark * DEQ <Mark.DROUIN@deq.oregon.gov>
Sent: Monday, October 30, 2023 10:04 AM
To: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Cc: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>; DIMOCK Lauren * DEQ <Lauren.DIMOCK@deq.oregon.gov>
Subject: RE: Temporary Closure Inspections

If there is a new owner, they are required to notify us. Beyond that, I am don't think they need to notify us of a phone or an address change. If there mailing address does change that usually comes out during invoicing an operating certificates.

From: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Sent: Monday, October 30, 2023 8:46 AM
To: DROUIN Mark * DEQ <Mark.DROUIN@deq.oregon.gov>
Cc: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>; DIMOCK Lauren * DEQ <Lauren.DIMOCK@deq.oregon.gov>
Subject: RE: Temporary Closure Inspections

Hey Mark-

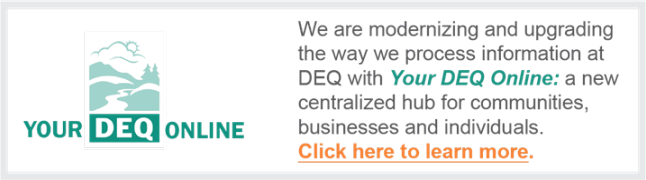
That sounds good. I would like some guidance on using ACES to get a PEN number. I think that's all I need to get it out to you for review pre-Esther. I'll offer a time to do that soon.

Currently assigned inspections are scheduled on Nov 14 as follows- one of them originally assigned for November (8092) is under 3-day notice for decomm, so I pulled one up from December to replace (6384, confirmed). 1747 is confirmed, but 7282 (Molalla Gas and Grocery) is not yet (letters mailed last week to set time/day). I coincidentally got a call from a property owner just across the street from 7282- so I asked him if he had any contact info for the owners. He said no, but he was pretty sure the owner has a Mulino facility, so I will search UST for more info (owner's name confirmed via Sec of State Biz Registry) and maybe find a valid number.

If an owner's contact info changes, are they required to notify us? Is it a citation if they do not?

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic_id=ORDEQ_546



From: DROUIN Mark * DEQ <Mark.DROUIN@deq.oregon.gov>
Sent: Monday, October 30, 2023 7:00 AM
To: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>; PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Cc: DIMOCK Lauren * DEQ <Lauren.DIMOCK@deq.oregon.gov>
Subject: Temporary Closure Inspections

Hello All

Going forward, I will help Diana and Dave with the Temporary Closure inspection process which will include any help in the field, data entry, determinations, and enforcement.

Lauren will only be responsible for scheduling.

Please do not schedule any additional Temporary Closure inspections to Diana or Dave. Once these initial ones are complete we will draft up a manual for TC inspections for the inspectors.

Thank You

PARDUE Dave * DEQ

From: PARDUE Dave * DEQ
Sent: Monday, October 30, 2023 10:24 AM
To: 'mohdmehmud@yahoo.com'; 'mohmed@aol.com'
Subject: Facility 7282 November 14 Inspection Molalla Gas and Grocery
Attachments: Mollala Gas Grocery Fac 07282 Inspection Notificaton .pdf

Hi Mohammad-

Please see the attached Notification of a scheduled inspection of the temporarily closed USTs at the above address. I will need someone onsite who can open the lids to the fill ports and dip the tank with a dip stick to demonstrate what the tank contents are. DEQ is not allowed to touch the equipment or open sumps.

Please let me know if you have any questions.

Best regards,

Dave

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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PARDUE Dave * DEQ

From: FOSS Diana * DEQ
Sent: Tuesday, October 24, 2023 9:22 AM
To: PARDUE Dave * DEQ
Subject: RE: 7282 Molalla Gas and Grocery

Thanks!

Diana Foss (she/her)
Senior Policy Analyst, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
C 503-869-0770

From: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Sent: Tuesday, October 24, 2023 9:21 AM
To: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>
Subject: RE: 7282 Molalla Gas and Grocery

Yes, one copy to each current address listed with the state.

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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From: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>
Sent: Tuesday, October 24, 2023 9:17 AM
To: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Subject: RE: 7282 Molalla Gas and Grocery

Are you sending the letter to the current owner of the property?

Diana Foss (she/her)
Senior Policy Analyst, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
C 503-869-0770

From: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Sent: Tuesday, October 24, 2023 8:44 AM
To: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>
Subject: RE: 7282 Molalla Gas and Grocery

Searched a bunch. Secretary of State shows ownership not matching our records- current mailing addresses found. No inspections since 2014. No further phone numbers available from UST. Google Maps no help. I did coincidentally get a call a few days ago from the owner of the property right across the street. Message left asking for phone #.

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

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Click here to learn more.

From: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>
Sent: Tuesday, October 24, 2023 5:27 AM
To: PARDUE Dave * DEQ <Dave.Pardue@deq.oregon.gov>
Subject: RE: 7282 Molalla Gas and Grocery

How much searching did you do? Did you check the assessor website to see who owns the property? Look at Google maps to see if there are any existing businesses there you could call? Don't just try the phone numbers we have on hand. Look at previous inspections to see whether inspectors wrote down a different contact number, etc.

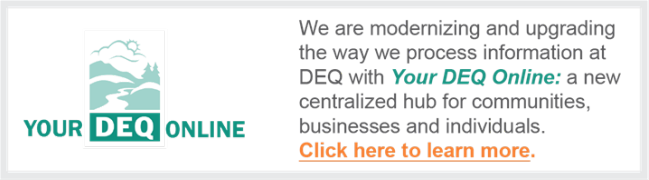
Diana Foss (she/her)
Senior Policy Analyst, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
C 503-869-0770

From: PARDUE Dave * DEQ <Dave.PARDUE@deq.oregon.gov>
Sent: Monday, October 23, 2023 5:38 PM
To: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>
Subject: 7282 Molalla Gas and Grocery

I have no valid phones or emails, so the letter goes out hard copy. Saved in Temp Closure file.

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
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PARDUE Dave * DEQ

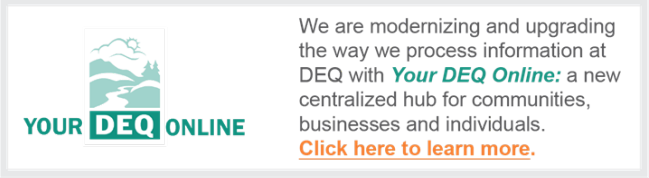
From: PARDUE Dave * DEQ
Sent: Monday, October 23, 2023 4:21 PM
To: PAIKO Steven J * DEQ
Subject: Revised request for mailing
Attachments: Mollala Gas Grocery resched.pdf; Mollala Gas Grocery NW resched.pdf

Hi Steve-
Please disregard the previous request. Attached are the two letters with adjusted dates.

Thanks very much!

Dave Pardue
Underground Storage Tank Program Coordinator
Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232
503-229-6085
Pronouns: He/Him/His

Sign-up for UST Program Updates Here:
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DEPARTMENT
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ORDE
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UNAPPROVED
STATE OF OREGON
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PROHIBITED
DEPARTMENT OF AGRICULTURE
MEASUREMENT STANDARDS
SALEM, OR 97301-2532
NO. JJ 26841
THIS TAG MUST NOT BE REMOVED UNTIL THE DEVICE
HAS BEEN REPAIRED AND THEN ONLY BY MSD OFFICIALS
OR QUALIFIED DEVICE SERVICE & REPAIR PERSONS
AUTHORIZED BY THE DEPARTMENT (ORS Ch 618)
SIGNATURE of
MSD SPECIALIST
FORM 2042 Rev 3/01
(over)




2
MARKET
Grocery-Produce-Beer-Cigarets and more
CONTAINS UP TO 10% ETHANOL
87
92
89

Oregon
Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263
FAX (503) 229-6945
TTY 711

November 6,2023

Lamya Al Shaibah
PMB 202
2050 Beavercreek Rd
Suite 101
Oregon City, OR 970

RE: UST Compliance Inspection
DEQ UST FACILITY # 7282
Molalla Gas and Grocery

Attention Lamya Al Shaibah,

The Oregon Department of Environmental Quality (DEQ) is conducting underground storage tank (UST) inspections throughout Oregon. The purpose of this letter is to inform you that your facility, among others, has been selected for inspection. A thorough inspection of your facility will be conducted to determine compliance with state and federal UST requirements. The inspection will include a file review, compliance testing documentation, and a site visit. **The date you receive this letter is the date that the inspection starts.** If you have work done after that date, you will need to have the previous set of records available for evaluation in addition to the most recent records.

If I do not hear from you, the site visit for this inspection for this facility is scheduled for November 14, 2023, starting at approximately 10:30 AM. Please note that the inspection will require uninterrupted participation and attendance by you or a knowledgeable assistant. For the site visit part of the inspection, you may need to provide access to tank sumps, under dispenser areas, cathodic protection rectifiers, and/or leak monitoring equipment. DEQ will not touch the equipment or enter the facility, if you are unable to assist with equipment access, please have your UST Service Provider there.

To complete this inspection, you will need to have compliance testing records available on-site on the day of the inspection or sent to me prior to the inspection at dave.pardue@deq.oregon.gov. If the records are not available during the day of the inspection, you will have five (5) business days to provide the records to me electronically after which time this facility may be subject to enforcement actions.

Our records indicate that the USTs at your facility are in Temporary Closure. During the site visit, the DEQ will verify that the tanks are empty as defined by OAR 340-150-0010(32) and the equipment is secure as indicated in OAR-340-0167.

At a minimum the following records are required to complete this inspection:

- Financial Responsibility mechanism,
- Cathodic Protection testing,
- Tank lining records (if applicable).

As stated previously, DEQ will not touch any equipment and if you are unable to assist with equipment access, please have your UST Service Provider there to remove manway or sump lids.

If violations are found at the time of the inspection without prior notification, DEQ is required to initiate enforcement action. For UST violations, enforcement usually begins with a field citation option, which includes paying a monetary fine and conducting corrective actions.

Some enforcement may be referred to the Office of Compliance and Enforcement for further review which may result in civil penalties.

Thank you for your cooperation. I can be reached at 503-360-4287 and dave.pardue@deq.oregon.gov to answer any questions you may have and assist you in the preparation for your inspection.

Sincerely,

Dave Pardue
UST Program Coordinator
UST Program

CC: File

Mark Drouin
UST Program
Mark.drouin@deq.oregon.gov
541-213-1204

Oregon
Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263
FAX (503) 229-6945
TTY 711

October 23, 2023

Mohammad Mahmud
c/o MKT Investments
5816 SE Powell Blvd
Portland, OR 97206

RE: UST Compliance Inspection
DEQ UST #7282
Molalla Gas and Grocery

Attention Mohammad Mahmud,

The Oregon Department of Environmental Quality (DEQ) is conducting underground storage tank (UST) inspections throughout Oregon. The purpose of this letter is to inform you that your facility, among others, has been selected for inspection. A thorough inspection of your facility will be conducted to determine compliance with state and federal UST requirements. The inspection will include a file review, compliance testing documentation, and a site visit. **The date you receive this letter is the date that the inspection starts.** If you have work done after that date, you will need to have the previous set of records available for evaluation in addition to the most recent records.

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To complete this inspection, you will need to have required proof of financial responsibility and proof of A/B operator training available on-site on the day of the inspection or sent to me prior to the inspection at dave.pardue@deq.oregon.gov If the records are not available during the day of the inspection, you will have five (5) business days to provide the records to me electronically. After which time this facility may be subject to enforcement actions.

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- Cathodic protection testing (if applicable).
- Tank lining records (if applicable).

As stated previously, DEQ will not touch any equipment and if you are unable to assist with equipment access, please have your UST Service Provider there to remove manway or sump lids and be prepared to stick the tanks to show the presence of any liquid.

If violations are found at the time of the inspection without prior notification, DEQ is required to initiate enforcement action. For UST violations, enforcement usually begins with a field citation option, which includes paying a monetary fine and conducting corrective actions.

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Sincerely,

Dave Pardue

Dave Pardue
Program Coordinator
UST Program

CC: File

Mark Drouin
UST Program
Mark.drouin@deq.oregon.gov
541-213-1204

Oregon
Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263
FAX (503) 229-6945
TTY 711

October 23, 2023

Mohammad Mahmud
c/o New West Investments
26611 S Hwy 213
Mulino, OR 972042

RE: UST Compliance Inspection
DEQ UST #7282
Molalla Gas and Grocery

Attention Mohammad Mahmud,

The Oregon Department of Environmental Quality (DEQ) is conducting underground storage tank (UST) inspections throughout Oregon. The purpose of this letter is to inform you that your facility, among others, has been selected for inspection. A thorough inspection of your facility will be conducted to determine compliance with state and federal UST requirements. The inspection will include a file review, compliance testing documentation, and a site visit. **The date you receive this letter is the date that the inspection starts.** If you have work done after that date, you will need to have the previous set of records available for evaluation in addition to the most recent records.

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Sincerely,

Dave Pardue

Dave Pardue
Program Coordinator
UST Program

CC: File

Mark Drouin
UST Program
Mark.drouin@deq.oregon.gov
541-213-1204

Oregon
Department of Environmental Quality
Headquarters, Operations Division
Underground Storage Tanks
700 NE Multnomah Street, Ste 600
Portland, OR 97232-4100

HQ 14

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NIXIE 980 FE 1700 0011/13/23
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970 970 97045 1R-43 97045

4320231102-165535529

1

JsinPB5

Lamya Al Shaibah
PMB 202
2050 Beavercreek Rd
Suite 101-202
Oregon City, OR 970

Dept of Environmental Quality

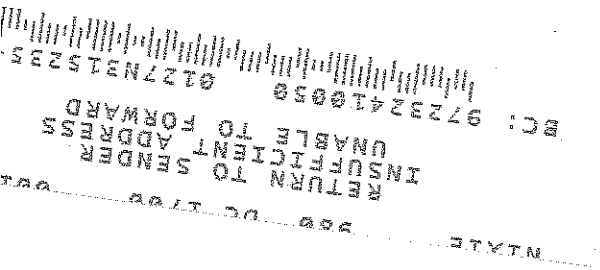
NOV 16 2023

RTS
Not at this address

Department of Environmental Quality
Headquarters, Operations Division
Underground Storage Tanks
700 NE Multnomah Street, Ste 600
Portland, OR 97232-4100

HQ-UST 1421

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Dept of Environmental Quality
NOV 14 2023

Mohammad Mahmud
c/o MKT Investments
5816 SE Powell Blvd
Portland, OR 97206

DA