



# Oregon

Tina Kotek, Governor

Department of Environmental Quality  
Western Region Eugene Office  
165 East 7th Avenue, Suite 100  
Eugene, OR 97401  
(541) 686-7838  
FAX (541) 686-7551  
TTY 711

July 2, 2025

Lutfi Thabet  
Thabet Management Inc.  
1700 Valley River Dr. STE400  
Eugene, OR 97401

RE: UST Compliance Inspection  
DEQ UST #9361, 9410, 8184, 959  
Buy 2 Facilities – TM006, Buy2 20, Buy2 003,  
Buy2 022  
614 John Long Rd.  
Oakland, OR 97462

To Mr. Thabet,

**Please read this entire notice and contact the DEQ inspector if you have questions about the upcoming inspection.**

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.

**The compliance inspection for these facilities is scheduled for July 15, 2025 starting at approximately 0800 am at the Rice Hill station.**

You must contact the inspector at least two (2) weeks prior to the date above to reschedule if you are unavailable at the stated time. Failure to reschedule within this timeframe may result in enforcement actions if equipment or records are not made available.

The inspection will require **uninterrupted participation** and attendance by you or a knowledgeable assistant. You should expect that you won't be able to attend to customers or vendors and should staff accordingly. 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 lift lids. **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.

The DEQ requests the following documentation be prepared and available on-site during the inspection

- Line and leak detector testing results (most recent (3) years)
- Monthly tank leak detection records (12 months),
- Annual tank gauge / release detection equipment certification (most recent 3 years)
- Spill prevention testing records (past (2) tests)
- Overfill Prevention Equipment testing (past (2) tests)
- Cathodic protection testing (if applicable | past (2) tests)
- Tank lining records (if applicable)
- Monthly walkthroughs (12 months)
- Annual walkthroughs (most recent (3) years)
- Class A, B, and C training documentation.
- Financial responsibility mechanism.

**Any documents not available prior to or on-site during the inspection may result in a violation. Documents submitted after the inspection will only be evaluated as a corrective action and does not alter pursuit of enforcement action per guidance. Ie. Fines are not removed if documents are submitted AFTER the inspection.**

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 and significant compliance deficiencies, will go through a longer and more formal process through the Office of Compliance and Enforcement and can potentially lead to larger penalties.

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.

Thank you for your cooperation. I can be reached at 541-215-2368 or [dylan.eckert@deq.oregon.gov](mailto:dylan.eckert@deq.oregon.gov) to answer any questions you may have and assist you in the preparation for your inspection.

Sincerely,

*Dylan Eckert*

Dylan Eckert  
Natural Resource Specialist - Inspector  
Underground Storage Tanks Program

# Inspection Survey

Submitted by: dylan.eckert\_deq

Submitted time: Jul 15, 2025, 2:21:23 PM

Date

**Jul 15, 2025**

Time

**13:36**

UST Facility ID

**9,410**

Inspector

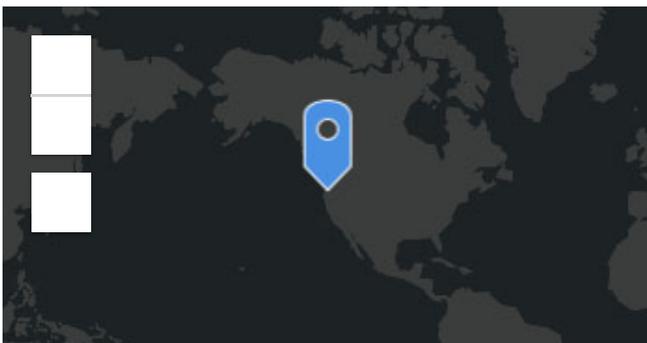
**Eckert**

Type of Inspection

**Full Compliance**

Location

**Lat: 44.053729 Lon: -123.120446**



Esri, FAO, NOAA, USGS

Powered by Esri

Photograph



photos-20250715-203649.jpg



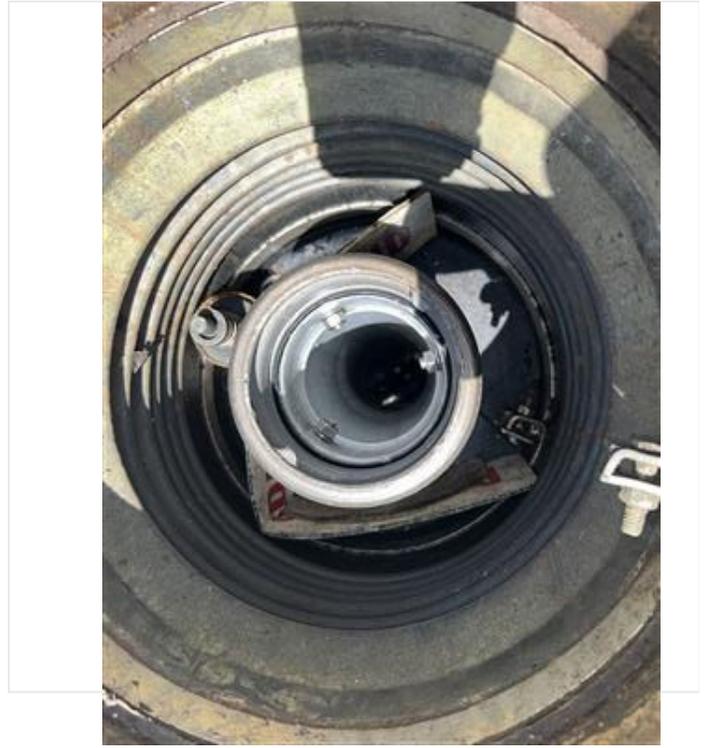
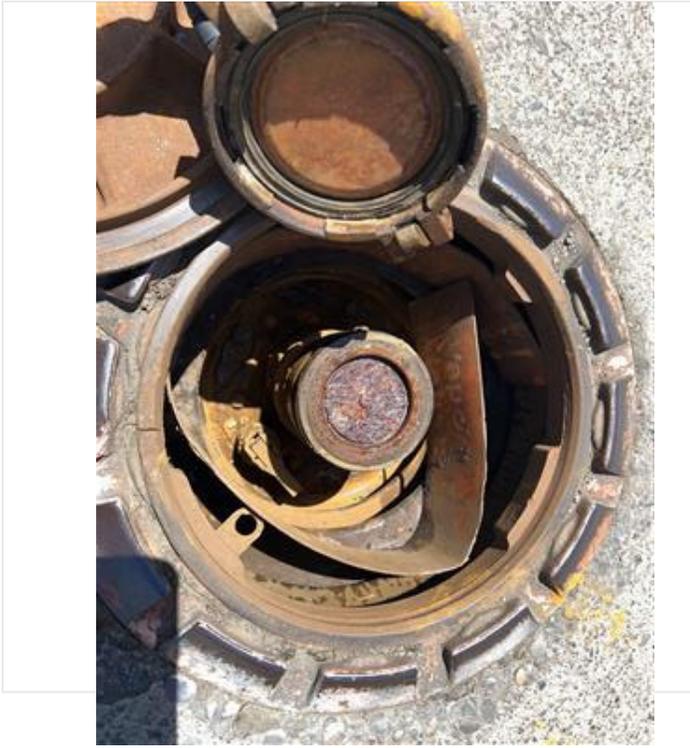
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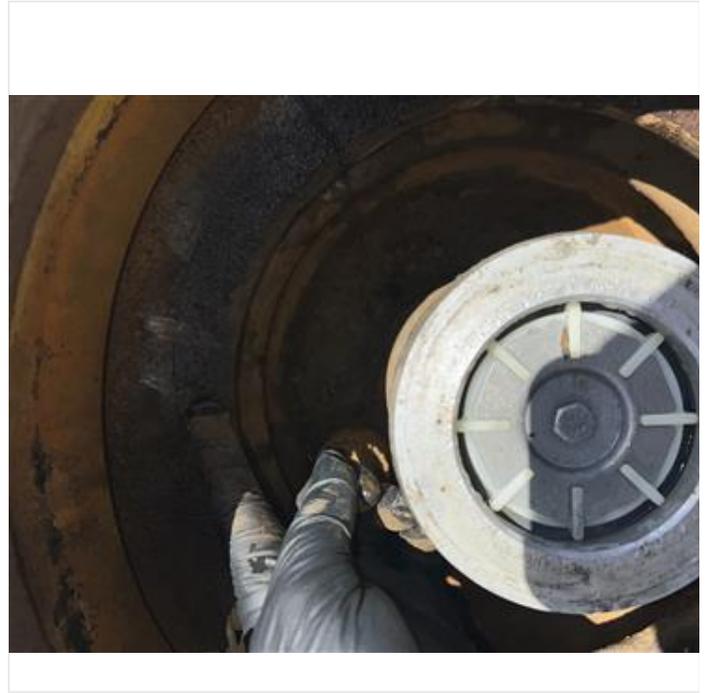
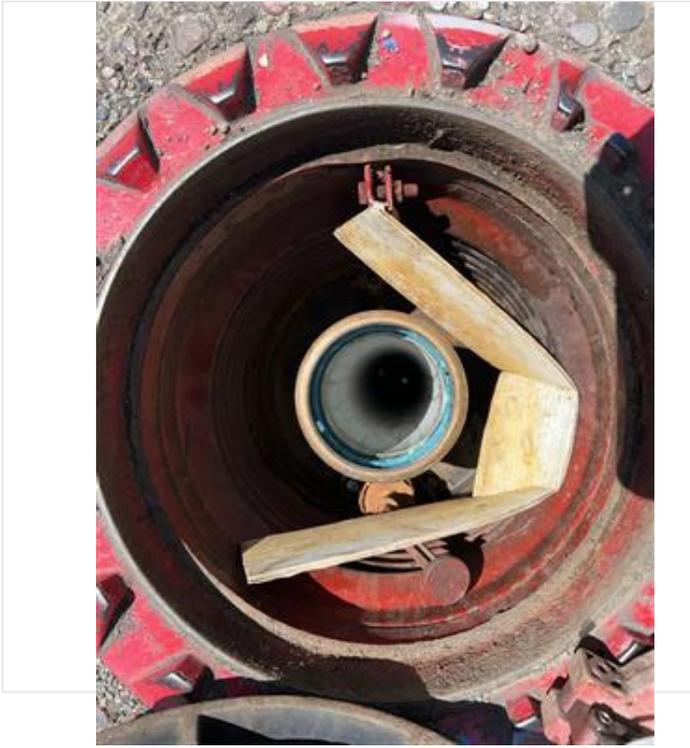
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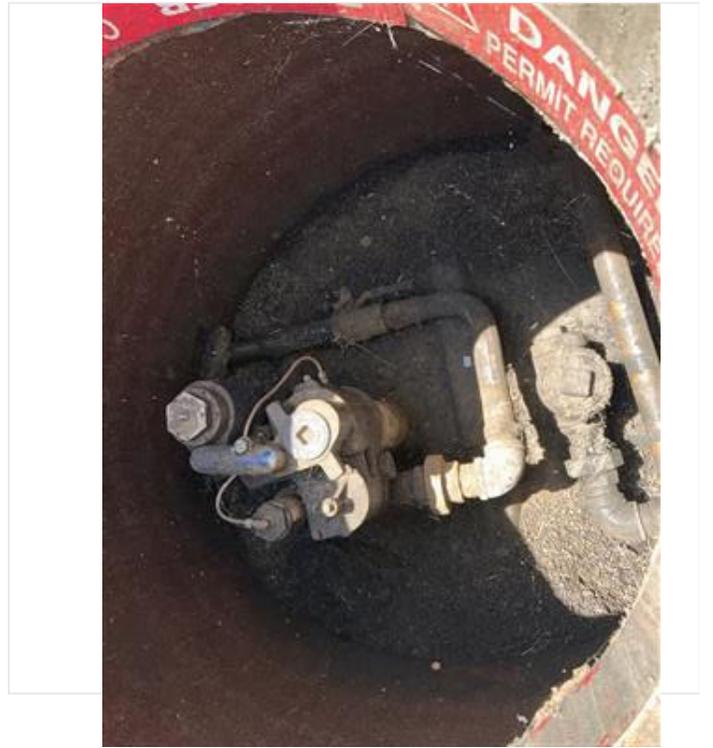
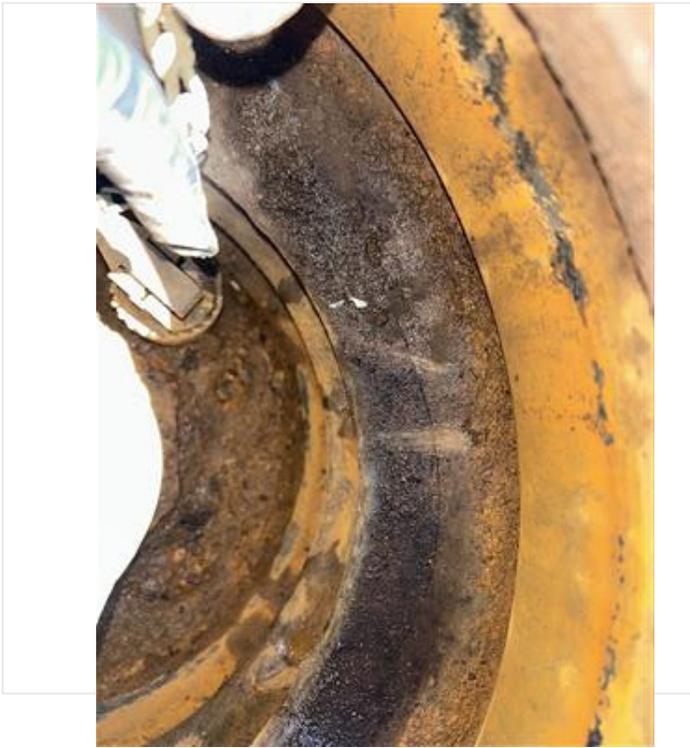
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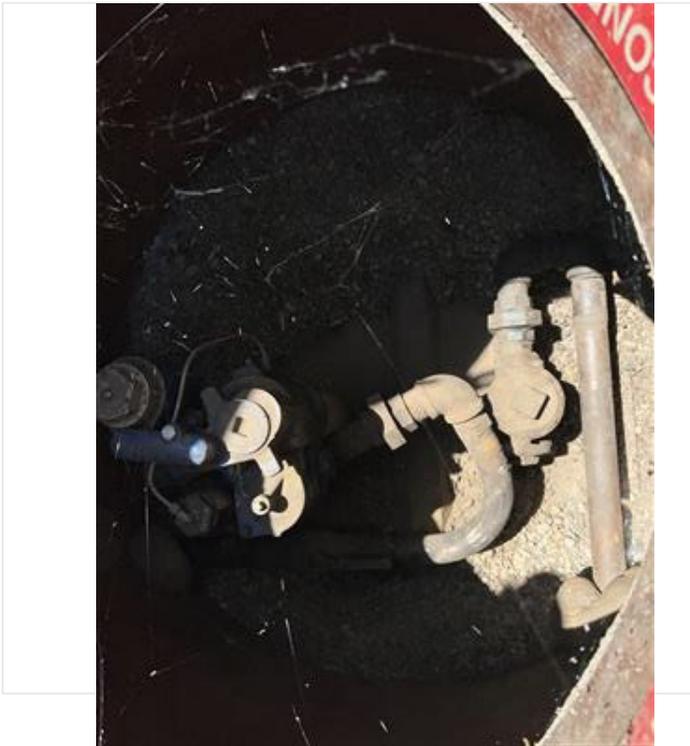




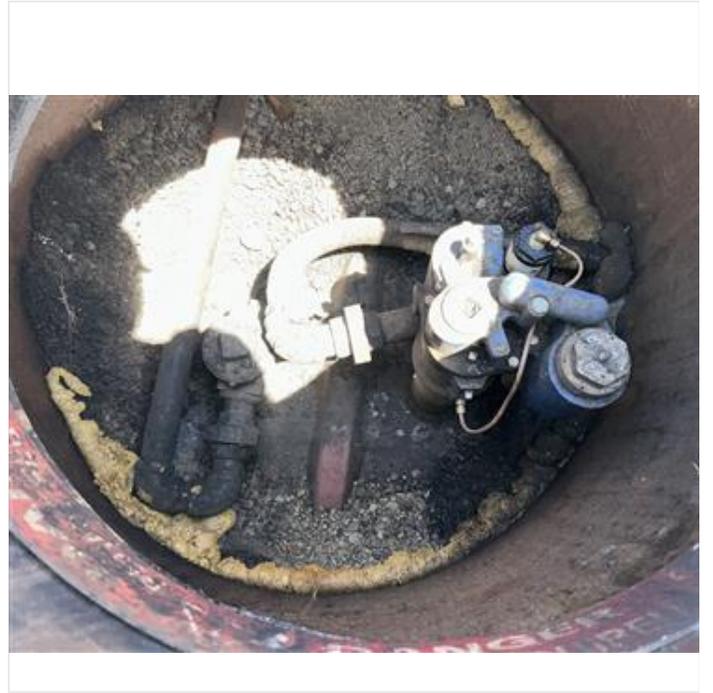
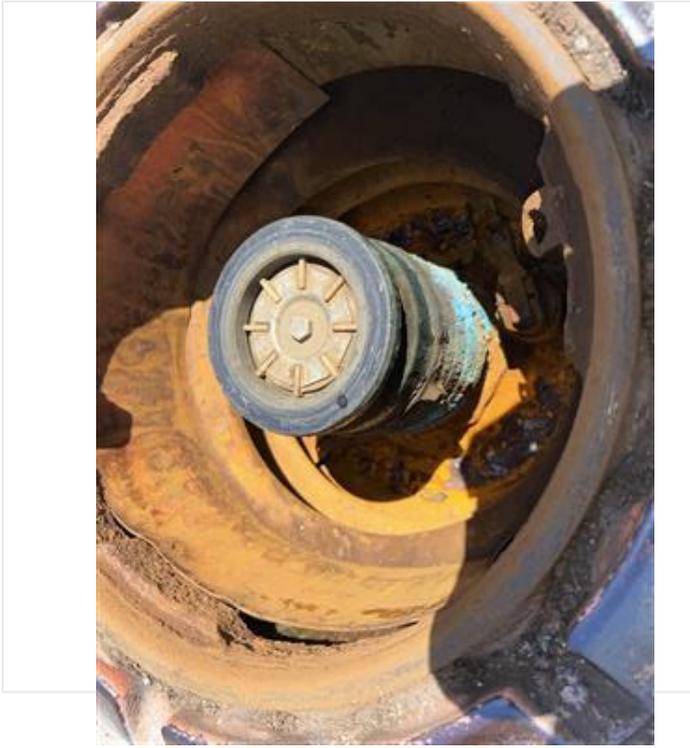
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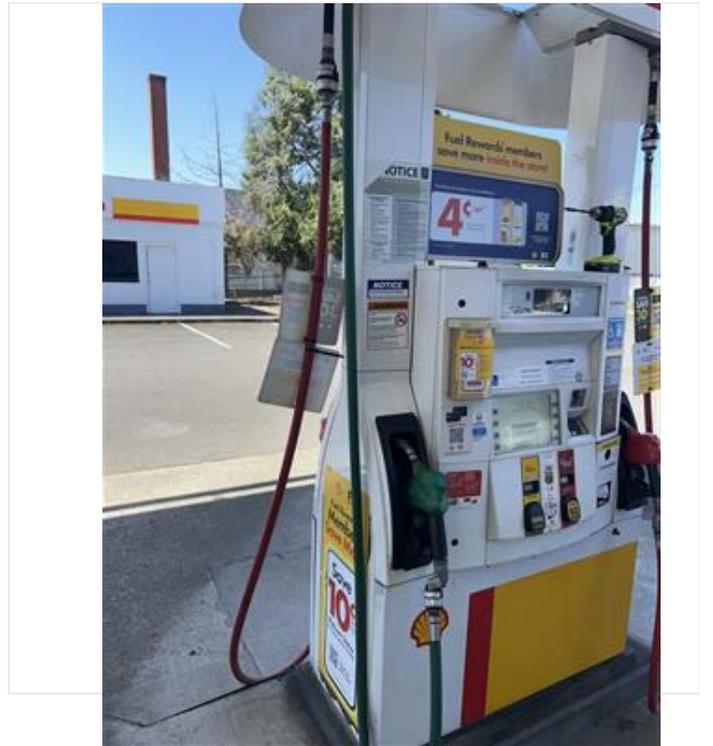
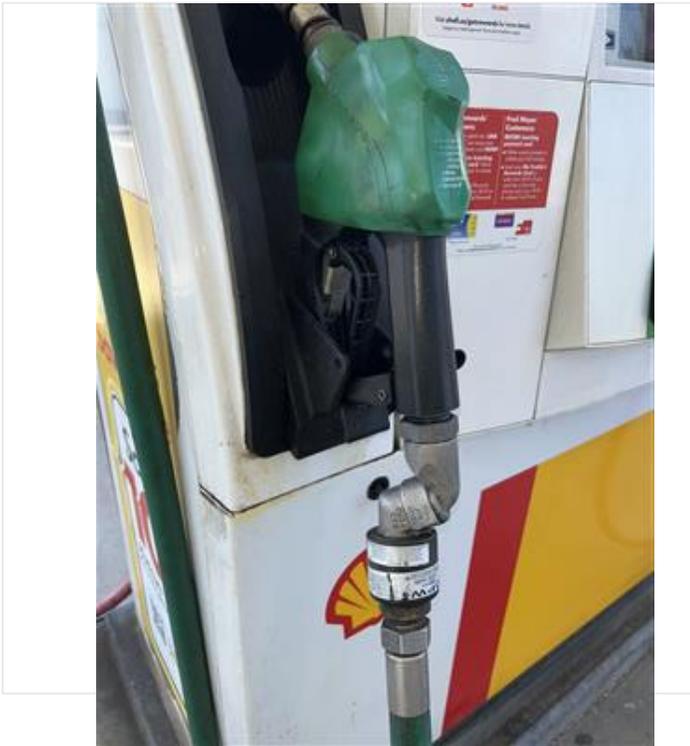
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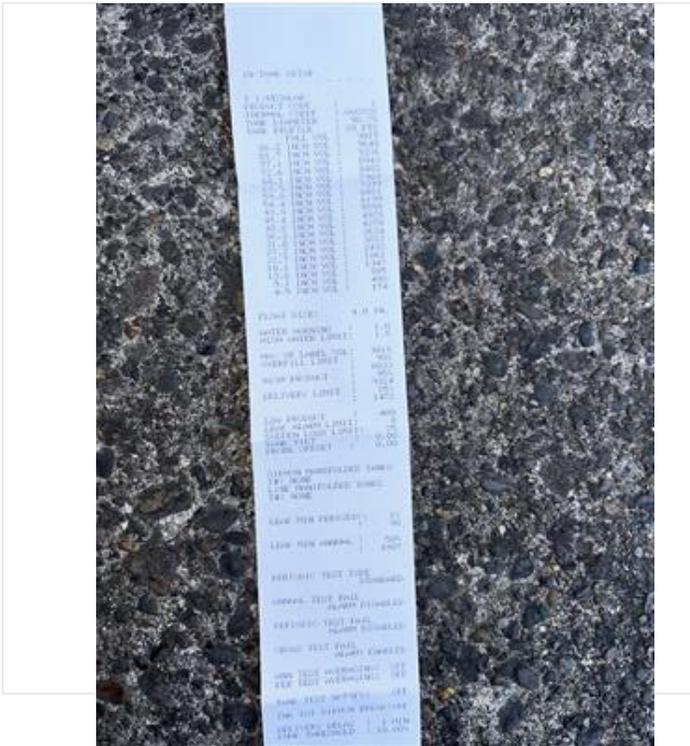
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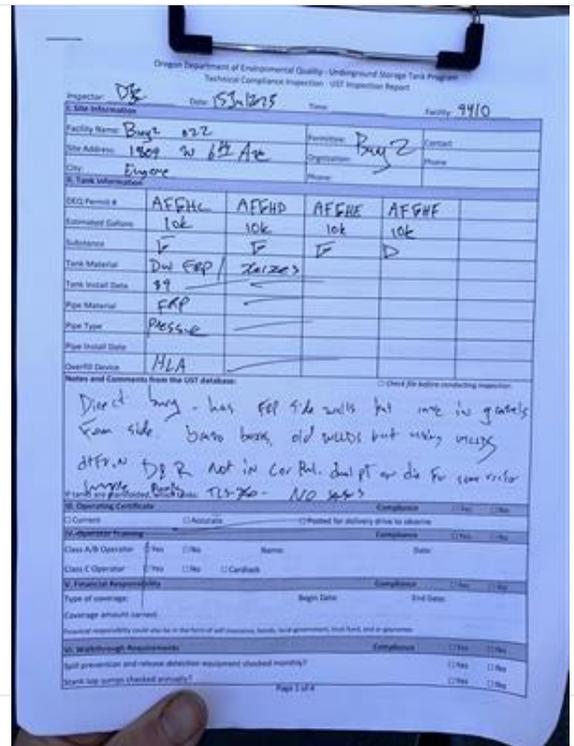
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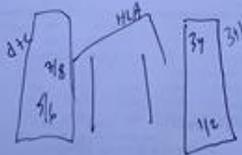
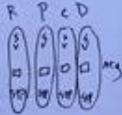


- Under dispenser containment (UDC): If UDC is not present, make sure metal flex lines are not in contact with seal. If interstitial monitoring of piping check UDC for water intrusion and placement of sensors.
- Check any satellite lines to ensure proper placement of solenoid valves. Check UDC for product!
- Spill buckets: Check for holes, also observe any wear and tear. Verify spill buckets are dry and free of debris.
- If overflow alarm: Verify alarm can be seen or heard at the point of delivery.
- If flapper: Check drop tube for obstructions.
- If ball float: Verify ball float and cage are present. Ensure ball moves freely.
- If impressed current from a galvanic system: Verify that rectifier is operational.

XI. General notes from inspection

Representative onsite: \_\_\_\_\_ email: \_\_\_\_\_

vents vacuum air





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:	07/15/2025	Facility ID#:	9410
Inspector:	Dylan ECKERT	Facility Name:	buy2 022
DEQ Office:	165 E 7th Ave 100	Facility Address:	1809 W 6TH AVE, EUGENE, Oregon 97402
Phone #:	541-686-7517	County:	Lane

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: 08/08/2025
Facility Representative Present During Inspection:	<input type="checkbox"/> Permittee <input type="checkbox"/> Owner <input type="checkbox"/> Other			
Name of Permittee or Owner:	Thabet Management, Inc.			
Mailing Address:	1700 Valley River Dr Ste 400 , Eugene Oregon 97401			

**Field Citation Penalty** – See Page 3 for detailed listing of each violation. \$ 750

**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:**

**09/08/2025**

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: 08/08/2025**

**PROGRAM ENFORCEMENT No.: 2025-FC-9953**

**FACILITY ID: 9410**

**Page 3 of 3**

**Violation #1:** **Failure to perform annual line tightness test on pressurized piping or test cannot detect a 0.1 gph leak rate at 1.5 times operating pressure**  
**\*TCR:**

Corrective Action: Test premium clear product line for tightness meeting rule requirements and submit records to DEQ prior to 01 Sept 2025 or place the tank into temporary closure.

Rule Citation: <b>OAR 340-150-0410(3)</b>	Penalty Amount: \$ 300	Correct Violation by: 09/01/2025	Date Violation Corrected:
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**Violation #2:** **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: Test premium clear product line leak detector for functionality and submit records to DEQ prior to 01 Sept 2025 or place the tank into temporary closure.

Rule Citation: <b>OAR 340-150-0410(2)(c)</b>	Penalty Amount: \$ 300	Correct Violation by: 09/01/2025	Date Violation Corrected:
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**Violation #3:** **Failure to install, operate, maintain or calibrate per manufacturer's instructions, including service checks for operability or running condition.**  
**\*TCR:**

Corrective Action: Submit 1 months (most recent) of tank leak detection records (CSLD) to DEQ prior to 01 Sept 2025.

Rule Citation: <b>OAR 340-150-0400(1)(c)</b>	Penalty Amount: \$ 150	Correct Violation by: 09/01/2025	Date Violation Corrected:
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**Violation #4:**  
**\*TCR:**

Corrective Action:

Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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**Violation #5:**  
**\*TCR:**

Corrective Action:

Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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**Violation #6:**  
**\*TCR:**

Corrective Action:

Rule Citation: <b>OAR</b>	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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Total Penalty Amount	750		
(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: \_\_\_\_\_ 09/08/2025 \_\_\_\_\_**

**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. 20<sup>th</sup> Ave. Pasco, WA 99301  
 Seattle 6530 5<sup>th</sup> Place South Seattle, WA 98108  
 Alaska 5610 Silverado Way Anchorage, AK 98518

Site Name: \_\_\_\_\_ Test Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_

Test Data:

	1	2	3	4	5
Product					
Manufacturer					
Model					
Full Operating Pressure (psi)					
Trip Time (sec)					
Test Leak Rate (ml / min)(gph)					
Pass / Fail					

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: \_\_\_\_\_

Technician Signature: \_\_\_\_\_

212866 SHELL 121415  
5737 Main Street  
Springfield, OR

AUG 1, 2025 6:06

COLD TEST RESULTS

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AUG 1, 2025 6:06

T 1:REGULAR  
PROBE SERIAL NUM 058600

0.2 GAL/HR TEST  
PER: AUG 1, 2025 PASS

T 2:CLR PREM  
PROBE SERIAL NUM 180060

0.2 GAL/HR TEST  
PER: AUG 1, 2025 PASS

T 3:PREMIUM  
PROBE SERIAL NUM 058803

0.2 GAL/HR TEST  
PER: AUG 1, 2025 PASS

T 4:DIESEL  
PROBE SERIAL NUM 848321

0.2 GAL/HR TEST  
PER: AUG 1, 2025 PASS

\* \* \* \* \* END \* \* \* \* \*

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**Re: 9410 - Buy2 022 - UST Inspection Follow-up**

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**From** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>

**Date** Mon 9/29/2025 4:04 PM

**To** TMI Fuel <TMI-Fuel@buy2stores.com>; UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>

**Cc** ECKERT Dylan \* DEQ <dylan.eckert@deq.oregon.gov>

Payment of the \$750 penalty was processed on 9/26/25.

The UST inspection for DEQ facility 9410 Buy2 022 located at 1809 W 6<sup>th</sup> ave Eugene, OR is **officially CLOSED and COMPLETE.**

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](mailto:Emily.LITKE@deq.oregon.gov)

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

**Sent:** Friday, September 19, 2025 2:43 PM

**To:** TMI Fuel <TMI-Fuel@buy2stores.com>; UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>

**Cc:** ECKERT Dylan \* DEQ <dylan.eckert@deq.oregon.gov>

**Subject:** Re: 9410 - Buy2 022 - UST Inspection Follow-up

Do you know if payment was made online or via check? I can reach out to our accounting department if an online payment receipt or check is provided.

I see that a check was processed for **three other buy 2 sites** -but there is no payment processed for Buy2 022 or Buy2 020.

Buy2 located at 1690 w 18<sup>th</sup> Eugene, OR  
Buy2 014 located at 1320 W Harvard Roseburg, OR  
Buy2 026 located at 4446 old hwy 99s Roseburg, OR



**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](mailto:Emily.LITKE@deq.oregon.gov)

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**From:** TMI Fuel <TMI-Fuel@buy2stores.com>  
**Sent:** Thursday, September 18, 2025 3:06 PM  
**To:** LITKE Emily \* DEQ <Emily.LITKE@deq.oregon.gov>; UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>  
**Cc:** ECKERT Dylan \* DEQ <dylan.eckert@deq.oregon.gov>  
**Subject:** Re: 9410 - Buy2 022 - UST Inspection Follow-up

Hi Emily,

Please note that our Accounting department has processed the payment. Your Accounting department should receive a notification showing the status of the payment.

Best,

**Ali Kulaib**

Fuel Director

Thabet Management Inc

O: (+1) 541-565-4472

M: (+1) 541-914-1026

E: tmi-fuel@buy2stores.com

Address: 1700 Valley River Dr. 2<sup>nd</sup> Floor  
Eugene, OR 97401

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**From:** LITKE Emily \* DEQ <Emily.LITKE@deq.oregon.gov>  
**Sent:** Wednesday, September 17, 2025 5:36 PM  
**To:** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>; TMI Fuel <TMI-Fuel@buy2stores.com>  
**Cc:** ECKERT Dylan \* DEQ <dylan.eckert@deq.oregon.gov>  
**Subject:** Re: 9410 - Buy2 022 - UST Inspection Follow-up

Good afternoon,  
UST facility 9410 Buy2 022 located at 1809 W. 6th Ave. Eugene, OR

The deadline for payment of the \$750 penalty was 9/8/25, please provide an update and submit payment either online or by check.



**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](mailto:Emily.LITKE@deq.oregon.gov)

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**From:** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>  
**Sent:** Monday, August 11, 2025 2:44 PM  
**To:** TMI Fuel <TMI-Fuel@buy2stores.com>; UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>  
**Cc:** ECKERT Dylan \* DEQ <dylan.eckert@deq.oregon.gov>  
**Subject:** Re: 9410 - Buy2 022 - UST Inspection Follow-up

The penalty for the missing CSLD remains due to incomplete records at the time of the inspection - records issue. Although I will mark the corrective action as complete for this field citation. Please print off and maintain CSLD reports every 30 days and keep for 12 months.

I reviewed the records you sent and noted the following discrepancies:  
January 2025 - file link contained December 31 2024 CSLD records  
march 2025 - missing  
July 2025 - not full 30 days from prior print off, dated July 4 2025.  
August 2025 - missing

Thank you for the update regarding the testing of the premium clear in conjunction with Jacksons.



**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](mailto:Emily.LITKE@deq.oregon.gov)

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**From:** TMI Fuel <TMI-Fuel@buy2stores.com>  
**Sent:** Monday, August 11, 2025 10:31 AM  
**To:** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>  
**Cc:** ECKERT Dylan \* DEQ <dylan.eckert@deq.oregon.gov>  
**Subject:** Re: 9410 - Buy2 022 - UST Inspection Follow-up

Hi All,

Please find the attached CSLD testing results. Attached in this link in a more organized way.

<https://buy2stores-my.sharepoint.com/:f:/p/gtmnts/Eog7QJiTWGhCowUCa-oisBkBD2N5xxZ89HWgRymG3WkIGA?e=E14dV6>

Please let me know if this will waive the CSLD fine.

As for the remaining testing for the Clear, I have reached out to Jackson to send their tester to come and do the testing. I will keep you updated.

Thank you

Best,

**Ali Kulaib**

Fuel Director

Thabet Management Inc

O: (+1) 541-565-4472

M: (+1) 541-914-1026

E: tmi-fuel@buy2stores.com

Address: 1700 Valley River Dr. 2<sup>nd</sup> Floor  
Eugene, OR 97401

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**From:** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>  
**Sent:** Friday, August 8, 2025 7:59 PM  
**To:** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>; Lutfi Thabet <lthabet@thabetinvestments.com>  
**Cc:** TMI Fuel <TMI-Fuel@buy2stores.com>  
**Subject:** Re: 9410 - Buy2 022 - UST Inspection Follow-up

Good afternoon,

UST facility 9410 Buy2 022 located at 1809 W. 6<sup>th</sup> Ave. Eugene, OR

Please review the attached field citation. **the deadline for payment of the \$750 penalty is 9/8/25. The deadline for completion of the corrective actions is 9/1/25.**

**Corrective Actions:**

1. Test premium clear product line for tightness meeting rule requirements and submit records to DEQ prior to 01 Sept 2025 or place the tank into temporary closure.
2. Test premium clear product line leak detector for functionality and submit records to DEQ prior to 01 Sept 2025 or place the tank into temporary closure.
3. Submit 1 months (most recent) of tank leak detection records (CSLD) to DEQ prior to 01 Sept 2025.

**Payment of Field Citation Penalty Instructions**

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](#)

[PaymentsforEEOs.pdf](#) – step by step instructions for submitting payments online

Questions about online payments and submittals can be directed to the Help Desk at

[itservicedesk@deq.oregon.gov](mailto:itservicedesk@deq.oregon.gov) or

[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](mailto:Emily.LITKE@deq.oregon.gov)

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**From:** UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>

**Sent:** Friday, August 8, 2025 1:16 PM

**To:** Lutfi Thabet <lthabet@thabetinvestments.com>

**Cc:** TMI Fuel <tmi-fuel@buy2stores.com>; FOSS Diana \* DEQ <Diana.FOSS@deq.oregon.gov>; UST Duty Officer \* DEQ <UST.DutyOfficer@DEQ.oregon.gov>

**Subject:** 9410 - Buy2 022 - UST Inspection Follow-up

Hello Mr. Thabet -

Thank you for allowing me to inspect your facility located at 1809 W. 6<sup>th</sup> Ave. Eugene, OR on 15Jul2025. Alex and the local manager were on-site during the inspection to provide access to equipment... records were provided electronically.

The turbines are direct buried although the backfill is not impacted metal components.



This facility appears to be owned by Jacksons Energy which performs the compliance testing out there and you folks manage it and operate the facility.

The facility had a few compliance issues which need to be addressed and will be discussed below.

### **Equipment**

E1 – The clear premium vapor bucket had a crack on the surface.

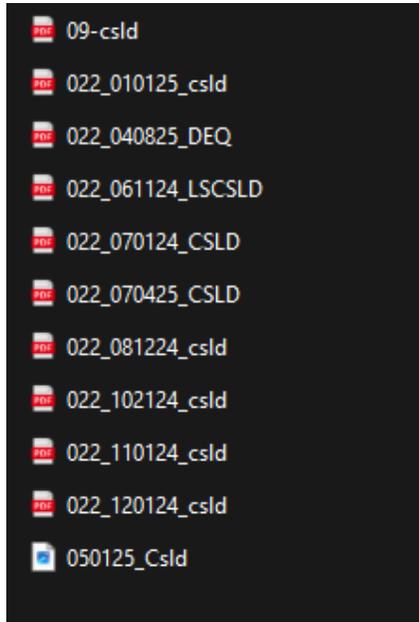


## Records / Testing

R1 – The inspection / testing of the lines and leak detectors did not include the clear premium tank. This system is active/not in temporary closed and is required to be tested.

Test / Inspection Description	Item Tested	Date Tested	Result
Acurite Line Test	See test report for details	10/28/2024	P/F
Line Leak Detector (3 GPH)	Tank Regular Line 1 REGULAR	10/28/2024	Pass
Line Leak Detector (3 GPH)	Tank Premium Line 1 PREMIUM	10/28/2024	Pass
Line Leak Detector (3 GPH)	Tank Clear Premium Line 1 Non-Oxygenated Prem	10/28/2024	Not Tested
Line Leak Detector (3 GPH)	Tank Diesel Line 1 Diesel	10/28/2024	Pass

R2 – Although some CSLD results were presented, 12 months of passing inspection were not presented and missed 6 of the 12 months.



This email has two intended recipients: you (permittee) and our enforcement/follow-up team. Because of this split audience, there might be some jargon used which is for DEQ internal purposes. I'll be asking for paperwork/documentation by a specific time and will state the violation/corrective action.

### Alleged Violations:

1. Failure to test all lines for release detection at least once per year since previous test. (H2.7)
2. Failure to test all line leak detectors for functionality at least once per year since previous test. (H2.9)
3. Failure to maintain 12 consecutive months of passing leak detection records for tank leak detection. (J5.5c)

### Corrective Action:

1. Test premium clear product line for tightness meeting rule requirements and submit records to DEQ prior to 01 Sept 2025 or place the tank into temporary closure.
2. Test premium clear product line leak detector for functionality and submit records to DEQ prior to 01 Sept 2025 or place the tank into temporary closure.
3. Submit 1 months (most recent) of tank leak detection records (CSLD) to DEQ prior to 01 Sept 2025.

### Next Steps :

Please direct your responses to [ust.dutyofficer@deq.oregon.gov](mailto:ust.dutyofficer@deq.oregon.gov) This team will work with me on documents you submit or corrective actions completed to ensure the work is sufficient to close the inspection. These violations will fit into the field citation guidance and that team will issue enforcement based off a preset calculation matrix.

Dylan Eckert  
Inspector, Underground Storage Tanks  
DEQ - Eugene, Land Quality Division  
165 E. 7th Ave Suite 100  
Eugene, OR 97401-3049

C 541-215-2368

*Messages to and from this e-mail address may be available to the public under Oregon Public Records Law.*

Sign-up for UST Program Updates:

[https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic\\_id=ORDEQ\\_546](https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic_id=ORDEQ_546)

The UST Program. 60-Minute story: <https://www.youtube.com/watch?v=leYoLtsQ2WQ>

Fee	-	Paid	=	Due
\$ 750.00		\$ 750.00		\$ 0.00

Penalty

▶ 2025-fc-9953 \$ 750.00

ⓘ UST - Field Citation

1 Results

⊕ Add Penalty ➡ Send to FIMS

Payment

▼ Check by Mail 9915141688-1 \$ 750.00

📅 9/26/2025

ⓘ 55725

Type	Amount
Check by Mail ▾	750
E-Payment Confirmation#	E-Payment Settle Date
<input type="text"/>	mm/dd/yyyy 📅
Ref#	Payment Date
55725	09/26/2025 📅
Comments	
<input type="text" value="2025-FC-9953"/>	
(Remaining Length: 3988)	

Site Info

buy2 022 🔗



📍 1809 W 6TH AVE, EUGENE, OR 97402

ⓘ 5895 ✓

ⓘ 200331

ⓘ CEM\_FacilityIdentifier=17589 UST (9410)

📁 Stationary

Inspection Info

10605 Completed 🔗

☰ UST

📁 Full Compliance Inspection (FCI) TCR only

📅 Start Date 7/15/2025

📅 End Date 7/15/2025

Created & Updated Info