



# Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5696

FAX (503) 229-6124

TTY 711

December 12, 2024

Jackson's Food Stores  
PacWest Energy LLC  
Attn: Andrew Marvin  
Attn: Alvin Feliciano  
3450 E Commercial Ct  
Meridian, ID 83642-8915

RE: UST Compliance Inspection  
DEQ UST #1340 - 1048 NE Highway 99w

Dear Jackson's Food Stores (Yousef, Inc.),

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 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 inspection for these facilities is scheduled for January 15<sup>th</sup>, 2025, starting at approximately 9:00 am at the DEQ UST # listed below.**

**1. DEQ UST #1340 – 1048 NE Highway 99w, McMinnville, OR at 9 am**

Please note that the inspection will require uninterrupted participation and attendance by you or a knowledgeable assistant. For the inspection you need to provide access to tank sumps, under dispenser areas, cathodic protection rectifiers, and 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. This inspection may also include review of Stage I Vapor Recovery.

DEQ staff will not assist with operating tank gauges or the opening of sumps and dispensers.

The DEQ requests the following documentation be submitted electronically prior to the inspection:

- Line and leak detector testing results for the past three years,
- Monthly tank leak detection records,
- Class A, B, and C training documentation,
- Financial responsibility mechanism,
- Annual tank gauge certification,
- Spill prevention testing records,
- Monthly walkthroughs,
- Overfill Prevention Equipment testing,
- Cathodic protection testing (if applicable).

Please submit these records to [ingrid.gaffney@deq.oregon.gov](mailto:ingrid.gaffney@deq.oregon.gov) for review. If these records cannot be submitted prior to the inspection, please have them available for review at the facility.

Owners must also be able to operate the tank gauge and print out applicable reports such as the tank setup and in-tank alarm reports. Owners also must be able to sound high fill over alarm from the tank gauge, if applicable.

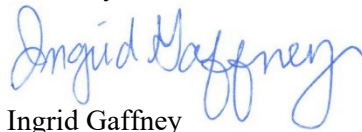
DEQ will not touch any equipment, if you are unable to assist with equipment access, please have your UST Service Provider there. DEQ will need to observe what equipment is in the tank top sumps and under the dispensers. If ball floats are the primary overfill protection device, these will need to be verified during the inspection, please be able to locate and remove the ball floats.

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 is much like paying a traffic ticket and making corrections.

Some enforcement situations including repeat violations will go through a longer and more formal process including civil penalties.

Thank you for your cooperation. I can be reached at 503-229-5048 [ingrid.gaffney@deq.oregon.gov](mailto:ingrid.gaffney@deq.oregon.gov) to answer any questions you may have and assist you in the preparation for your inspection.

Sincerely,



Ingrid Gaffney  
UST Compliance Specialist  
Northwest Region



**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG**

**FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025**

Page 1



**1: 1048 NE Hwy 99W, McMinnville, OR 97128**



**2: Regular sump**





OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG

FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025

Page 1



3: Vapor return cap



4: Unleaded fill





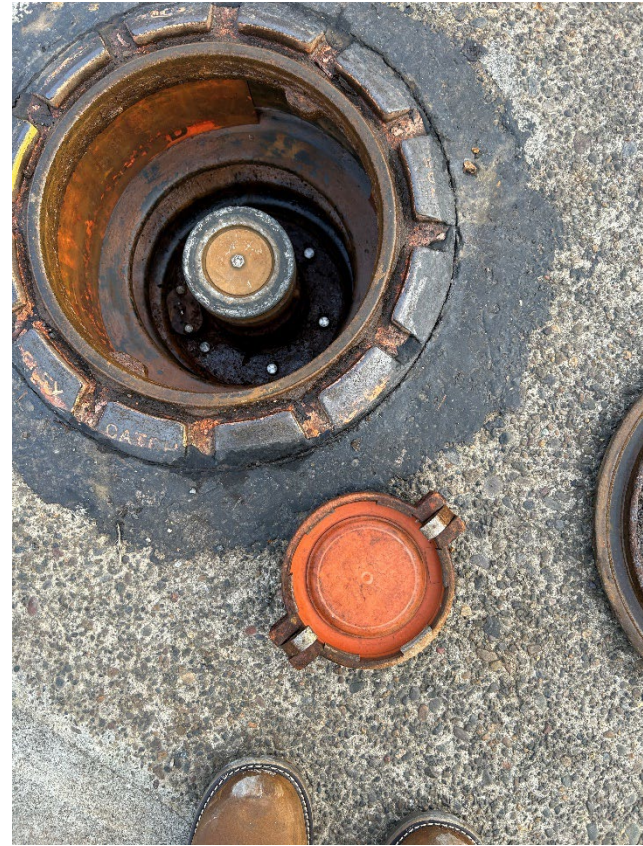
OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG

FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025

Page 1



5: Unleaded fill #2



6: Vapor return for unleaded #2





OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG

FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025

Page 1



7: Pick axe used to open sumps



8: Premium fill





**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG**

**FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025**

Page 1



**9: Premium vapor return**



**10: Transition sump**





**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG**

**FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025**

Page 1



**11: Premium sump**



**12: Premium turbine**





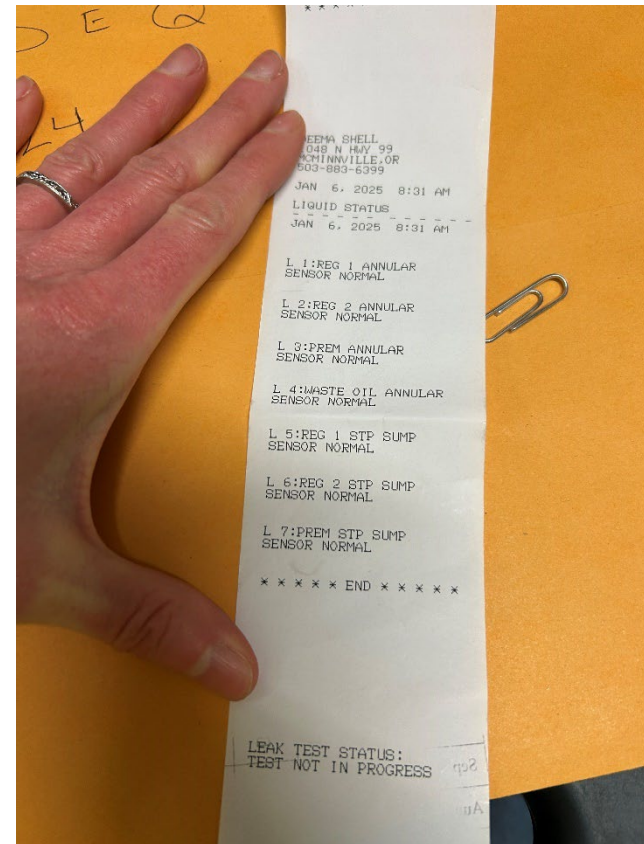
OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG

FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025

Page 1



13: Waste oil fill



14: Sensor list



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG

FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025

Page 1



15: UDC #2



16: Dispenser #2





OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG

FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025

Page 1



17: UDC #3 with bravo boxes



18: Dispenser #3



**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG**

**FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025**

Page 1



19: UDC #6



20: Dispenser #6





**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG**

**FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025**

Page 1



21: Alarm and emergency shut-off



22: Pressure valve vents





**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
INSPECTION PHOTOLOG**

**FACILITY NAME: Deema Shell #5002/#1340  
INSPECTION DATE: January 15, 2025**

Page 1



**23: Waste oil tank nest**



**Oregon Department of Environmental Quality - Underground Storage Tank Program**  
**Technical Compliance Inspection - UST Inspection Report**

Inspector: Ingrid Gaffney

Date: 1/15/2025

Time: 9 AM

Facility: 1340

**I. Site Information**

Facility Name: DEEMASHELL #5002 Permittee: Yousef Inc Contact: Yousef Abujudeh  
 Site Address: 1048 NE HWY 99 W Organization: OAC WEST Energy Phone: 503-883-6399  
 City: McMinnville, OR 97128 Phone: 503-860-9413

**II. Tank Information**

DEQ Permit #	1 <sup>A</sup> BBHAC	2 <sup>A</sup> BBHAD	3 <sup>A</sup> BBHAE	BBHAF
Estimated Gallons	12,000	12,000	12,000	550
Substance	GASOLINE	GASOLINE	GASOLINE	used oil
Tank Material	XERXES	XERXES	XERXES	XERXES
Tank Install Date	11/14/1991	11/14/1991	11/14/1991	11/14/1991
Pipe Material	Smith Fiber	Smith Fiberglass	Smith Fiber	Smith Fiber
Pipe Type	Pressure	Pressure	Pressure	Gravity Feed
Pipe Install Date	11/14/1991	11/14/1991	11/14/1991	n/a
Overfill Device	Auto shut off	Auto shut off	Auto shut off	No overfill required

☒ Check file before conducting inspection

**Notes and Comments from the UST database:**

- \* Bravo Boxes
- \* piping manifolded under all dispensers
- \* Red jacket turbines w/ pild.
- \* UST sites w/ monitor wells
- \* waste oil has annular sensor = L4

If tanks are manifolded, which tanks: NO - piping is manifolded

**III. Operating Certificate**

☒ Current ☒ Accurate ☒ Posted for delivery drive to observe **Compliance** ☒ Yes ☐ No

**IV. Operator Training**

Class A/B Operator ☒ Yes ☐ No Name: Alvin Feliciano Date: 9/11/2024  
 Class C Operator ☒ Yes ☐ No ☐ Cardlock Yousef Abujudeh 2/6/2020

**V. Financial Responsibility**

Type of coverage: Insurance Begin Date: 11/9/2022 End Date: 11/9/2025  
 Coverage amount correct: \$15,000,000 Number of tanks covered: 4  
 Financial responsibility could also be in the form of self insurance, bonds, local government, trust fund, and or guarantee

**VI. Walkthrough Requirements**

Spill prevention and release detection equipment checked monthly? ☒ Yes ☐ No  
 Tank top sumps checked annually? ☒ Yes ☐ No



1340

VII. Release Detection Compliance ☐ Yes ☒ No

a) Annual Release Detection Operability Testing (Sometimes referred to as Tank Gauge Certification)

Date of last testing: 9/11/2024 9/13/2023 Last three tests available? ☒ Yes ☐ No

b) Piping Release Detection (Check all that apply) 10/4/2022

☒ Pressurized Piping ☐ Mechanical Leak Detector (MLLD) ☒ Electronic Leak Detector (ELLD) - check for swiftcheck requirement

Date of last testing: 9/11/2024 9/13/2023 Last three tests available? ☒ Yes ☐ No

Number of lines tested: 3 Number of LD tested: 2

Leak detector manufacturer make and model: 848480

Tank gauge manufacturer make and model: Weeder Root TLS 350

MLLD on turbine manifold? ☐ Yes ☐ No

MLLD product appropriate? (Example, diesel Red Jacket FX series on diesel system?) ☐ Yes ☐ No

If ELLD and no line testing: Annual 0.1 gph results from tank gauge? ☐ Yes ☐ No

☒ Interstitial Monitoring - for waste oil only

[Monthly records must include, date system was checked, observations made, initials of person checking. Electronic records must include power status (on or off), alarm indication status (yes or no) and sensor malfunction notes (yes or no).]

Date of last sump testing: \_\_\_\_\_ Last two tests available? ☐ Yes ☐ No

Date of last sensor testing: \_\_\_\_\_ Last three tests available? ☐ Yes ☐ No

Float sensors installed correctly? ☐ Yes ☐ No

Interstitial space opened to sump? ☐ Yes ☐ No

Presence of water in sumps? ☐ Yes ☐ No

☐ Safe Suction Check valve directly below suction pump? ☐ Yes ☐ No

c) Monthly Tank Release Detection (Check all that apply)

☐ Tank Gauge ☒ CSLD ☐ SCALD ☐ Static

Are correct tank sizes programmed at tank gauge? ☒ Yes ☐ No

Tank diameter/length seem appropriate? ☒ Yes ☐ No

Are tanks manifolded? ☒ Yes ☐ No

If so, tank gauge testing setup for manifolded tanks? ☐ Yes ☐ No

If Weeder Root tank gauge leak detection  
☒ CSLD set at 99%  
☒ Thermal coefficient set correctly?  
(Gasoline 0.00070; Diesel 0.00045)  
If Incon/Franklin tank gauge leak detection  
☐ If SCALD is Vol/Qual set to 14% (or 99% confidence)  
☐ Is API gravity set correctly?  
(Regular 63.5; Plus 62.8; Super 51.3; Diesel 32.8)  
For all tank gauges doing static tests  
(Static tests require tank to be 50% full for a valid test)

☒ Interstitial Monitoring [Monthly records must include, date system was checked, observations made, initials of person checking. Electronic records must include power status (on or off), alarm indication status (yes or no) and sensor malfunction notes (yes or no).]

☐ SIR Ensure pass or fail results within 30-day period. Inconclusive result means release detection requirement not met

ELLD performing monthly and annual line

weekly tests printing

Tank release detection records available during inspection

T1: <input checked="" type="checkbox"/> Jan <input checked="" type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input checked="" type="checkbox"/> Apr <input checked="" type="checkbox"/> May <input checked="" type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec
T2: <input checked="" type="checkbox"/> Jan <input checked="" type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input checked="" type="checkbox"/> Apr <input checked="" type="checkbox"/> May <input checked="" type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec
T3: <input checked="" type="checkbox"/> Jan <input checked="" type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input checked="" type="checkbox"/> Apr <input checked="" type="checkbox"/> May <input checked="" type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec
T4: <input checked="" type="checkbox"/> Jan <input checked="" type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input checked="" type="checkbox"/> Apr <input checked="" type="checkbox"/> May <input checked="" type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec
T5: <input checked="" type="checkbox"/> Jan <input checked="" type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input checked="" type="checkbox"/> Apr <input checked="" type="checkbox"/> May <input checked="" type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec



Inspector: _____	Date: _____	Time: _____	Facility: <u>1340</u>
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**VIII. Spill Prevention** Compliance ☒ Yes ☐ No

Date(s) of testing: 9/13/2023 ☒ Yes ☐ No      9/17/2020 ☐ Yes ☒ No      Number of spill buckets tested? 3

Did spill bucket pass most recent testing? ☒ Yes ☐ No      If no, was spill bucket replaced/repaired? ☐ Yes ☐ No

During inspection, visual damage to spill bucket? ☐ Yes ☒ No

☐ Hydrostatic testing (test takes one hour to complete)

☒ Vacuum test (test takes 1 minute, ending vacuum must be 26 inches water column or greater)

**IX. Overfill Prevention** Compliance ☒ Yes ☐ No

Date(s) of testing: 9/11/2024 ☒ Yes ☐ No      10/4/2022 ☐ Yes ☒ No      9/17/2020 ☐ Yes ☒ No

Overfill device pass most recent testing? ☒ Yes ☐ No      If no, overfill device replaced? ☐ Yes ☐ No

Overfill method that was tested: ☒ Alarm ☐ Flapper ☐ Ball Float

Overfill Alarm

Alarm sounds when tank is 90% full ☒ Yes ☐ No

Driver can see or hear alarm at point of transfer? ☒ Yes ☐ No

Sound alarm from tank gauge during inspection? ☒ Yes ☐ No

Flapper Valve

Testing verified the valve automatically restricts flow at 95% ☐ Yes ☐ No

Visual observation of flapper on day of inspection? ☐ Yes ☐ No

Ball Float

Testing verified the ball float automatically restricts flow at 90% ☐ Yes ☐ No

Visual observation of ball float during inspection? ☐ Yes ☐ No

**X. Corrosion Protection** Compliance ☐ Yes ☐ No

☐ Cathodic      ☐ Galvanic      ☐ Impressed Current

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 test test? \_\_\_\_\_

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



XI. General notes from inspection

971

~~80000~~ - 237 - 2757

Representative onsite: Manny Castro

email: \_\_\_\_\_

owner was not present.

\* Could not view a sump (middle one) \* owner sent photos 1/16/25

4 missing tank leak detection for Nov & Oct 2024  
had Q1 & Q3 for lines but no tank reports.

\* missing April, June, Oct, Nov LD reports.

\* ~~waste oil not in the lot for set up.~~ <sup>confirmed</sup>  
~~and no monitoring for the waste oil tank.~~ <sup>confirmed on L4</sup>  
\* ~~not using the tank.~~ <sup>sensor</sup>

violation

- Missing 4 months of Leak detection reports.

Compliance Determination:

☐ No Violations Observed

☒ Observed violations resulting in enforcement

Inspector Signature: Ingrid Maffney

Date: 1/15/2025





State of Oregon  
Department of  
Environmental  
Quality

Program Enforcement No. 2025-FC-9759

This section for  
DEQ use only

Department of Environmental Quality  
Underground Storage Tank Program

Field Citation  
For UST Violations

Page 1 of 3

DEQ Information		UST Facility Information	
Inspection Date:	01/15/2025	Facility ID#:	1340
Inspector:	Ingrid GAFFNEY	Facility Name:	DEEMA SHELL
DEQ Office:	700 NE Multnomah St. #600 Portland, Oregon 97232	Facility Address:	1048 NE HWY 99W & MCDONALD, MCMINNVILLE, Oregon 97128
Phone #:	503-229-5048	County:	Yamhill

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

Field Citation Issued:	<input type="checkbox"/> In Person	<input checked="" type="checkbox"/> By Email	<input type="checkbox"/> Both	Date Issued: 01/23/2025
Facility Representative Present During Inspection:	Yousef Abujudeh			<input type="checkbox"/> Permittee <input type="checkbox"/> Owner <input type="checkbox"/> Other
Name of Permittee or Owner:	Yousef, Inc.			
Mailing Address:	1048 NE Highway 99w , McMinnville Oregon 97128			
Field Citation Penalty – See Page 3 for detailed listing of each violation.				\$ 300

**Check payable to: DEQ Financial Services LBX3615; P.O. Box 3615; Portland OR 97208-3615**

**Or pay online through your YDO account**

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 for to DEQ by the following date:**

**02/22/2025**

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  
**UST FIELD CITATION**

Facility Representative initials: \_\_\_\_\_

**DATE ISSUED: 01/23/2025**

**PROGRAM ENFORCEMENT No.: 2025-FC-9759**

**FACILITY ID: 1340**

**Page 3 of 3**

<b>Violation #1:</b>	<b>Failure to keep the most recent 12 consecutive months of interstitial monitoring records for review and inspection.</b>		
<b>*TCR:</b>			
Corrective Action:	Conduct monitoring as required by rule. Maintain records for every week of each month from the line leak detectors and liquid sensors. Submit copy of most recent monthly monitoring records		
Rule Citation: <b>OAR 340-150-0465(6)</b>	Penalty Amount: \$ 300	Correct Violation by: 02/22/2025	Date Violation Corrected:
<b>Violation #2:</b>			
<b>*TCR:</b>			
Corrective Action:			
Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
<b>Violation #3:</b>			
<b>*TCR:</b>			
Corrective Action:			
Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
<b>Violation #4:</b>			
<b>*TCR:</b>			
Corrective Action:			
Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
<b>Violation #5:</b>			
<b>*TCR:</b>			
Corrective Action:			
Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
<b>Violation #6:</b>			
<b>*TCR:</b>			
Corrective Action:			
Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
	Total Penalty Amount 300		
	(This Page): \$		

**YOU MUST CORRECT THE VIOLATIONS AS REQUIRED, SIGN THE STATEMENT BELOW AND**

**RETURN THIS FORM TO THE DEQ INSPECTOR LISTED ON PAGE 1 ON OR BEFORE: 02/22/2025**

**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:* \_\_\_\_\_ / \_\_\_\_\_

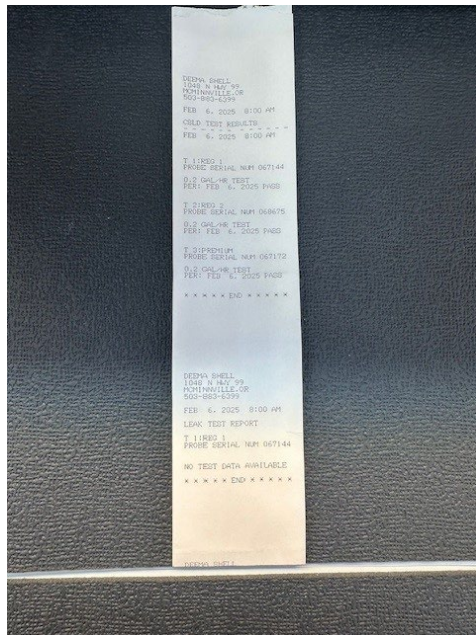
*Permittee/Owner Signature*

*Date*



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY  
Page 1 INSPECTION PHOTOLOG

FACILITY NAME: 1340 Deema Shell  
Interstitial Monitoring corrective action received 2/12/25



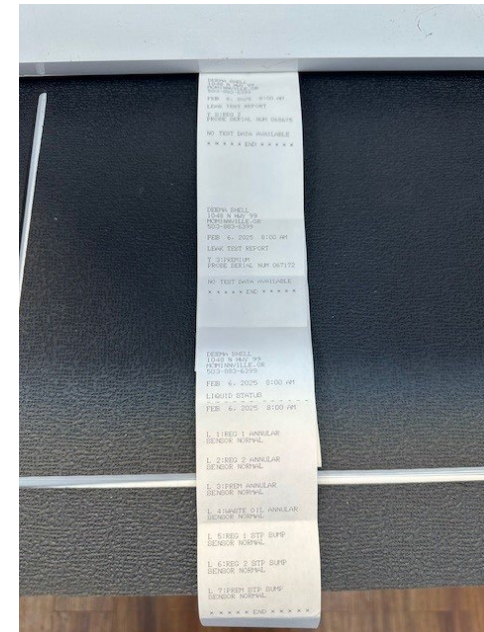
1:



2:



3:



4:





**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY**  
Page 1      **INSPECTION PHOTOLOG**

**FACILITY NAME: 1340 Deema Shell**  
**Interstitial Monitoring corrective action received 2/12/25**

**From:** [Yousef Abujudeh](#)  
**To:** [GAFFNEY Ingrid \\* DEQ](#)  
**Subject:** Re: DEQ UST Inspection Follow-Up: Deema Shell #1340  
**Date:** Thursday, January 16, 2025 10:49:28 AM

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Hello

On Thursday, January 16, 2025 at 07:01:11 AM PST, GAFFNEY Ingrid \* DEQ <[ingrid.gaffney@deq.oregon.gov](mailto:ingrid.gaffney@deq.oregon.gov)> wrote:

Hello Jousef

DEQ is requesting a few items before a final UST inspection determination can be made for 1048 NE Hwy 99 W, McMinnville, OR.

**Please provide the following documentation to DEQ by January 21<sup>st</sup>, 2025**

- There were several missing monthly leak detection reports for the site: April 2024, May 2024, October 2024 and November 2024. Please send these to DEQ if you have them.
- Please send a photo of the middle sump that Manny (staff member) could not access while DEQ was onsite.
- The waste oil tank is still registered as in-use with DEQ, however it was not being monitored in the monthly leak detection reports. If this tank is no longer in use, then the site would have needed to provide DEQ with a temporary closure request or a decommission request of the tank. Please provide DEQ with documentation or information pertaining to why the tank is no longer being monitored. As is observed by DEQ this is a potential violation under the Oregon State rules.

If these items cannot be provided, then DEQ will move forward with the necessary enforcement.

Regards,

Ingrid Gaffney

UST Compliance Inspector

DEQ UST Program

700 NE Multnomah St, Ste 600

Portland, OR 97232

<https://www.oregon.gov/deq/Pages/index.aspx>

*she/ her*





**From:** [Yousef Abujudeh](#)  
**To:** [GAFFNEY Ingrid \\* DEQ](#)  
**Subject:** Deema Shell inspection photos  
**Date:** Thursday, January 16, 2025 10:54:00 AM

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Hello

These are the reports for May 2024

And I don't find the other ones, sorry about that.

Thank you



**From:** [Yousef Abujudeh](#)  
**To:** [GAFFNEY Ingrid \\* DEQ](#)  
**Subject:** Deema Shell tank inspection  
**Date:** Thursday, January 16, 2025 10:58:33 AM

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Hello

These are the photos for the middle tank

And I don't have oil tank anymore . It is **empty** now and **closed**.

2020 , the DEQ said to pump everything out and close it .

Thank you