



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 3, 2024

82nd Mini Mart, Inc.
Attn: Jaswinder K. Pannu
1204 NE Cedar Ridge Loop
Vancouver, WA 98664-2484

RE: UST Compliance Inspection
DEQ UST #1063 - 5322 SE 82nd Ave, Portland

Dear Jaswinder K. Pannu,

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 facilities, among others, has been selected for inspection. A thorough inspection of your facilities 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 8th, 2025 starting at approximately 11:00 am at the DEQ UST #s listed below.

January 8th, 2025 11:00 am:

- **DEQ UST # 1063 – 5322 SE 82nd Ave, Portland**

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.

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

- Line and leak detector testing results for the past three years,
- Monthly tank leak detection records, one year
- Class A, B, and C training documentation,
- Financial responsibility mechanism,
- Annual tank gauge certification for the past three years
- Spill prevention testing records, was due by October 2020
- Monthly walkthroughs, one year
- Overfill Prevention Equipment testing, was due by October 2020
- Cathodic protection testing (if applicable). All tests since 2019.
- Monthly walkthroughs, one year
- Overfill Prevention Equipment testing, was due by October 2020
- Cathodic protection testing (if applicable). All tests since 2019.

Please submit these records to alex.spencer@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 overflow 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 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

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

Inspector: Alex Spencer Date: 11/8/2025 Time: 10:51 Facility: 1063

I. Site Information		
Facility Name: <u>82ND Mini Mart</u>	Permittee: <u>Jaswinder K. Panna</u>	Contact: _____
Site Address: <u>5322 SE 82nd Ave.</u>	Organization: <u>82nd Mini Mart, Inc</u>	Phone: _____
City: <u>Portland, OR 97266-4805</u>	Phone: <u>408-644-8814</u>	

II. Tank Information					
DEQ Permit #	<u>AJDEG (1)</u>	<u>AJDEH (2)</u>			
Estimated Gallons	<u>12,000</u>	<u>12,000</u>			
Substance	<u>Gasoline</u>	<u>Gasoline</u>			
Tank Material	<u>FRP</u>	<u>FRP</u>			
Tank Install Date	<u>6/19/1988</u>	<u>6/19/1988</u>			
Pipe Material	<u>FRP</u>	<u>FRP</u>			
Pipe Type	<u>Pressure</u>	<u>Pressure</u>			
Pipe Install Date	<u>6/19/1988</u>	<u>6/19/1988</u>			
Overfill Device	<u>Automatic</u>	<u>Automatic</u>			

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

Purchased @ End of October
-oldowner ~~Randy~~ Randi Kafeh

If tanks are manifolded, which tanks:

III. Operating Certificate			Compliance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Current	<input checked="" type="checkbox"/> Accurate	<input checked="" type="checkbox"/> Posted for delivery drive to observe			

IV. Operator Training			Compliance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Class A/B Operator	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name: <u>Satinder Singh</u>	Date: <u>12/1/2024</u>		
Class C Operator	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cardlock				

V. Financial Responsibility			Compliance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Type of coverage: <u>Insurance</u>	Begin Date: <u>10/4/2024</u>	End Date: <u>10/4/2025</u>			
Coverage amount correct: <u>\$1,000,000</u>	Number of tanks covered: <u>2</u>				

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

VI. Walkthrough Requirements			Compliance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Spill prevention and release detection equipment checked monthly?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Tank top sumps checked annually?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

VII. Release Detection

Compliance

Yes No

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

Date of last testing: _____

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: _____

Last three tests available? Yes No

Number of lines tested: _____

Number of LD tested: _____

Leak detector manufacturer make and model: _____

Tank gauge manufacturer make and model: Inconn

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

Inspector: A. Spencer

Date: 1/8/2025

Time: 10:51

Facility: 1063

VIII. Spill Prevention	Compliance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Date(s) of testing: _____	Number of spill buckets tested? _____		
Did spill bucket pass most recent testing? <input type="checkbox"/> Yes <input type="checkbox"/> No	If no, was spill bucket replaced/repaired? <input type="checkbox"/> Yes <input type="checkbox"/> No		
During inspection, visual damage to spill bucket? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Hydrostatic testing (test takes one hour to complete)			
<input type="checkbox"/> Vacuum test (test takes 1 minute, ending vacuum must be 26 inches water column or greater)			

IX. Overfill Prevention	Compliance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Date(s) of testing: _____			
Overfill device pass most recent testing? <input type="checkbox"/> Yes <input type="checkbox"/> No	If no, overfill device replaced? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Overfill method that was tested: <input type="checkbox"/> Alarm <input type="checkbox"/> Flapper <input type="checkbox"/> Ball Float			
<u>Overfill Alarm</u>			
Alarm sounds when tank is 90% full	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Driver can see or hear alarm at point of transfer?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Sound alarm from tank gauge during inspection?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<u>Flapper Valve</u>			
Testing verified the valve automatically restricts flow at 95%	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Visual observation of flapper on day of inspection?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<i>Locked didn't have keys</i>
<u>Ball Float</u>			
Testing verified the ball float automatically restricts flow at 90%	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Visual observation of ball float during inspection?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

X. Corrosion Protection	Compliance	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Cathodic <input type="checkbox"/> Galvanic <input type="checkbox"/> Impressed Current			
Steel tank with cathodic?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Steel pipes with cathodic?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Steel flex-lines with cathodic?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Date of cathodic test: _____			
Last two tests available?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Did last test pass?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If not:			
Was failed test reported to DEQ?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Was system repaired?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Date of repair? _____			
Cathodic retested within 6 mos. of repair?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Date of retesting? _____			
If impressed current system:			
Rectifier Operational?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Rectifier log maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Rectifier been operating continuously	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Tank Lining			
Date of last test? _____			
Pressure test conducted after tank lining inspection?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

XI. General notes from inspection

Representative onsite: _____ email: _____

- Old owner said had testing in April? May?
- No testing paperwork onsite
- No keys to drop tube caps - stated delivery driver has keys

Compliance Determination: No Violations Observed Observed violations resulting in enforcement

Inspector Signature: Alex Spencer Date: 1/8/2025



This section for DEQ use only

State of Oregon
Department of
Environmental
Quality

Department of Environmental Quality
Underground Storage Tank Program

Field Citation
For UST Violations

DEQ Information		UST Facility Information	
Inspection Date:	01/08/2025	Facility ID#:	1063
Inspector:	Alex SPENCER	Facility Name:	82ND MINI MART
DEQ Office:	700 NE Multnomah St. #600 Portland, Oregon 97232	Facility Address:	5322 SE 82ND AVE, PORTLAND, Oregon 97266
Phone #:	503-229-6155	County:	Multnomah

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: 01/27/2025
Facility Representative Present During Inspection:				<input type="checkbox"/> Permittee <input type="checkbox"/> Owner <input type="checkbox"/> Other
Name of Permittee or Owner:	82nd Mini Mart, Inc.			
Mailing Address:	1204 NE Cedar Ridge Loop , Vancouver Washington 98664			

Field Citation Penalty – See Page 3 for detailed listing of each violation. \$ 1350

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: 01/25/2025

PROGRAM ENFORCEMENT No.: 2025-FC-9767

FACILITY ID: 1063

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 passing testing records

Rule Citation: OAR 340-150-0410(2)(c)	Penalty Amount: \$ 300	Correct Violation by: 02/24/2025	Date Violation Corrected:
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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: Perform testing of release detection equipment and submit passing testing records.

Rule Citation: OAR 340-150-0400(1)(c)	Penalty Amount: \$ 100	Correct Violation by: 02/24/2025	Date Violation Corrected:
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Violation #3: Failure to conduct annual periodic operation and maintenance walkthrough inspection.
***TCR:**

Corrective Action: Perform annual walkthrough inspection and submit passing testing records.

Rule Citation: OAR 340-150-0315(a)(B)	Penalty Amount: \$ 150	Correct Violation by: 02/24/2025	Date Violation Corrected:
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Violation #4: Failure to inspect overfill equipment at least once every 3 years.
***TCR:**

Corrective Action: Perform testing of overfill equipment and submit passing testing records. Include photos of probe

Rule Citation: OAR 340-150-0310(9)	Penalty Amount: \$ 300	Correct Violation by: 02/24/2025	Date Violation Corrected:
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Violation #5: Failure to test spill prevention equipment at least once every 3 years
***TCR:**

Corrective Action: Perform testing of spill bucket per RP1200 testing procedures and submit passing testing records.

Rule Citation: OAR 340-150-0310(8)(b)	Penalty Amount: \$ 500	Correct Violation by: 02/24/2025	Date Violation Corrected:
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Violation #6:
***TCR:**

Corrective Action:

Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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Total Penalty Amount	1350
(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



Petroleum Compliance Services LLC

Test Data Official Report For:

82nd Mini Mart - #1063

Address: 5322 SE 82nd Ave, Portland, OR 97266

Site Owner: Satinder Singh

Date Testing Conducted:

2-20-2025

NACE / ICC / DEQ Certified Technician:

Luke Pike / Kenneth Pike

Test included in this report:

Line tightness testing

Line Leak detector testing

Third party tank monitor certification

Manual pulling/sounding of probe floats

Spill bucket testing (in 2025)

Flapper valve check

Annual release detection form

Probe operability check

PETROLEUM COMPLIANCE SERVICES LLC

Office 503-873-4139

Tank Monitor Annual Third-Party Certification

Make – INCON TS-1001

Services Performed	PASS	FAIL	N/A
1. Run system Diagnostic check.	X		
2. Verify setup values and programmable Info.	X		
3. Flapper valves checked for correct placement and operation.	X		
4. Probe floats were pulled manually.	X		
5. Probe operability check.	X		
6. Test over-fill alarm for correct operations.			X
7. Verify date last tank test passed.	X		

In Tank Probes-Annual Service.

Services Performed	YES	NO	N/A
1. Run probe diagnostic check.	X		
2. Inspect sensor cables and connections.	X		
3. Inspect probe floats and probe for residue build-up.	X		

Sump Sensors-Annual Services

Services Performed	YES	NO	N/A
1. Run sensor diagnostic.			X
2. Inspect sensor cables and connections.			X
3. Test sensor floats.			X
4. Clean and inspect.			X

NOTES:

LINE/ TURBINE INFORMATION

Lines ID	Regular Unleaded	Premium Unleaded		
1. Piping type: Fiberglass (S) Single wall (D) Double wall	D	D		
2. Pump Type (T) Turbine (S) Suction	T	T		
3. If Turbine is Line Leak Detector present (YES) (NO)	YES	YES		
4. Line shut off at Turbine (YES) (NO)	YES	YES		
5. Turbine operating pressure	28	28		

VISUAL INSPECTION AND MAINTANCE

	YES	NO	N/A	Comments/Observations
Check sumps Water/fuel	X			Dry. Some corrosion.
Visual inspect Exposed Piping	X			Looks okay.
Emergency stop Location/working	X			
Spill buckets	X			Tested in 2025. Due next in 2028. Dual Point.
PVV vent	X			
Stage one	X			
Class A	X			
Class C	X			
Top off	X			
Clean Valve boxes	X			

NOTES:

DATA CHART FOR USE WITH PETROTITE LINE TESTER

DATE: 2-20-2025

Station: 82nd Mini Mart - #1063

Site address: 5322 SE 82nd Ave, Portland, OR 97266


Owner: Satinder Singh Operator: Satinder Singh

Reason for test: Annual compliance testing

Special instructions; none

Testing Company: Petroleum Compliance Services LLC.

Weather: Cloudy	Temp: 48F	Surface Ac/concrete	Line burial depth; 2' Length; 20' to 50'
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Identify each Line tested	Time tested	Pressure Readings		Volume Readings ML			
		Before	After	Before	After	Net change	Bleed Back
Regular Unleaded	Test time 60 minutes	Start PSI 60	PSI 60	400	113		
		PSI 60	PSI 59	113	398	.1	398
Premium Unleaded	Test time 60 minutes	Start PSI 60	PSI 60	400	125		
		PSI 60	PSI 59	125	398	.1	398
	Test time	Start PSI	PSI				
		PSI	PSI				
	Test time	Start PSI	PSI				
		PSI	PSI				
Test Results	Line ID	PASS/FAIL		Volume ML		Date Tested	
	Regular Unleaded	PASSED		.1		2-20-2025	
	Premium Unleaded	PASSED		.1		2-20-2025	
 Kenneth Pike Tech							

**The test results indicate the systems condition at the time of testing.
The results do not carry any implied warranty or guaranty of the system after the test date.**

MECHANICAL LEAK DETECTORS TEST RESULTS

DATE: 2-20-2025

Company Performing Test: Petroleum Compliance Service LLC

Tech: Kenneth Pike

Client: Satinder Singh

Site Name: 82nd Mini Mart - #1063

Address: 5322 SE 82nd Ave, Portland, OR 97266

Product Type: Regular Unleaded	
Type of Leak Detector: Red Jacket	
Type of line Tested: Fiberglass	
3GPH TEST Results: PASSED	
Replaced Leak Detector: NO	
If Yes Type of new replacement:	Retest:

Product Type: Premium Unleaded	
Type of Leak Detector: Vaporless 99 LD-2000	
Type of line Tested: Fiberglass	
3GPH TEST Results: PASSED	
Replaced Leak Detector: NO	
If Yes Type of new replacement:	Retest:

Product Type:	
Type of Leak Detector:	
Type of line Tested:	
3GPH TEST Results:	
Replaced Leak Detector:	
If Yes Type of new replacement:	Retest:

Product Type:	
Type of Leak Detector:	
Type of line Tested:	
3GPH TEST Results:	
Replaced Leak Detector:	
If Yes Type of new replacement:	Retest:



OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY ANNUAL RELEASE DETECTION OPERABILITY TESTING FORM

- > In-tank setup and alarm history reports must be attached to testing form.
- > Maintain three years of testing records.
- > [Instructions on how to use this form.](#)

I. FACILITY INFORMATION – Type or print (in ink) all items.						TEST DATE		
Facility ID #: 1063	Facility Name: 82 nd Mini Mart				2-20-2025			
II. AUTOMATIC TANK GAUGE						Pass		
ATG Manufacturer: INCON			ATG Model: TS-1001					
Release Detection Method: Tank Gauge 0.2 gph leak tests: (<input checked="" type="checkbox"/> – Continuous <input type="checkbox"/> Static) <input type="checkbox"/> SIR <input type="checkbox"/> Interstitial Monitoring								
Battery Backup Functional?	Yes	ATG software properly programmed?			Yes			
ATG alarms functional and audible?	Yes	ATG In-Tank Setup Reports attached to form?						
III. TEST PROCEDURE								
<input checked="" type="checkbox"/> – PEI/RP 1200 <input type="checkbox"/> Oregon Testing Procedures (Page 2) <input type="checkbox"/> Manufacturer Testing Procedures <input type="checkbox"/> Other Method (Describe)								
IV. PROBE AND TESTING INFORMATION								
Tank Number	1	2						
Product Stored	Regular Unleaded	Premium Unleaded						
Model	INCON	INCON						
Is the ATG console clear of alarms?	Yes	Yes	Yes	No	Yes	No	Yes	No
Disconnect cable from tank probe. Is appropriate alarm triggered?	Yes	Yes	Yes	No	Yes	No	Yes	No
Tank gauge probes removed and inspected for damage?	Yes	Yes	Yes	No	Yes	No	Yes	No
Residual buildup on floats has been removed?	Yes	Yes	Yes	No	Yes	No	Yes	No
Float(s) move freely?	Yes	Yes	Yes	No	Yes	No	Yes	No
Measured product and water levels match ATG values?	Yes	Yes	Yes	No	Yes	No	Yes	No
Alarm history report attached?	Yes	Yes	Yes	No	Yes	No	Yes	No
V. TEST RESULT	Pass	Pass	Pass	Fail	Pass	Fail	Pass	Fail

Any "No" answer indicates the test failed. Failed tests must be remedied and retested immediately.

VI. SENSORS AND TESTING INFORMATION (liquid sensors, tank interstitial sensors, etc.)								
Sensor as identified on tank gauge								
Is sensor in alarm? (If yes, indicate why in the comments section)	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
Sensor installed in the proper location and position?	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
Sensor triggers alarm, at tank gauge, when placed in test liquid	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
When alarm is triggered, the sensor is properly identified on the ATG	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
Alarm history report attached?	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No
VII. TEST RESULTS	Pass Fail	Pass Fail	Pass Fail	Pass Fail	Pass Fail	Pass Fail	Pass Fail	Pass Fail

Any "No" answer indicates the test failed. Failed tests must be remedied and retested immediately.

VIII. COMMENTS
No liquid sensors on-site.

XI. Tester
Person Conducting Testing: Kenneth Pike – Petroleum Compliance Services, LLC <i>Kenneth Pike</i>

Oregon DEQ Tank Gauge and Probe Functionality Testing Procedures

1. Inspect console and verify that there are no active or recurring warnings or alarms.
2. Confirm that both the visual and audible alarms on the tank gauge console function correctly.
3. Verify that the correct set-up parameters for the probes and appropriate tank leak detection is programmed correctly.
4. Test battery backup (if present).
5. Remove tank probe from tank.
6. Disconnect probe, wait for "Probe Out" alarm, reconnect probe and reset tank gauge.
7. Remove build up from probes.
8. Measure the fuel and water contents of the tank and compare with the tank gauge inventory report ensuring that they are the same.
9. Ensure that the probe's fuel and water floats are the correct type for the product stored in the tank.
10. Reposition the floats, measure distance from bottom of the probe, and utilize tank charts to confirm accuracy of the tank gauge.
11. Reinstall probes ensuring that the tank riser cap seals properly and the communication cable seal is tight.
12. If tank gauge is equipped with printer, attach the printed tank gauge in-tank setup and alarm history report demonstrating that probes were tested.

Oregon DEQ Sensor Functionality Testing Procedures

1. Inspect sensor for damage.
2. Place sensor in at least three inches of testing liquid.
3. Verify sensor alarms at tank gauge or sensor has appropriate alarm response (dispenser or turbine shut down).
4. Clear alarm.
5. Reinstall sensor upon verification of proper operation.
6. If tank gauge is equipped with printer, attach the printed tank gauge in-tank setup and alarm history report demonstrating that sensors were tested.

82ND AVE GAS
5322 SE 82ND AVE
PORTLAND OR 97266
503-772-5353

PASSED SCALD TESTS

02/20/2025 11:46 AM

TANK 1
02/20/2025 8:01 AM
LEAK TEST 0,20 GPH
SLOPE 0,05 GPH

02/18/2025 10:44 PM
LEAK TEST 0,20 GPH
SLOPE -0,03GPH

01/19/2025 5:49 AM
LEAK TEST 0,20 GPH
SLOPE 0,01 GPH

12/21/2021 11:13 PM
LEAK TEST 0,20 GPH
SLOPE 0,05 GPH

11/21/2024 11:10 PM
LEAK TEST 0,20 GPH
SLOPE -0,02 GPH

10/22/2024 10:33 PM
LEAK TEST 0,20 GPH
SLOPE 0.00 GPH

09/22/2024 11:20 PM
LEAK TEST 0.20 GPH
SLOPE 0,07 GPH

08/23/2024 11:35 PM
LEAK TEST 0,20 GPH
SLOPE 0,05 GPH

07/24/2024 6:23 AM
LEAK TEST 0,20 GPH
SLOPE 0,02 GPH

TA 2
02/20/2025 10:02 "M
LEAK TEST 0,20 GPH
SLOPE -0,03 GPH

01/25/2025 10:11 P
LEA TEST 0,20 GPH
SLOPE 0,03 GPH

12/26/2021 12:33 PM
LEA, TEST 0,20 GPH
SLOPE 0,10 GPH

11/26/2021 11:58 PM
LEAK TEST 0,20 GPH
SLOPE -0,00 GPH

10/27/2024 10:13 PM
LEAK TEST 0,20 GPH
SLOPE 0,01 GPH

09/27/2021 10:01 PM
LEAK TEST 0,20 GPH
SLOPE -0,00 GPH

08/28/2021 1:55 PM
LEAK TEST 0,20 GPH
SLOPE 0,06 GPH

07/29/2024 11:37 PM
LEAK TEST 0,20 GPH
SLOPE 0,03 GPH

02/20/2025 11:43 AM

ALARM REPORT

02/20/2025 11:46 AM
HIGH WATER
TANK NO, 1

82ND AVE GAS
5322 SE 82ND AVE
PORTLAND OR 97266
503-772-5353

02/20/2025 11:43 AM

ALARM REPORT

02/20/2025 11:13 AM
HIGH HIGH PRODUCT LIMIT
TANK NO, 1

02/20/2025 11:113 AM
HIGH PRODUCT LIMIT
TANK NO, 1

82ND AVE GAS
5322 SE 82ND AVE
PORTLAND OR 97266
503-772-5353

02/20/2025 11:56 AM

ALARM REPORT

02/20/2025 11:56 AM
HIGH WATER
TANK NO, 2

82ND AVE GAS
5322 SE 82110 AVE
PORTLAND OR97266
503-772-5353

02/20/2025 11:43 AM

ALARM REPORT

02/20/2025 11:43 AM
HIGH HIGH PRODUCTLIMIT
TANK NO, 2

02/20/2025 11:43 AM
HIGH PRODUCT LIMIT
TANK NO, 2

Underground Storage Tanks (UST) Program

Doc Type: Compliance Certification

Purpose: This procedure is to test the leak integrity of single- and double-walled spill buckets. Consult PEI/RP1200, Section 6.2 for hydrostatic test method, Section 6.3 for single-walled vacuum test method, and Section 6.4 for double-walled vacuum test method.

Facility Information

Facility name: 82 nd Mini Mart
 Facility address: 5322 SE 82nd Ave Facility ID#: 1063
 Mailing address: _____
 City: Portland State: OR Zip code: 97266
 Owner name: Sender Singh
 Mailing address: 5322 SE 82nd Ave
 City: Portland State: OR Zip code: 97266
 Phone: _____ Fax: _____ E-mail: _____

Testing Information

1. Tank number	1	2				
2. Product stored	Regular Unleaded	Premium Unleaded				
3. Spill bucket capacity	5 gal	5 gal				
4. Manufacturer	OPW	OPW				
5. Construction	<input checked="" type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input checked="" type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled
6. Test type	<input checked="" type="checkbox"/> Hydrostatic <input type="checkbox"/> Vacuum <input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input checked="" type="checkbox"/> Hydrostatic <input type="checkbox"/> Vacuum <input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Hydrostatic <input type="checkbox"/> Vacuum <input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Hydrostatic <input type="checkbox"/> Vacuum <input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Hydrostatic <input type="checkbox"/> Vacuum <input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled	<input type="checkbox"/> Hydrostatic <input type="checkbox"/> Vacuum <input type="checkbox"/> Single-walled <input type="checkbox"/> Double-walled
7. Spill bucket type	<input checked="" type="checkbox"/> Product <input type="checkbox"/> Vapor	<input checked="" type="checkbox"/> Product <input type="checkbox"/> Vapor	<input type="checkbox"/> Product <input type="checkbox"/> Vapor	<input type="checkbox"/> Product <input type="checkbox"/> Vapor	<input type="checkbox"/> Product <input type="checkbox"/> Vapor	<input type="checkbox"/> Product <input type="checkbox"/> Vapor
8. Liquid and debris removed from spill bucket.*	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Visual inspection (No cracks, loose parts or separation of the bucket from the fill pipe.)?	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
10. Tank riser cap included in test?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
11. Is drain valve included in test?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
12. Starting level	9"	9.75"				
13. Test start time	12:30pm	12:30pm				
14. Ending level	9"	9.75"				
15. Test end time	1:30pm	1:30pm				
16. Test period	1 hour	1 hour				
16. Level change	0"	0"				
Test results:	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail	<input type="checkbox"/> Pass <input type="checkbox"/> Fail

Pass/fail criteria: Must pass visual inspection. Hydrostatic: Water level drop of less than 1/8 inch; Vacuum single-walled only; Maintain at least 26 inches water column; Vacuum double-walled; maintain at least 12 inches water column.

Comments:

* All liquids and debris must be disposed of properly.

Testing company name: Petroleum Compliance Services LLC Tester's name: Kenneth Pike
 Date (mm/dd/yyyy): 2-20-2025 Tester's signature: Kenneth Pike

From: [LITKE Emily * DEQ](#)
To: Pannujassi29@gmail.com; singh3410@aol.com
Cc: [UST Duty Officer * DEQ](#)
Subject: RE: DEQ UST Inspection Determination: 5322 SE 82nd Avenue - UST Facility #1063
Date: Tuesday, March 18, 2025 12:47:00 PM
Attachments: [2025-FC-9767 issued to 1063.pdf](#)
[image001.png](#)

Good afternoon.

This email is in regards to **UST facility 1063 82ND MINI MART located at 5322 SE 82nd Ave**

Please provide an update on the completion of the corrective actions from the UST inspection.

CORRECTIVE ACTIONS:

1. Perform testing of all leak detectors, containment sumps, overflow prevention, release detection equipment, and document annual walkthrough inspection.
2. Same as 1
3. Same as 1
4. Same as 1
5. Same as 1



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: LITKE Emily * DEQ
Sent: Wednesday, March 12, 2025 7:46 AM
To: 'Pannujassi29@gmail.com' <Pannujassi29@gmail.com>; 'singh3410@aol.com' <singh3410@aol.com>
Subject: RE: DEQ UST Inspection Determination: 5322 SE 82nd Avenue - UST Facility #1063

Good afternoon,

The DEQ received payment of the penalty on 3/5/25. Although has not received any documentation for the corrective actions. Please email passing testing reports for violation #1.

CORRECTIVE ACTIONS:

1. Perform testing of all leak detectors, containment sumps, overfill prevention, release detection equipment, and document annual walkthrough inspection.
2. Same as 1
3. Same as 1
4. Same as 1
5. Same as 1



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: LITKE Emily * DEQ

Sent: Thursday, February 27, 2025 11:35 AM

To: 'Pannujassi29@gmail.com' <Pannujassi29@gmail.com>

Subject: RE: DEQ UST Inspection Determination: 5322 SE 82nd Avenue - UST Facility #1063

Good morning,

Please provide an update on payment of the \$1350 penalty and completion of the corrective actions. The deadline was 2/24/25.

CORRECTIVE ACTIONS:

1. Perform testing of all leak detectors, containment sumps, overfill prevention, release detection equipment, and document annual walkthrough inspection.
2. Same as 1
3. Same as 1
4. Same as 1
5. Same as 1

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: LITKE Emily * DEQ
Sent: Monday, January 27, 2025 5:51 PM
To: Pannujassi29@gmail.com
Subject: DEQ UST Inspection Determination: 5322 SE 82nd Avenue - UST Facility #1063

(I am resending this email due to issues attaching the field citation)

Good afternoon,

Please review the attached field citation. **The deadline for payment of the \$1350 penalty and completion of the corrective actions is 2/24/25.**

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

Payments can now be made online through Your DEQ Online (YDO). Follow the link above to create an account. Or send a check to the address listed on the first page of the field citation.



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 <UST.DutyOfficer@DEQ/.oregon.gov>
Sent: Friday, January 24, 2025 9:08 AM

To: Pannujassi29@gmail.com

Cc: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; SPENCER Alex * DEQ <Alex.SPENCER@deq.oregon.gov>

Subject: DEQ UST Inspection Determination: 5322 SE 82nd Avenue - UST Facility #1063

Hello Jaswinder:

Thank you for you for meeting with DEQ to perform the UST inspection at 5322 SE 82nd Avenue, Portland, OR 97266 on January 8, 2025. Since there were no testing records available during the inspection, DEQ must issue a field citation, per enforcement guidance. A citation will be emailed to you from the UST Duty Officer following this email with instructions for payment. Below is the corrections DEQ expects to receive.

-

VIOLATIONS:

1. Failure to conduct testing of leak detectors for **2022** - H2.9 (340-150-0410(2))
 - a. Failure to conduct testing of release detection equipment for **2022** - G5 - 340-150-0400(2)
 - b. Failure to conduct annual inspection for **2022** - A16 (340-150-0315 (a)(B))
2. Failure to conduct testing of leak detectors for **2023** - H2.9 (340-150-0410(2))
 - a. Failure to conduct testing of release detection equipment for **2023** - G5 - 340-150-0400(2)
 - b. Failure to conduct annual inspection for **2023** - A16 (340-150-0315 (a)(B))
3. Failure to conduct testing of leak detectors for **2024** - H2.9 (340-150-0410(2))
 - a. Failure to conduct testing of release detection equipment for **2024** - G5 - 340-150-0400(2)
4. Failure to test overfill prevention equipment within 3 years of previous test. - C2c - 340-150-0310(9)
5. Failure to test spill and piping sump integrity within 3 years of previous test. - C1e – 340-150-0310(8)(b)

CORRECTIVE ACTIONS:

1. Perform testing of all leak detectors, containment sumps, overfill prevention, release detection equipment, and document annual walkthrough inspection.
2. Same as 1
3. Same as 1
4. Same as 1
5. Same as 1

All corrective actions must be completed and documents of testing submitted to DEQ within 30 days (Due February 24th, 2025)

PLEASE SEND ALL documents and testing to

UST.DutyOfficer@deq.oregon.gov

If you require more time, please let the DEQ UST Duty Officer know (see contact below).

Please make sure to only hire licensed DEQ contractors.

Here is the list: <https://www.oregon.gov/deq/tanks/Pages/UST-Service.aspx>

Regards,

<u><< OLE</u>	Alex Spencer
<u>Object:</u>	UST Compliance Inspector
<u>Picture</u>	DEQ UST Program
<u>(Device</u>	700 NE Multnomah St, Suite 600 Portland, OR 97232
<u>Independent</u>	<u>Alex.Spencer@deq.oregon.gov</u>
<u>Bitmap) >></u>	(503)866-2480

From: [LITKE Emily * DEQ](#)
To: [82nd Mini Mart](#)
Subject: RE: 82nd Mini Mart Inc Report
Date: Wednesday, April 2, 2025 8:58:00 AM
Attachments: [image002.png](#)

Good morning,

I spoke to my manager and we will accept this form and information as evidence that the overfill equipment was tested.

The UST inspection for **facility 1063 82nd mini mart located at 5322 SE 82ND AVE Portland, OR** is **officially COMPLETE and CLOSED.**

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



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: 82nd Mini Mart <fuel82mm@gmail.com>
Sent: Thursday, March 27, 2025 6:05 PM
To: LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov>
Subject: Re: 82nd Mini Mart Inc Report

You don't often get email from fuel82mm@gmail.com. [Learn why this is important](#)

PCS stated our site only has flapper valves and no audible overfill alarm. PCS checked the flapper valves to be correctly in place. There is no overfill alarm on-site to sound. I will attach their report regarding that to this email. Please let me know if this is the information that is needed.

Thank you for helping us through this process.

PETROLEUM COMPLIANCE SERVICES LLC
 Office 503-873-4139
Tank Monitor Annual Third-Party Certification
 Make – INCON TS-1001

Services Performed	PASS	FAIL	N/A
1. Run system Diagnostic check.	X		
2. Verify setup values and programmable Info.	X		
3. Flapper valves checked for correct placement and operation.	X		
4. Probe floats were pulled manually.	X		
5. Probe operability check.	X		
6. Test over-fill alarm for correct operations.			X
7. Verify date last tank test passed.	X		

In Tank Probes-Annual Service.

Services Performed	YES	NO	N/A
1. Run probe diagnostic check.	X		
2. Inspect sensor cables and connections.	X		
3. Inspect probe floats and probe for residue build-up.	X		

Sump Sensors-Annual Services

Services Performed	YES	NO	N/A
1. Run sensor diagnostic.			X
2. Inspect sensor cables and connections.			X
3. Test sensor floats.			X
4. Clean and inspect.			X

NOTES:

On Tue, Mar 25, 2025 at 10:15 AM LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov> wrote:

Good morning,

Thank you for sending the testing reports, they all look great. **Although I do not see the overfill test report – do you know if PCS tested the overfill equipment?** As soon as I receive the passing overfill test, then this UST inspection can be closed.

Violation #4 – failure to inspect overfill equipment at least once every 3 years

Perform testing of overfill equipment and submit passing testing records. Include photos of probe



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: 82nd Mini Mart <fuel82mm@gmail.com>

Sent: Monday, March 24, 2025 4:42 PM

To: LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov>

Subject: 82nd Mini Mart Inc Report

You don't often get email from fuel82mm@gmail.com. [Learn why this is important](#)

Hello,

I apologize for the delay but our report is finally in. I will go ahead and attach the test results to this email. Please let me know if you have any questions.

Macy Virk
(503) 781-9622

82nd Mini Mart Inc
5322 SE 82nd Ave
Portland, OR 97266

From: [Kenneth Pike](#)
To: [LITKE Emily * DEQ](#)
Subject: PCS - responding to questions for 82nd Mini Mart
Date: Sunday, March 30, 2025 2:09:23 PM

Good afternoon Emily.

I am responding to questions about testing of the flapper valves at 82nd Mini Mart for a client. This in particular.

DEQ is expecting high calculations of the activation point of the mechanical shut off device with attach tank calibration charts and distance of submerged fill to bottom of tank.

I have been submitting the same reports for sites like these since the 2020 rules were put in place and this is the first time I have not had my reports accepted for the flapper valves. There have been well over a hundred reports with the same setup on flapper valves across various on-site inspections with different regional DEQ inspectors that we have had that have been accepted without any issues. I would please like you to site specifically if there have been any changes since the 2020 rulings then or if there is a standardized report you are looking for on flapper valves. Otherwise I do not understand why my reports, that again have been accepted the last 5 years without issue, are being rejected all of the sudden.

Any help on this matter would be greatly appreciated. Thank you.

--

Kenneth Pike
Technician
AMPP CP1 Tester #69924
Petroleum Compliance Services, LLC



Office: 503.873.4139
Cell: 503.302.8960
Website: www.pcsnw.us



Fee	-	Paid	=	Due
\$ 1,350.00		\$ 1,350.00		\$ 0.00

Penalty

▶ 2025-FC-9767 \$ 1,350.00

① UST - Field Citation

1 Results

Add Penalty Send to FIMS

Payment

▼ **Credit Card** \$ 1,350.00

📅 3/5/2025

📅 3/5/2025

① DEQEDM000049294

Type	Amount
Credit Card	1350
E-Payment Confirmation#	E-Payment Settle Date
DEQEDM000049294	03/05/2025
Ref#	Payment Date
	03/05/2025
Comments	

(Remaining Length: 4000)

1 Results

82ND MINI MART



📍 5322 SE 82ND AVE, PORTLAND, OR 97266

① 5976 ✓

① 200421

① CEM_FacilityIdentifier=18668 UST (1063)

📄 Stationary

Contact Info

👤

📧

📠

📞

Inspection Info

7877 Completed

☰ UST

📁 Full Compliance Inspection (FCI) TCR only

📅 Start Date 1/8/2025 End Date 1/8/2025