



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

December 20, 2024

Alan Beaudette
Apro, LLC dba United Pacific
4130 Cover St
Long Beach, CA 90808-1885

RE: UST Compliance Inspection
DEQ UST #10838 – United Pacific #5454
12230 SE Sunnyside Road Clackamas, OR

Attention Mr. Beaudette,

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 inspections for these facilities are scheduled for January 15, 2025 starting at approximately 1 pm at UST Facility 10838, United Pacific #5454. 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.

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 alex.spencer@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 will be subject to enforcement actions.

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

- Line and leak detector testing results for the past three years,
- Monthly tank leak detection records (12 months),
- Class A, B, and C training documentation.
- Financial responsibility mechanism.
- Annual tank gauge / release detection equipment certification
- Spill prevention testing records
- Overfill Prevention Equipment testing
- Cathodic protection testing (if applicable)
- Tank lining records (if applicable)
- Monthly walkthroughs

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. 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 503-866-2480 or alex.spencer@deq.oregon.gov to answer any questions you may have and assist you in the preparation for your inspection.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Spencer', with a long horizontal flourish extending to the right.

Alex Spencer
UST Compliance Specialist
Northwest Region

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

Inspector: Alex Spencer Date: 1/15/2025 Time: 10:00 Facility: 10838

I. Site Information					
Facility Name: <u>United Pacific # 5454</u>	Permittee: <u>Alan Beaudette</u>	Contact: <u>Steven Matthew</u>			
Site Address: <u>12230 SE Sunnyside Rd.</u>	Organization: <u>Apro, LLC dba United Pacific</u>	Phone: <u>253-255-0487</u>			
City: <u>Clackamas, OR 97015</u>	Phone: <u>310-436-3703</u>				
II. Tank Information					
DEQ Permit #	<u>BBFKD (1)</u>	<u>BBFKE (2)</u>	<u>BBFKF (3)</u>		
Estimated Gallons	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>		
Substance	<u>Gasoline</u>	<u>Gasoline</u>	<u>Gasoline</u>		
Tank Material	<u>DW FRP</u>	<u>DW FRP</u>	<u>DW FRP</u>		
Tank Install Date	<u>8/7/1991</u>	<u>8/7/1991</u>	<u>8/7/1991</u>		
Pipe Material	<u>SW FRP</u>	<u>SW FRP</u>	<u>SW FRP</u>		
Pipe Type	<u>Pressure</u>	<u>Pressure</u>	<u>Pressure</u>		
Pipe Install Date	<u>8/7/1991</u>	<u>8/7/1991</u>	<u>8/7/1991</u>		
Overfill Device	<u>Automatic</u>	<u>Automatic</u>	<u>Automatic</u>		
Notes and Comments from the UST database: ☐ Check file before conducting inspection <u>4/17/2014 - Mod. Manifold removed from unleaded tanks & converting one to diesel - New DW AD Smith piping diesel line from tank to dispenser.</u>					
If tanks are manifolded, which tanks:					
III. Operating Certificate					
☒ Current ☒ Accurate ☒ Posted for delivery drive to observe			Compliance : ☒ Yes ☐ No		
IV. Operator Training					
Class A/B Operator ☒ Yes ☐ No Name: <u>Roxanne Lytell</u> Date: <u>11/11/2015</u>			Compliance ☒ Yes ☐ No		
Class C Operator ☒ Yes ☐ No ☐ Cardlock <u>Kevin Hoggatt</u> <u>10/28/2011</u>					
V. Financial Responsibility					
Type of coverage: <u>Insurance</u> Begin Date: <u>7/1/2024</u> End Date: <u>7/1/2029</u>			Compliance ☒ Yes ☐ No		
Coverage amount correct: <u>\$1,000,000</u> Number of tanks covered: <u>3</u>					
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?			Compliance ☒ Yes ☐ No		
Tank top sumps checked annually?			Compliance ☒ Yes ☐ No		

VII. Release Detection

Compliance

☐ Yes

☒ No

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

Date of last testing: 4/8/2024
4/17/2023

Last three tests available?

☐ Yes

☒ No

b) Piping Release Detection (Check all that apply)

☒ Pressurized Piping

☒ Mechanical Leak Detector (MLLD)

☐ Electronic Leak Detector (ELLD) - check for swiftcheck requirement

Date of last testing: 4/8/2024
4/17/2023

Last three tests available?

☐ Yes

☒ No

Number of lines tested: 3

Number of LD tested: 3

Leak detector manufacturer make and model: 99LD2000 x2 + FXIV x1

Tank gauge manufacturer make and model: _____

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

[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 Veeder 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

Tank release detection records available during inspection

T1:	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☒ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☒ Oct	☒ Nov	☒ Dec
T2:	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☒ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☒ Oct	☒ Nov	☒ Dec
T3:	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☒ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☒ Oct	☒ Nov	☒ Dec
T4:	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☒ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☒ Oct	☒ Nov	☒ Dec
T5:	☒ Jan	☒ Feb	☒ Mar	☒ Apr	☒ May	☒ Jun	☒ Jul	☒ Aug	☒ Sep	☒ Oct	☒ Nov	☒ Dec

Inspector: A. SpencerDate: 11/15/2025Time: 10:00Facility: 10838**VIII. Spill Prevention****Compliance**☐ Yes☐ No

Date(s) of testing:

4/17/202312/11/2020

Number of spill buckets tested?

3Did spill bucket pass most recent testing? ☒ Yes☐ No

If no, was spill bucket replaced/repared?

☐ 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:

4/17/202311/21/2021Overfill device pass most recent testing? ☒ Yes☐ No

If no, overfill device replaced?

☐ Yes☐ No

Overfill method that was tested:

☐ Alarm☐ Flapper☐ Ball FloatOverfill 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☐ NoFlapper Valve

Testing verified the valve automatically restricts flow at 95%

☐ Yes☐ No

Visual observation of flapper on day of inspection?

☐ Yes☐ NoBall 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 last test? _____

Pressure test conducted after tank lining inspection?

☐ Yes☐ No

XI. General notes from inspection

Representative onsite: Steve Matthew

email: _____

- ~~No ER in docs emailed.~~ ✓
- No 2022 testing done

Compliance Determination:

☐ No Violations Observed

☒ Observed violations resulting in enforcement

Inspector Signature: Alex Spencer

Date: 1/15/2025



**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



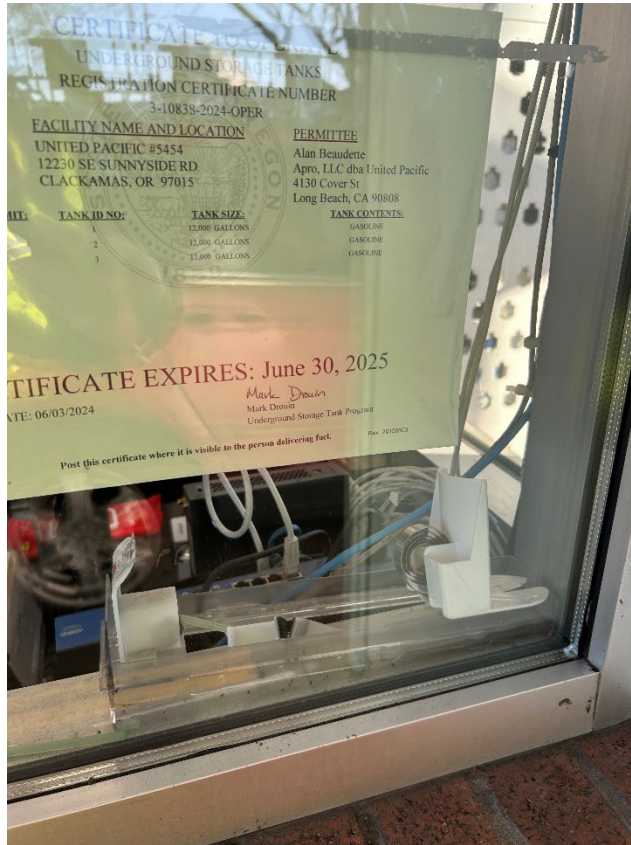
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OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY INSPECTION PHOTOLOG



3:

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas INSPECTION DATE: 1/15/2025



4:



**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
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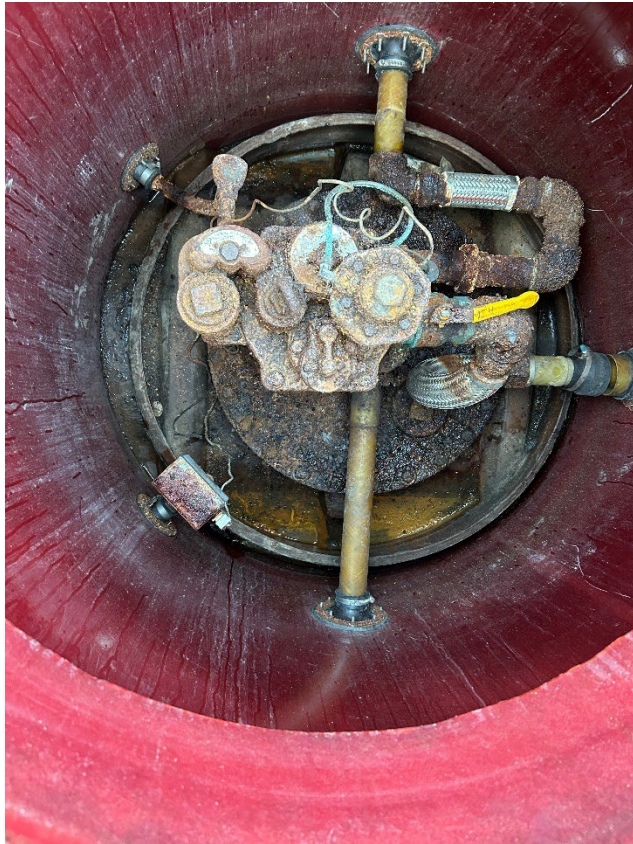


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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
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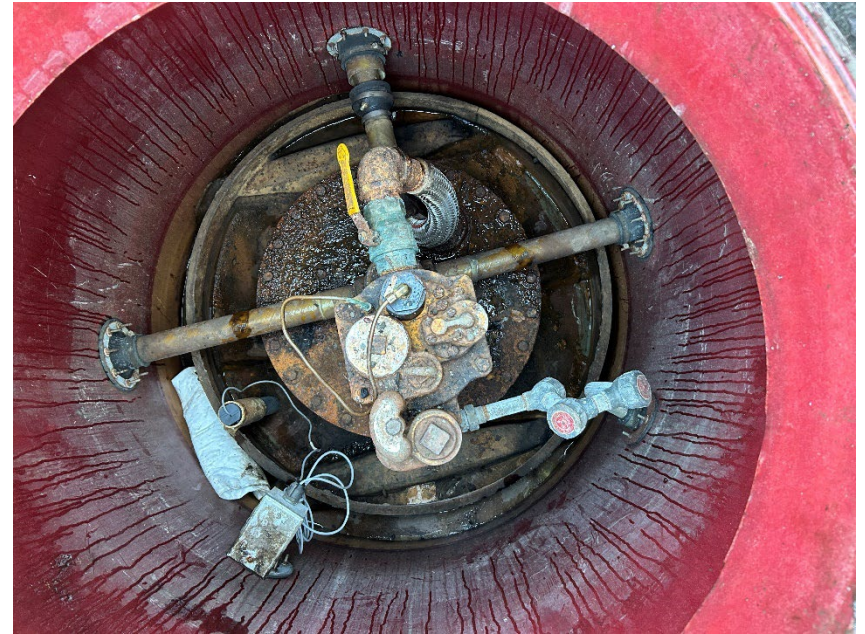


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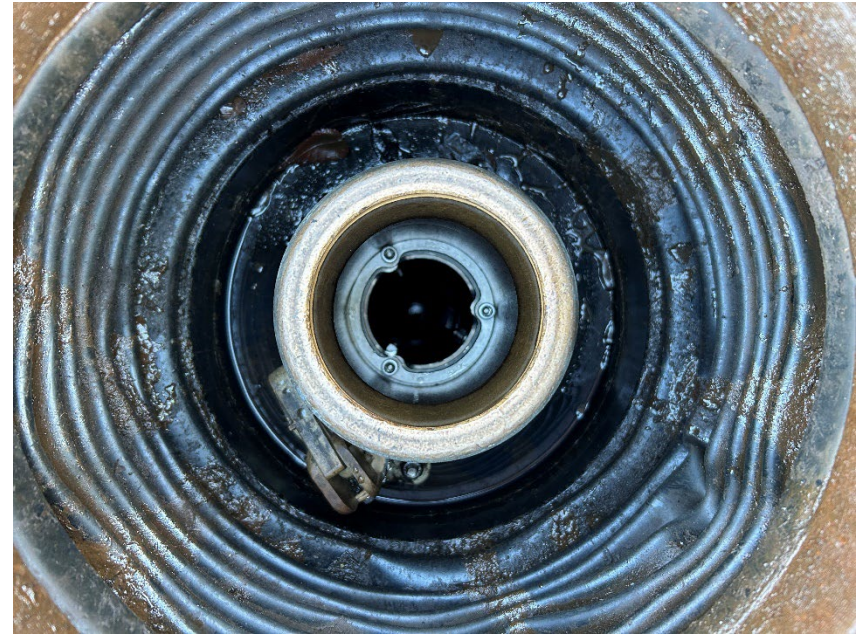


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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**



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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025

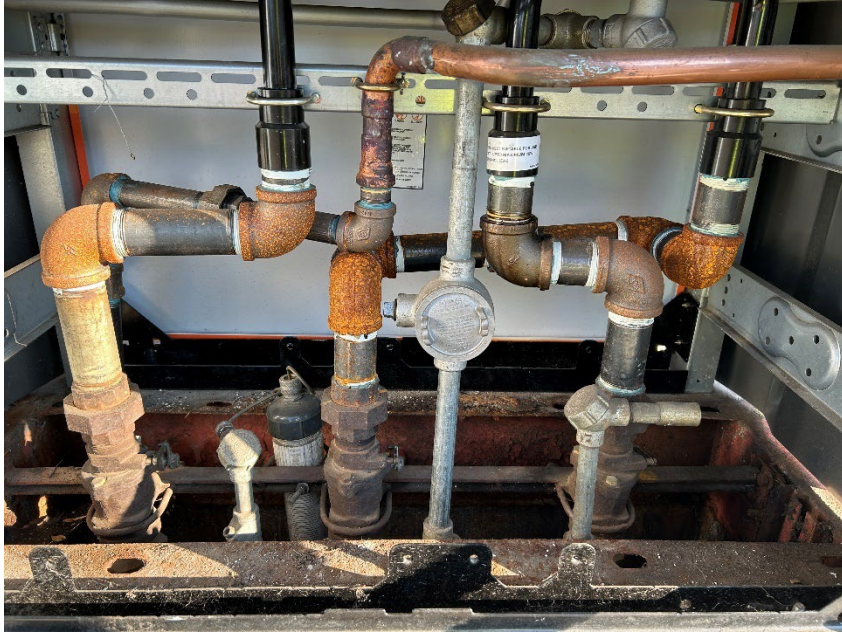


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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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INSPECTION DATE: 1/15/2025



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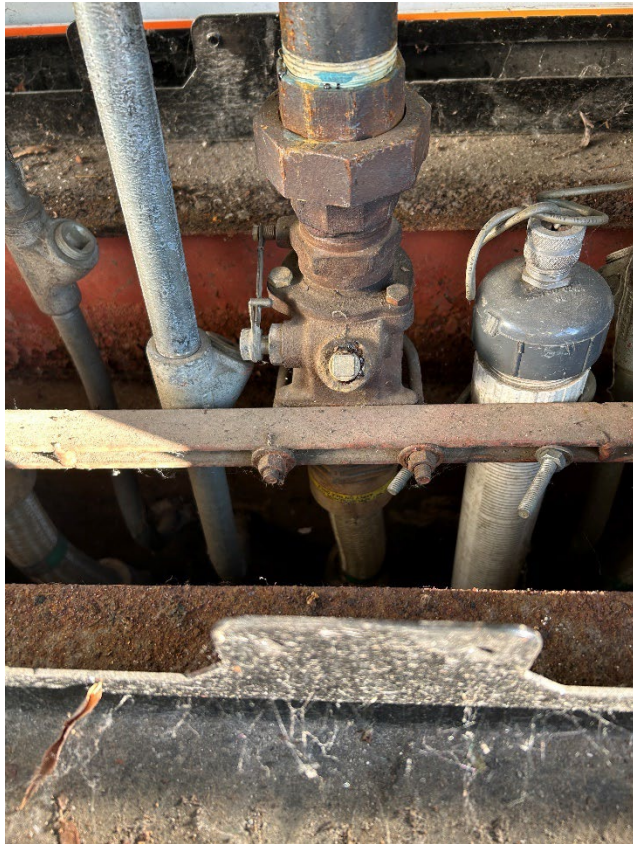


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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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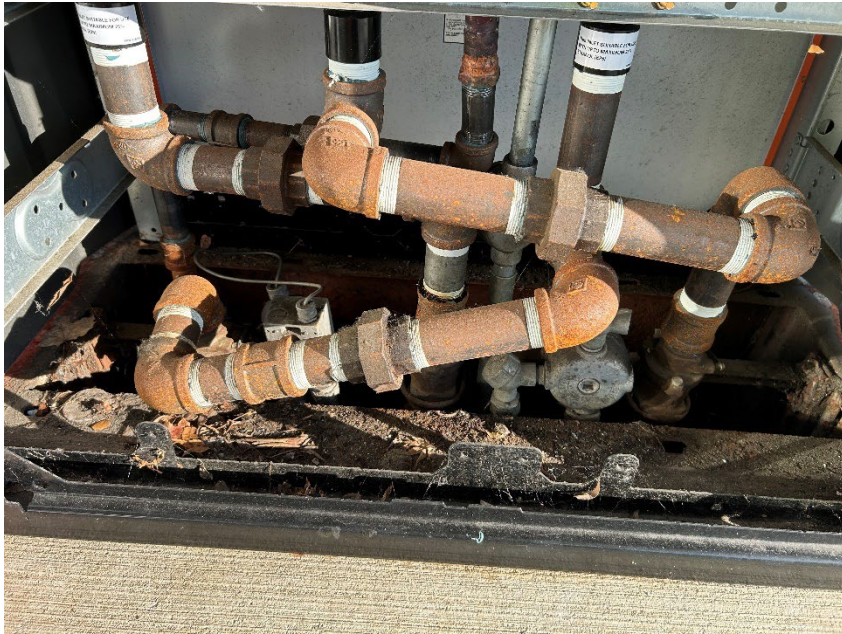


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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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INSPECTION DATE: 1/15/2025



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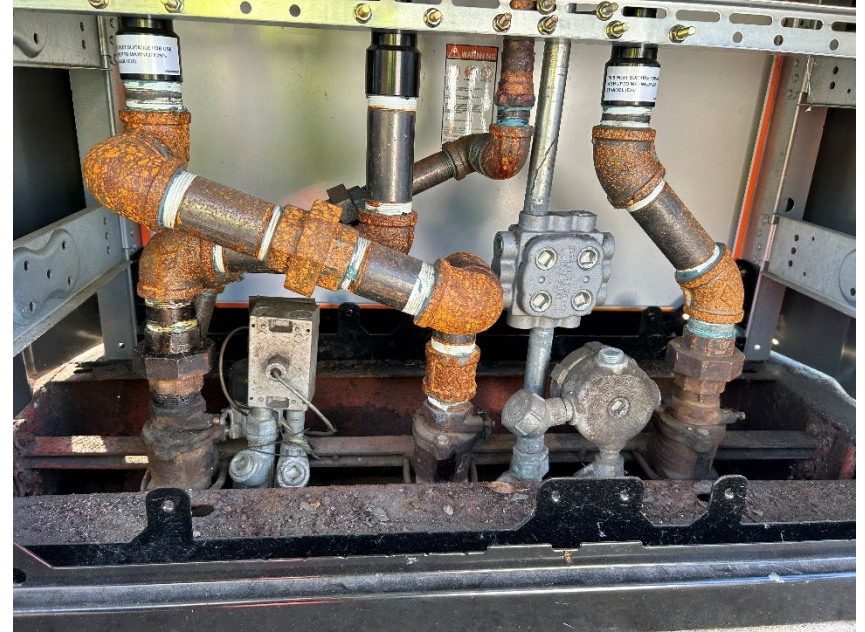


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INSPECTION DATE: 1/15/2025



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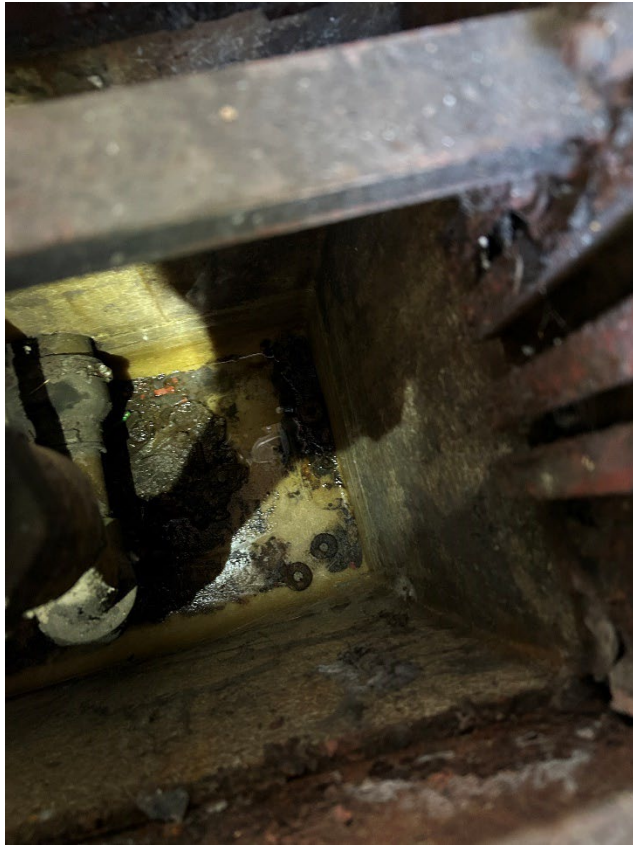


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INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



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**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
INSPECTION PHOTOLOG**

FACILITY NAME: 10838 – United Pacific #5454 – 12230 SE Sunnyside Rd, Clackamas
INSPECTION DATE: 1/15/2025



55:



56:



State of Oregon
Department of
Environmental
Quality

Program Enforcement No. 2025-FC-9766

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#:	10838
Inspector:	Alex SPENCER	Facility Name:	UNITED PACIFIC #5454
DEQ Office:	700 NE Multnomah St. #600 Portland, Oregon 97232	Facility Address:	12230 SE SUNNYSIDE RD, CLACKAMAS, Oregon 97015
Phone #:	503-229-6155	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 Email	☐ Both	Date Issued: 01/24/2025
Facility Representative Present During Inspection:	☐ Permittee ☐ Owner ☐ Other			
Name of Permittee or Owner:	Apro, LLC dba United Pacific			
Mailing Address:	4130 Cover St , Long Beach California 90808			
Field Citation Penalty – See Page 3 for detailed listing of each violation.				\$ 400

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:

02/24/2025

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.

DATE ISSUED: 01/24/2025

PROGRAM ENFORCEMENT No.: 2025-FC-9766

FACILITY ID: 10838

Page 3 of 3

Violation #1:	Failure to perform an annual test of operation of line leak detector or annual test has not been conducted in accordance with manufacturer standards.		
*TCR:			
Corrective Action:	Perform testing of all leak detectors and submit result to DEQ within 30 days (Due February 24th, 2025)		
Rule Citation: OAR 340-150-0410(2)(c)	Penalty Amount: \$ 300	Correct Violation by: 02/24/2025	Date Violation Corrected:
Violation #2:	Failure to install, operate, maintain or calibrate RD equipment per manufacturer's instructions, including service checks for operability or running condition (i.e. device has been incorrectly installed, is defective, damaged, or may have been tamper		
*TCR:			
Corrective Action:	Release detection equipment and submit result to DEQ within 30 days (Due February 24th, 2025)		
Rule Citation: OAR 340-150-0400(1)(c)	Penalty Amount: \$ 100	Correct Violation by: 02/24/2025	Date Violation Corrected:
Violation #3:			
*TCR:			
Corrective Action:			
Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
Violation #4:			
*TCR:			
Corrective Action:			
Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
Violation #5:			
*TCR:			
Corrective Action:			
Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
Violation #6:			
*TCR:			
Corrective Action:			
Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
	Total Penalty Amount 400		
	(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: 02/24/2025

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



Portland 435 NE Hancock Portland, OR 97212
Tri-Cities 200 S. 20th Ave. Pasco, WA 99301
Seattle 6530 5th Place South Seattle, WA 98108
Alaska 5610 Silverado Way Anchorage, AK 98518

Site Name: _____ APRO #5454 _____ Test Date: _____ 04/08/2024
Address: _____ 12230 SE Sunnyside Dr _____
City, State, Zip: _____ Clackamas, OR 97015 _____

Test Data:

	1	2	3	4	5
Product	Regular	Plus	Premium		
Manufacturer	Vaporless	Veeder-Root	Red Jacket		
Model	99LD2000	99LD2000	FX1V		
Full Operating Pressure (psi)	29	30	28		
Trip Time (sec)	*See note	*See note	*See note		
Test Leak Rate (ml / min)(gph)	3.0 gph	3.0 gph	3.0 gph		
Pass / Fail	Pass	Pass	Pass		

Notes: * ELLD runs through 2 cycles while leak test is performed shutting down turbine when leak is detected.

Per PEI RP 1200 9.1.6

This document certifies that the leak detectors tests were performed at the facility referenced above in accordance to the equipment manufacturers specifications. The results as listed are to my knowledge true and accurate. This document's test pass/fail is determined using a low flow threshold trip rate of 3 gph at 10 PSI.

Inspected By: _____

Technician Name: G. Druery

Technician Signature: Greg Druery

Digitally signed by Greg Druery
DN: cn=Greg Druery, o.ou, email=gdruery@mascottec.com, c=US
Date: 2024.04.08 14:04:17 -0700

DATA CHART FOR USE WITH PETROTITE LINE TESTER

WO# : 483798

STATION NUMBER: _____

DATE: 04/08/2024

1 LOCATION: APRO #5454 - 12230 SE Sunnyside Dr - Clackamas, OR 97015

2 OWNER: APRO LLC DBA

3 OPERATOR: APRO LLC DBA

4 REASON FOR TEST: ANNUAL COMPLIANCE TESTING

5 TEST REQUESTED BY: APRO LLC DBA

6 SPECIAL INSTRUCTIONS: _____

7 CONTRACTOR OR COMPANY MAKING TEST MECHANIC(S) NAME: MASCOTT EQUIPMENT CO. G. Druery

8 IS A TANK TEST TO BE ☐ YES 9 MAKE AND TYPE OF PUMP OR DISPENSER (SUCTION OR SUBMERSIBLE) Red Jacket Submersible
MADE WITH THIS LINE TEST? ☒ NO

10 WEATHER Cool TEMPERATURE IN TANKS 51 °F °C COVER OVER LINE Mixed BURIAL DEPTH 36"

11 IDENTIFY EACH LINE AS TESTED	12 TIME (MILITARY)	13 LOG OF TEST PROCEDURES, AMBIENT TEMPARATURE, WEATHER, ETC	14 PRESSURE		15 VOLUME			16 REMARKS
			Psi OR kPa		READING		NET CHANGE	SIZE, LENGTH & TYPE OF LINE, # FLEX CONNECTORS CONCLUSION, REPAIRS AND COMMENTS
			BEFORE	AFTER	BEFORE	AFTER		
Regular	1115	Set up for line test. Pressurize line and observe.	75					APPROX. 290' Double wall flexible
	1215	Begin testing	----- -----	60	----- -----	.0240	----- -----	Method of isolation: BALL VALVE
	1230	First reading	60	60	.0240	.0240	+.0000	
	1245	Second reading	60	60	.0240	.0240	+.0000	TESTED ALL LINES SIMULTANEOUSLY USING
	1300	Third reading	60	60	.0240	.0240	+.0000	MANIFOLD.
	1315	End of test	60	60	.0240	.0240	+.0000	
								Passed sensitivity test

Plus	1115	Set up for line test. Pressurize line and observe.	75					APPROX. 290' Double wall flexible
	1215	Begin testing	----- 60 -----	60	----- .0240 -----	.0240	----- + .0000 -----	Method of isolation: BALL VALVE
	1230	First reading	60	60	.0240	.0240	+ .0000	
	1245	Second reading	60	60	.0240	.0240	+ .0000	TESTED ALL LINES SIMULTANEOUSLY USING
	1300	Third reading	60	60	.0240	.0240	+ .0000	MANIFOLD.
	1315	End of test	60	60	.0240	.0240	+ .0000	
								Passed sensitivity test
Premium	1115	Set up for line test. Pressurize line and observe.	75					APPROX. 290' Double wall flexible
	1215	Begin testing	----- 60 -----	60	----- .0240 -----	.0240	----- + .0000 -----	Method of isolation: BALL VALVE
	1230	First reading	60	60	.0240	.0240	+ .0000	
	1245	Second reading	60	60	.0240	.0240	+ .0000	TESTED ALL LINES SIMULTANEOUSLY USING
	1300	Third reading	60	60	.0240	.0240	+ .0000	MANIFOLD.
	1315	End of test	60	60	.0240	.0240	+ .0000	
								Passed sensitivity test
TEST RESULTS								17 CONTRACTOR CERTIFICATION
								Tech: <u>G. Druery</u>
	Line Identification	Pass / Fail	Net Volume Change per Hour		Date Tested			X Greg Druery Digitally signed by Greg Druery DN: cn=Greg Druery, o=us email=gdruery@mascofec.com, c=US Date: 2024.04.08 14:00:34 -0700
	Regular	Pass	+ .0000		04/08/2024			Signature
	Plus	Pass	+ .0000		04/08/2024			CERTIFICATION#
	Premium	Pass	+ .0000		04/08/2024			8d0c96fb

DATA CHART FOR USE WITH PETROTITE LINE TESTER

WO# : 460098

STATION NUMBER: 10838

DATE: 4/17/23

1 LOCATION: Apro #5454/12230 S.E. Sunnyside Dr., Clackamas, OR, 97015

2 OWNER: Apro LLC DBA

3 OPERATOR: Apro LLC DBA

4 REASON FOR TEST: ANNUAL COMPLIANCE TESTING

5 TEST REQUESTED BY:

6 SPECIAL INSTRUCTIONS:

7 CONTRACTOR OR COMPANY MAKING TEST MASCOTT EQUIPMENT CO. A.Veteto
MECHANIC(S) NAME:8 IS A TANK TEST TO BE ☐ YES 9 MAKE AND TYPE OF
MADE WITH THIS LINE TEST? ☒ NO PUMP OR DISPENSER (SUCTION OR SUBMERSIBLE) Red Jacket STP

10 WEATHER _____ TEMPERATURE IN TANKS _____ °F _____ °C COVER OVER LINE Mixed BURIAL DEPTH _____

11 IDENTIFY EACH LINE AS TESTED	12 TIME (MILITARY)	13 LOG OF TEST PROCEDURES, AMBIENT TEMPARATURE, WEATHER, ETC	14 PRESSURE		15 VOLUME			16 REMARKS
			Psi OR kPa		READING		NET CHANGE	SIZE, LENGTH & TYPE OF LINE, # FLEX CONNECTORS CONCLUSION, REPAIRS AND COMMENTS
			BEFORE	AFTER	BEFORE	AFTER		
Regular	14:00	Set up for line test. Pressurize line and observe.	70					APPROX. 2",290' Double wall FRP
	15:00	Begin testing	----- -----	60	----- -----		----- -----	Method of isolation: BALL VALVE
	15:15	First reading	60	60	38	38	+0.0000	
	15:30	Second reading	60	60	38	38	+0.0000	Tested all lines using manifold
	15:45	Third reading	60	60	38	38	+0.0000	
	16:00	End of test	60	60	38	38	+0.0000	
								Passed Bleed Back test 200 ml

Plus	14:00	Set up for line test. Pressurize line and observe.	75					APPROX. 2",290' Double wall FRP	
	15:00	Begin testing	----- 60 -----	60	----- -----		----- -----	Method of isolation: BALL VALVE	
	15:15	First reading	60	60	38	38	+ .0000		
	15:30	Second reading	60	60	38	38	+ .0000	Tested all lines using manifold	
	15:45	Third reading	60	60	38	38	+ .0000		
	16:00	End of test	60	60	38	38	+ .0000		
								Passed Bleed Back test 260 ml	
Premium	14:00	Set up for line test. Pressurize line and observe.	75					APPROX. 2",290' Double wall FRP	
	15:00	Begin testing	----- 60 -----	60	----- -----		----- -----	Method of isolation: BALL VALVE	
	15:15	First reading	60	60	38	38	+ .0000		
	15:30	Second reading	60	60	38	38	+ .0000	Tested all lines using manifold	
	15:45	Third reading	60	60	38	38	+ .0000		
	16:00	End of test	60	60	38	38	+ .0000		
								Passed Bleed Back test 320 ml	
TEST RESULTS								17 CONTRACTOR CERTIFICATION Tech: <u>A. Veteto</u>	
	Line Identification	Pass / Fail	Net Volume Change per Hour		Date Tested			X Anthony Veteto Digitally signed by Anthony Veteto Date: 2023.04.17 22:43:16 -0700	
	Regular	PASS	+ .0000		4/17/23			Signature CERTIFICATION# 57c110c4	
	Plus	PASS	+ .0000		4/17/23				
	Premium	PASS	+ .0000		4/17/23				



Portland 435 NE Hancock Portland, OR 97212
Tri-Cities 200 S. 20th Ave. Pasco, WA 99301
Seattle 6530 5th Place South Seattle, WA 98108
Alaska 5610 Silverado Way Anchorage, AK 98518

Site Name: _____ Apro #5454 _____ Test Date: 4/17/23
Address: _____ 12230 S.E. Sunnyside Dr _____
City, State, Zip: _____ Clackamas, OR, 97015 _____

Test Data:

	1	2	3	4	5
Product	87	89	92		
Manufacturer	VMI	VMI	Red Jacket		
Model	99LD-2000	99LD-2000	FX1V		
Full Operating Pressure (psi)	28	32	34		
Trip Time (sec)	3	2	3		
Test Leak Rate (ml / min)(gph)	3.0	3.0	3.0		
Pass / Fail	PASS	PASS	PASS		

Notes: _____

This document certifies that the leak detectors tests were performed at the facility referenced above in accordance to the equipment manufacturers specifications. The results as listed are to my knowledge true and accurate. This document's test pass/fail is determined using a low flow threshold trip rate of 3 gph at 10 PSI.

Inspected By: _____

Technician Name: A.Veteto

Technician Signature: Anthony Veteto Digitally signed by Anthony Veteto
Date: 2023.04.17 22:15:33 -07'00'

From: [LITKE Emily * DEQ](#)
To: [Adrianne Breaux](#); [UST Duty Officer * DEQ](#); [Steven Matthew](#)
Subject: RE: [EXTERNAL]RE: United Pacific-#5454 Clackamas-10838
Date: Tuesday, March 4, 2025 5:46:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hey Adrianne,

The UST inspection for **facility 10838 United Pacific #5454 located at 12230 SE SUNNYSIDE RD, CLACKAMAS** is **officially CLOSED and COMPLETE.**

Thank you for the communication throughout this process and keeping your facility in compliance with Oregon rules and compliance.



Emily Litke (she/her)
Duty Officer, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
503-806-9516
Emily.LITKE@deq.oregon.gov

From: Adrianne Breaux <Adrianne.Breaux@unitedpacific.com>
Sent: Monday, February 24, 2025 11:48 AM
To: LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov>; UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; Steven Matthew <Steven.Matthew@unitedpacific.com>
Subject: RE: [EXTERNAL]RE: United Pacific-#5454 Clackamas-10838

Good morning Emily,

A check was mailed out on the 19th via USPS, but if needed, I can void it and pay online today. I forgot that our checks are sent from the East Coast. Please let me know.

Thank you,

Adrianne Breaux
[Regulatory Affairs Admin](#)
United Pacific
4130 Cover St.
Long Beach, CA 90808
P: (562) 732-4407

From: LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov>
Sent: Friday, February 21, 2025 5:29 PM
To: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; Adrienne Breaux <Adrienne.Breaux@unitedpacific.com>; Steven Matthew <Steven.Matthew@unitedpacific.com>
Subject: RE: [EXTERNAL]RE: United Pacific-#5454 Clackamas-10838

Hey Adrienne,

I am following up on UST facility 10838 United Pacific #5454 located at 12230 SE SUNNYSIDE RD, CLACKAMAS, OR 97015

This is a reminder that the deadline for payment of the \$400 penalty is coming up on 2/24/25.

Payment can be made either through check or online through Your DEQ Online – follow the link below to create an account.

[Department of Environmental Quality : Welcome to Your DEQ Online : Online Services : State of Oregon](#)

Questions about online payments and submittals can be directed to the Help Desk at itservicedesk@deq.oregon.gov or call 503-229-5202
[Your DEQ Online Helpdesk - Jira Service Management](#)



Emily Litke (she/her)
Duty Officer, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
503-806-9516
Emily.LITKE@deq.oregon.gov

From: UST Duty Officer * DEQ
Sent: Friday, January 31, 2025 10:46 AM
To: Adrienne Breaux <Adrienne.Breaux@unitedpacific.com>; UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; Steven Matthew <Steven.Matthew@unitedpacific.com>
Cc: SPENCER Alex * DEQ <Alex.SPENCER@deq.oregon.gov>
Subject: RE: [EXTERNAL]RE: United Pacific-#5454 Clackamas-10838

Good morning,

I would utilize these resources – the payment tutorial and the Your DEQ Online helpdesk. Use the second link to submit a question to the helpdesk staff and they will be able to guide you through creating an account and payments.

We are still getting to know the new platform as well, so do not want to lead you astray.

[Department of Environmental Quality : Your DEQ Online Payments : Online Services : State of Oregon](#)

[Your DEQ Online Helpdesk - Jira Service Management](#)



Emily Litke (she/her)

Duty Officer, Underground Storage Tanks

DEQ Headquarters, Land Quality Division

700 NE Multnomah Street, Suite 600

Portland OR 97232-4100

503-806-9516

Emily.LITKE@deq.oregon.gov

From: Adrienne Breaux <Adrienne.Breaux@unitedpacific.com>

Sent: Friday, January 31, 2025 10:30 AM

To: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; Steven Matthew <Steven.Matthew@unitedpacific.com>

Cc: SPENCER Alex * DEQ <Alex.SPENCER@deq.oregon.gov>

Subject: RE: [EXTERNAL]RE: United Pacific-#5454 Clackamas-10838

Good morning,

If we were to pay this online, the DEQ portal is asking for an Account ID and Invoice/Reference number. Where would I find these? The citation lists a Facility ID #, but that's all I see.

Thank you,

Adrienne Breaux

[Regulatory Affairs Admin](#)

United Pacific

4130 Cover St.

Long Beach, CA 90808

P: (562) 732-4407

From: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>
Sent: Thursday, January 30, 2025 4:23 PM
To: Steven Matthew <Steven.Matthew@unitedpacific.com>; UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>
Cc: Adrienne Breaux <Adrienne.Breaux@unitedpacific.com>; SPENCER Alex * DEQ <Alex.SPENCER@deq.oregon.gov>
Subject: [EXTERNAL]RE: United Pacific-#5454 Clackamas-10838

Thank you for sending these testing records. They look great. I will mark the corrective as complete.

As soon as the DEQ receives payment of \$400 penalty, then the UST inspection will be complete.



Emily Litke (she/her)
Duty Officer, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
503-806-9516
Emily.LITKE@deq.oregon.gov

From: Steven Matthew <Steven.Matthew@unitedpacific.com>
Sent: Wednesday, January 29, 2025 12:58 PM
To: UST Duty Officer * DEQ <UST.DutyOfficer@deq.oregon.gov>
Cc: Adrienne Breaux <Adrienne.Breaux@unitedpacific.com>; SPENCER Alex * DEQ <Alex.SPENCER@deq.oregon.gov>
Subject: United Pacific-#5454 Clackamas-10838

Good Afternoon- testing documents attached as requested-

Payment request has been sent to Corp office.

Steven Matthew
Compliance Manager- WA/OR
16403 SE 272nd St
Covington, WA 98042
C: (253) 255-0487



Penalty

▶ 2025-FC-9766

① UST - Field Citation

\$ 400.00

1 Results

⊕ Add Penalty

➦ Send to FIMS

Payment

▼ Check by Mail 85075604

📅 3/4/2025

① 44313

\$ 400.00

Type

Check by Mail

Amount

400

E-Payment Confirmation#

E-Payment Settle Date

mm/dd/yyyy

Ref#

44313

Payment Date

03/04/2025

Comments

(Remaining Length: 4000)

Site Info

UNITED PACIFIC #5454



📍 12230 SE SUNNYSIDE RD, CLACKAMAS, OR 97015

① 8340 ✓

① 203049

① 📶 CEM_FacilityIdentifier=9690 UST (10838)

📁 Stationary

Contact Info

