



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Headquarters Office

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

TTY 711

December 29, 2025

Larry Jackson
Jackson & Sons Oil, Inc.
84721 Happel Ln
Seaside, OR 971388

RE: UST Compliance Inspection
Jackson & Son Oil
DEQ UST #1270

Larry Jackson:

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, located 469 W. Marine Dr., in Astoria, 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 or testing done at this facility after receiving this letter you must 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 this facility is scheduled for February 18, 2026, starting at approximately 10:00 am. Please note that the inspection will require uninterrupted participation and attendance by you or a knowledgeable assistant. For the inspection you need to provide access to tank sumps, under dispenser areas, cathodic protection rectifiers, and leak monitoring equipment. DEQ will not touch the equipment; 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 diana.foss@deq.oregon.gov.

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

- Leak detector testing results for the past three years
- Annual line tightness tests (3) and/or monthly interstitial monitoring records (12)
- Monthly tank leak detection records (12 months)
- Class A, B, and C training documentation
- Financial responsibility mechanism
- Annual tank gauge / release detection equipment certification (3)
- Spill prevention tests
- Overfill Prevention Equipment tests
- Monthly walkthroughs (12)
- Cathodic protection testing (if applicable)
- Tank lining records (if applicable)

As stated previously, DEQ will not touch any equipment and if you are unable to assist with equipment access, please have your UST Service Provider there to remove manway or sump lids. 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 503-869-0770 or diana.foss@deq.oregon.gov to answer any questions you may have and assist you in the preparation for your inspection.

Sincerely,

Diana Foss

Diana Foss
Senior Policy Analyst
UST Compliance Program

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

Inspector: Foss Date: 2/18/26 Time: _____ Facility: 1270

I. Site Information		
Facility Name: <u>Jackson + Son oil</u>	Permitter: <u>Larry Jackson</u>	Contact
Site Address: <u>469 W Marine Dr</u>	Organization: <u>Jackson + Son</u>	Phone
City: <u>Astoria</u>	Phone:	

II. Tank Information						
DEQ Permit #	<u>AKKFF</u>	<u>AKKFG</u>	<u>AKKFS</u>	<u>AKKGA</u>	<u>AKKHA</u>	<u>AKKGR</u>
Estimated Gallons	<u>10k</u>	<u>10k</u>	<u>6k</u>	<u>3k</u>	<u>10k</u>	<u>6k</u>
Substance	<u>70% bio</u>	<u>80%</u>	<u>70% bio</u>	<u>other</u>	<u>gas</u>	<u>gas</u>
Tank Material	<u>CP steel</u>	<u>CP steel</u>	<u>CP steel</u>	<u>HS diesel 1970</u>		
Tank Install Date	<u>1980</u>	<u>---</u>	<u>1967</u>	<u>1970</u>	<u>1980</u>	<u>1980</u>
Pipe Material						
Pipe Type	<u>Pressure</u>	<u>---</u>	<u>---</u>	<u>---</u>		
Pipe Install Date	<u>1980</u>					
Overfill Device	<u>flapper</u>	<u>---</u>	<u>---</u>	<u>---</u>		

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

2 tanks in TC exp 2023
improved current CP
lining inspection?

TC tanks in op unit
Clean tank USA. oil
stick TC 1 10" pad H2O
TC 2

If tanks are manifolded, which tanks: _____

III. Operating Certificate Compliance Yes No

Current Accurate Posted for delivery drive to observe

IV. Operator Training Compliance Yes No

Class A/B Operator Yes No Name: Larry Jackson Date: 11/20/03

Class C Operator Yes No Cardlock

V. Financial Responsibility Compliance Yes No

Type of coverage: insurance Begin Date: 11/20/25 End Date: 11/20/26

Coverage amount correct: yes Number of tanks covered: 6

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

VI. Walkthrough Requirements Compliance Yes No

Spill prevention and release detection equipment checked monthly? Yes No

Tank top sumps checked annually? Yes No

VII. Release Detection

Compliance

Yes No

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

1/28/25 2/15/24 1/24/25
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: 1/28/25

Last three tests available? Yes No

Number of lines tested: 4

Number of LD tested: 4

Leak detector manufacturer make and model: _____

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: <input checked="" type="checkbox"/> Jan <input type="checkbox"/> Feb <input checked="" type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input type="checkbox"/> Sep <input type="checkbox"/> Oct <input type="checkbox"/> Nov <input type="checkbox"/> Dec
T2: <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
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: Foss Date: 2/18/20 Time: _____ Facility: 1270

VIII. Spill Prevention Compliance Yes No

Date(s) of testing: 1/28/25 Number of spill buckets tested? 4

Did 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: 1/28/25

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

Overfill method that was tested: Alarm Flapper Ball Float

Overfill Alarm

Alarm sounds when tank is 90% full Yes No

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

Sound alarm from tank gauge during inspection? Yes No

Flapper Valve

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

Visual observation of flapper on day of inspection? Yes No

Ball Float

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

Visual observation of ball float during inspection? Yes No

2025 overfill has premium 3,063 gal

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 7/21/23

Date of cathodic test: _____

Last two tests available? Yes No

Did last test pass? Yes No

If not:

Was failed test reported to DEQ? Yes No

Was system repaired? Yes No

Date of repair? _____

Cathodic retested within 6 mos. of repair? Yes No

Date of retesting? _____

If impressed current system:

Rectifier Operational? Yes No

Rectifier log maintained? Yes No

Rectifier been operating continuously? Yes No

Tank Lining

Date of lest test? _____

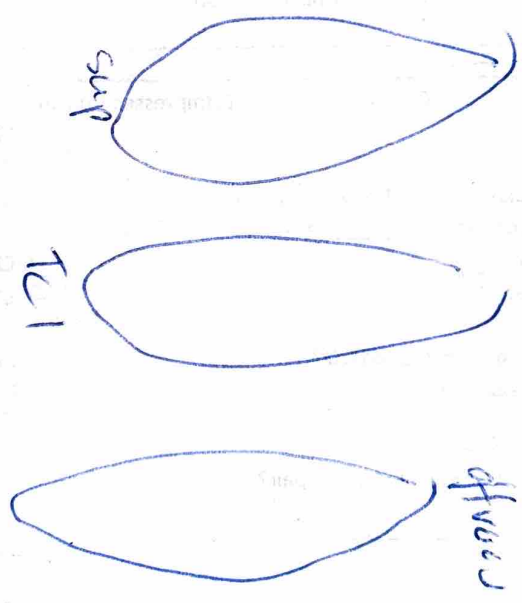
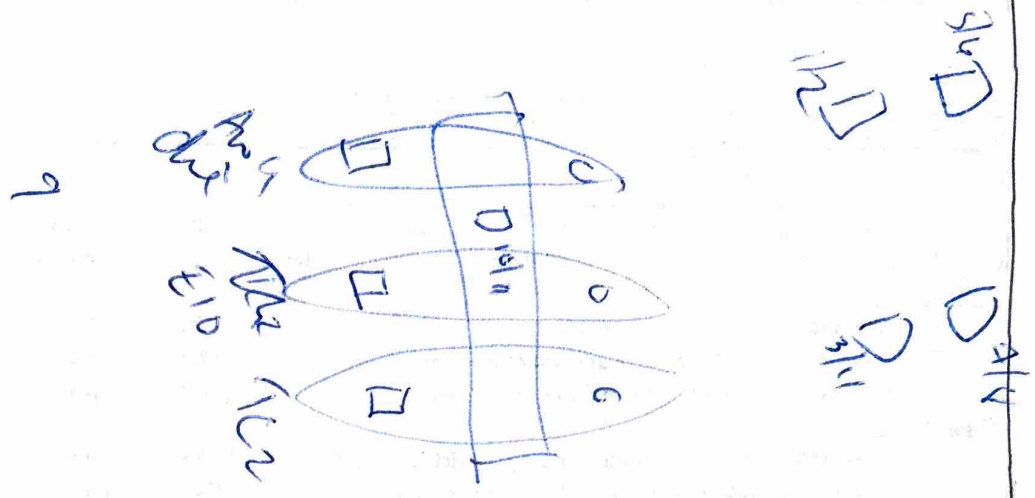
Pressure test conducted after tank lining inspection? Yes No

XI. General notes from inspection

102

Representative onsite: _____

email: _____



Compliance Determination:

No Violations Observed

Observed violations resulting in enforcement

Inspector Signature: _____

Date: _____

jacksonaudsoneil@yahoo.com

Submitted By: diana.foss_deq

Submitted Time: February 18, 2026 11:29 AM

Creation Time: February 20, 2026 6:44 AM

Date

February 18, 2026

Time

10:06

UST Facility ID

1,270

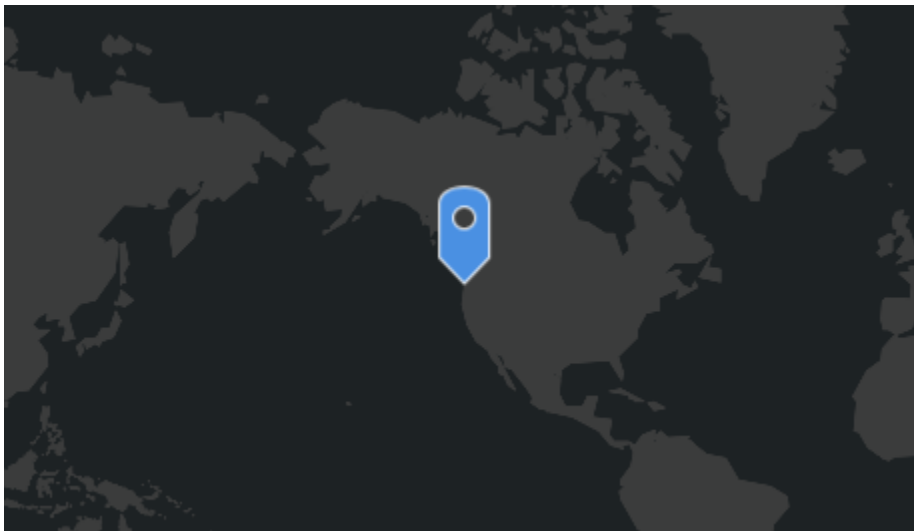
Inspector

Foss

Type of Inspection

Full Compliance

Location



Esri, FAO, NOAA, USGS

Powered by Esri

Photograph



Offrddiesump.jpg



Ordiespill.jpg



Tc1ssump.jpg



Supersump.jpg



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Tc2.jpg



photos-20260218-181540.jpg



photos-20260218-181650.jpg



Hwydie.jpg



Hwydiespill.jpg



photos-20260218-181947.jpg



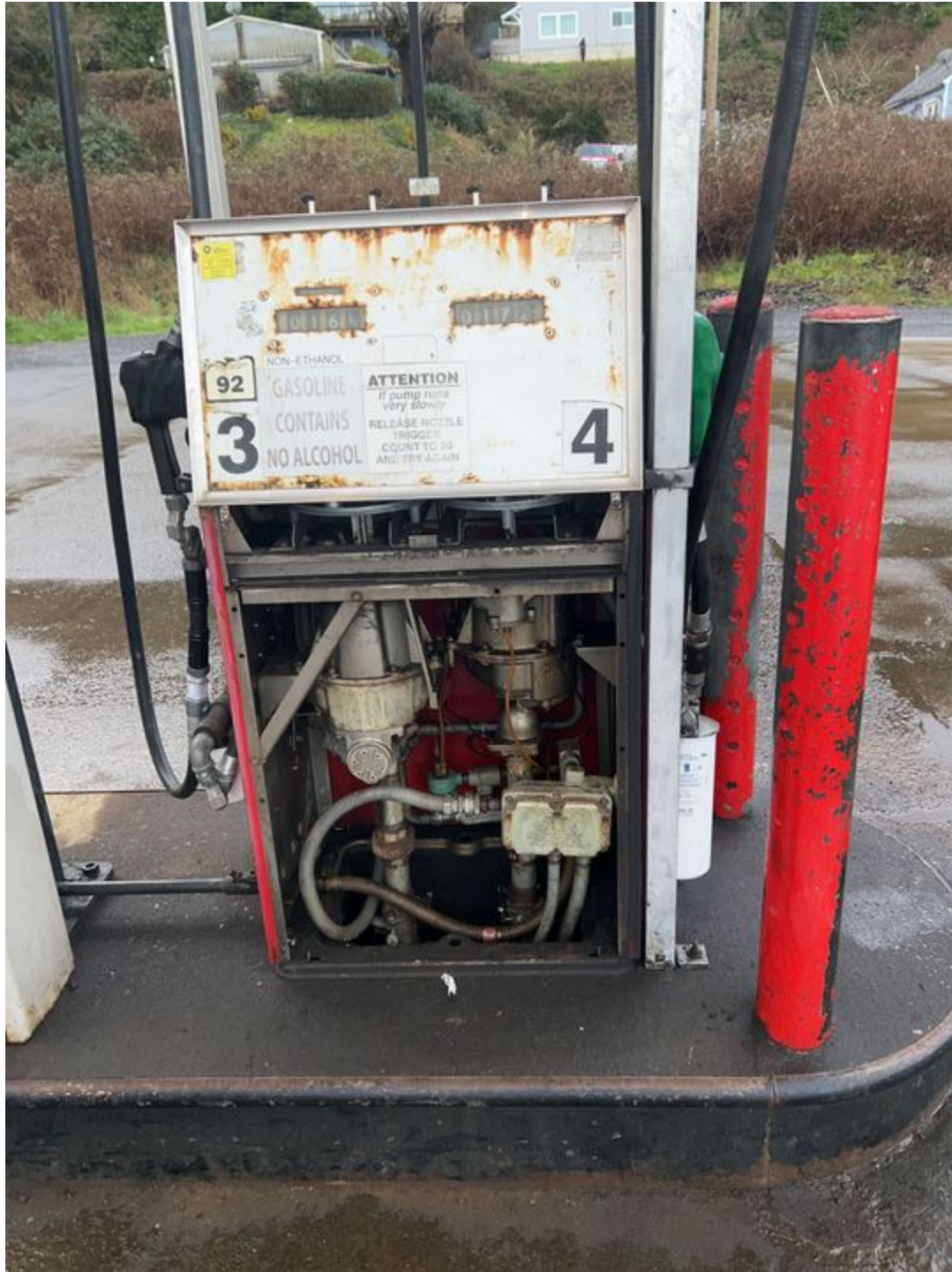
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SALES RATE	2.130 GPH
EVAPORATED	-0.845 GAL
LOST	0.44
DUTY FACTOR	6:51 PM
UPDATED	12/11/2025
UPDATED	
SLOPE	-0.045 GAL/HR
TEST RESULT	PASSED
SLOPE EQUALS CALCULATED	
LEAK RATE	
CLR SUP	659.0 GAL
CLR UNL	
LEAK TEST	0.200 GPH
LEAK THRESHOLD	0.100 GPH
EXTENT	18.0 HRS
UDI QUALITY	14.0%
TEST STARTED	6:48 AM
TEST STARTED	02/10/2026
SALES RATE	4.063 GPH
EVAPORATED	0.098 GAL
LOST	-0.074 GAL
DUTY FACTOR	0.91
UPDATED	2:38 AM
UPDATED	02/11/2026
SLOPE	-0.049 GAL/HR
TEST RESULT	PASSED
SLOPE EQUALS CALCULATED	
LEAK RATE	
DYED B5	3063.0 GAL
DYED B5	

photos-20260218-183124.jpg

Mascott Equipment. Co.

SERVICE ORDER

520940

PORTLAND
435 N.E. HANCOCK
PORTLAND, OR 97212
503-282-2587

TRICITIES
200 S. 20TH AVE
PASCO, WA 99301
509-543-2018

SEATTLE
8530 3TH PLACE SOUTH
SEATTLE, WA 98108
206-785-7867

ACCOUNT NUMBER
743

ORDER DATE
1/14/26

JOB SITE
JOB PHONE
(503) 440-2283

WORK ORDERED BY
Casey

JOB NAME
Jackson and Son Astoria

SOLD TO
Jackson and Son Oil Inc.

ADDRESS
84721 Happel Lane

ADDRESS
469 W Marine DR

CITY
Seaside, OR 97138

CITY
Astoria, OR. 97103

CUSTOMER P.O. NUMBER
D. Reeves / C. Roberts

MODEL SERIAL NUMBER MODEL SERIAL NUMBER

PROBLEM REPORTED
Annual DEQ compliance testing

MATERIAL USED					
QTY.	WH	PART NUMBER	DESCRIPTION	PRICE	AMOUNT
					0.00
1	22	Testing	Annual DEQ Compliance testing		0.00
1	22	RJ144-183-5	Check valve and spring		0.00
1	22	RJ303-001-5	Functional element		0.00
1	22	HMFSMS18X1.5	Flex Hose 18X1.5		0.00
					0.00

TIME ARRIVED 0745 AM PM (circle one) TIME DEPARTED AM PM (circle one) Customer Initials

WORK DESCRIPTION
Tested 4 Lines and line leak detectors, Passed.

Monitor Inspection on Incon TS-2001.

Replaced functional element on super.

Replaced flex hose on hwy diesel turbine (kinked).

WARRANTY COMPLETE PENDING

CHARGES	QTY.	RATE	AMOUNT
STANDARD LABOR			0.00
OVERTIME LABOR			0.00
TRAVEL TIME			0.00
MILEAGE			0.00
TOTAL MATERIAL	0.00		0.00
MISC. MATERIAL			0.00
LAP TOP FEE			0.00
SUB TOTAL			
SALES TAX			0.00
TOTAL AMOUNT DUE			0.00

SERVICEMAN

DATE COMPLETED
2/5/26

TERMS:
NET 10TH PROX
PRINT CUSTOMER NAME
Unmanned site

CUSTOMER AUTHORIZED SIGNATURE

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photos-20260218-185005.jpg



photos-20260218-185823.jpg



photos-20260218-185952tc1spill.jpg



photos-20260218-190044.jpg

From: [FOSS Diana * DEQ](#)
To: jacksonandsonoil@yahoo.com
Subject: 469 W Marine Drive
Date: Wednesday, February 18, 2026 12:38:00 PM
Attachments: [image001.png](#)
[Operating Certificate 4-1270-OPER.pdf](#)
[Temporary Closure Certificate 4-1270-TCL.pdf](#)

Many thanks to Casey for meeting me on site today. Before I issue a compliance determination, I need to see spill and overfill tests from before 10/1/2020, as well as your previous CP test. Because it was impossible to see what volume the tank monitor has programmed for the premium tank, and because the most recent overfill test references 3000 gallons, which Casey says is not the right volume for that tank, I have placed it into temporary closure until you can provide a passing test with the correct volume programmed into the tank monitor. You may not receive fuel deliveries to this tank until this is resolved.

The operating certificate we sent you last June had your TC tanks printed on it, which I just ascertained was a bug in Your DEQ Online. It wasn't anything to do with you, and I've attached another version with those tanks and the premium tank excluded. Once you send me the corrective action I described above, I'll send you one with all 4 of your active tanks on it.

Please let me know if you have any questions. Again, please reply to this email with those tests from 2020. Thanks.



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



Department of Environmental Quality
700 NE Multnomah St. #600
Portland, OR 97232
(503)229-6652

UNDERGROUND STORAGE TANK PROGRAM GENERAL PERMIT REGISTRATION TEMPORARY CLOSURE CERTIFICATE

For Facility # 1270

ISSUED TO:

JACKSON AND SON OIL

Larry Jackson
84721 Happel Ln1
Seaside, Oregon 97138

TANK OWNER:

Jackson & Sons Oil, Inc.

REGISTRATION CERTIFICATE NUMBER

4-1270-OPER

FACILITY NAME AND LOCATION

JACKSON AND SON OIL
469 W Marine Dr
Astoria, OR 97103-6309

Registration Type:

Temporary Closure

TANK PERMIT:

AKKFJ

TANK ID NO:

4CL

TANK SIZE:

6000 Gallons

TANK CONTENTS:

Gasoline

The Oregon Department of Environmental Quality issues this temporary closure certificate with the understanding that the permittee will comply with the conditions and requirements of the general permit for temporary closure of an underground storage tank system pursuant to OAR 340-150-0167. Certificates may be suspended or revoked for failure by the permittee to comply with the conditions and requirements of the general permit for temporary closure or applicable statutes or rules.

ISSUE DATE : 2026-02-18

EXPIRATION DATE : 2026-06-30

Mark Drouin

Underground Storage Tanks Compliance Program Manager

Regulated Substance Delivery Not Authorized



Oregon

Tina Kotek, Governor

Department of Environmental Quality

700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263
FAX (503) 229-6945
TTY 711

February 19, 2026

Larry Jackson
Jackson & Sons Oil, Inc.
84721 Happel Ln
Seaside, Oregon 97138

RE: Pre-enforcement Notice
JACKSON AND SON OIL
DEQ UST Facility ID No. 1270
2026-PEN-10106

Dear Larry Jackson,

The Oregon Department of Environmental Quality (DEQ) believes JACKSON AND SON OIL has violated Oregon's environmental regulations at the underground storage tank (UST) facility 1270 located at 469 W Marine Dr, Astoria, Oregon 97103-6309.

On 02/18/2026, the Department of Environmental Quality (DEQ) conducted an inspection at the above facility.

Based upon this investigation, the Department has concluded that Jackson & Sons Oil, Inc. is responsible for the following violations of Oregon environmental law:

Violations

Violation Description	Rule Reference	Corrective Action #
(C2c) Failure to inspect overfill equipment at least once every 3 years.	340-150-0310(9)	1
(A12) Failure to submit a request for change-in-service, a request to return to operational status or an application to extend temporary closure at least 30 days before a temporary closure certificate expires	340-150-0167 (2)	2
(A11) Failure to comply with a rule or requirement in OAR 340 Division 150 not otherwise classified.	340-150-0006 (1)	3
(B1b) Failure to install an UST system, including connected piping, which is secondarily contained and is monitored using the interstitial monitoring release detection method.	340-150-0300(5)	4
(E8a) Failure to notify DEQ in writing 30 days before modifying an UST system by adding lining or corrosion protection or replacing existing piping.	340-150-0352(1)(a)	5
(E8b) Failure to notify DEQ 3 days in advance of confirmed date/time before modifying an UST system by adding lining or corrosion protection or replacing existing piping.	340-150-0352(1)(b)	6
(M5) Failure to complete a site assessment when completing a change in service or permanent decommissioning.	340-150-0168(5)	7

You must take the following actions by the date indicated:

Corrective Actions

#	Corrective Action Description	Due Date
1	Submit passing overfill test with correct tank volume for premium tank. Include output from tank monitor showing that volume is programmed correctly.	03/19/2026
2	Submit temporary closure extension request in YDO	02/26/2026
3	Submit proof that temporary closure tank from old retail side is empty	03/05/2026
4	Submit modification checklist, including hydrostatic tests of tank top sump and UDC	03/19/2026
5	Submit modification 30 day notice in YDO	02/27/2026
6	Submit modification 3 day notice in YDO	02/27/2026
7	Submit modification checklist in YDO, including site assessment	03/19/2026

This matter is being referred to the Department’s Office of Compliance and Enforcement for formal enforcement action, which may include assessment of civil penalties and/or issuance of a Department order. Your timely and responsive action on these items will be taken into consideration in any civil penalty assessment issued by the Department.

If you believe any of the facts in this Pre-Enforcement Notice are in error, you may provide written information to me at the address shown at the top of this letter. The Department will consider new information you submit in determining the appropriate enforcement actions that will be taken for this violation. Please feel free to contact the UST Duty Officer at ust.dutyofficer@deq.oregon.gov or at (503) 229 - 5034 if you have any questions about compliance with DEQ’s UST regulations.

Sincerely,

Diana Foss

Diana Foss
Senior Policy Analyst

Underground Storage Tanks
Compliance Program

cc: File

From: [Jackson and Son Oil](#)
To: [FOSS Diana * DEQ](#)
Subject: Re: 469 W Marine Drive
Date: Thursday, February 19, 2026 8:43:00 AM
Attachments: [image001.png](#)

Good morning Diana,

I will get the premium tank tested for overfill and programmed right in the tank monitor and send you the reports as soon as possible. I will also work on the temporary closure extension.

On a separate note, Casey mentioned that you asked about the new flex hose installed on the diesel turbine which he assumed Mascott had installed. To clarify, I noticed that the old hose was kinked and likely slowing flow to the dispensers while we were getting prepared to have Mascott perform our annual compliance testing. I told Mascott about it and asked that they send down a new flex hose. I met the testers on site and installed the flex hose myself. Mascott did not install the flex hose.

I'm not familiar with all the new rules regarding UST contractors but I know that notice has to giving before performing certain work. I'm not sure if replacing a flex hose falls under the scope of notification requirements but I just want to avoid any confusion regarding that.

Let me know if you have any questions.

Thank you,
Larry Jackson
Jackson & Son Oil
503-738-5833

On Wednesday, February 18, 2026 at 12:38:38 PM PST, FOSS Diana * DEQ
<diana.foss@deq.oregon.gov> wrote:

Many thanks to Casey for meeting me on site today. Before I issue a compliance determination, I need to see spill and overfill tests from before 10/1/2020, as well as your previous CP test. Because it was impossible to see what volume the tank monitor has programmed for the premium tank, and because the most recent overfill test references 3000 gallons, which Casey says is not the right volume for that tank, I have placed it into temporary closure until you can provide a passing test with the correct volume programmed into the tank monitor. You may not receive fuel deliveries to this tank until this is resolved.

The operating certificate we sent you last June had your TC tanks printed on it, which I just ascertained was a bug in Your DEQ Online. It wasn't anything to do with you, and I've attached another version with those tanks and the premium tank excluded. Once you send me the corrective action I described above, I'll send you one with all 4 of your active tanks on it.

Please let me know if you have any questions. Again, please reply to this email with those tests from 2020. Thanks.

Diana Foss (she/her)
Senior Policy Analyst, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600

From: [FOSS Diana * DEQ](#)
To: [Jackson and Son Oil](#)
Cc: [UST Duty Officer * DEQ](#)
Subject: RE: 469 W Marine Drive
Date: Thursday, February 19, 2026 5:41:00 PM
Attachments: [image001.png](#)
[2026-PEN-10106.pdf](#)

Thank you for the further documentation. Replacing any length of piping requires 30 day and 3 day notification, and a site assessment, and all new piping installed must be interstitially monitored, which requires hydrostatic testing of the sumps at the tank top and the UDC, as well as sensors programmed in your tank monitor. These violations have existed since 2/5/2026.

Please submit a modification 30 day submittal in Your DEQ Online, then a 3 day notice, and finally a modification checklist that includes the hydrostatic testing of the sumps as well as a site assessment.

Because of these new violations, I have withdrawn 2026-FC-10115 and issued instead the Pre-Enforcement notice 2026-PEN-10106. This case is being referred to DEQ's Office of Compliance Enforcement. When your case is assigned, an Environmental Law Specialist will contact you with a formal enforcement order. Although no penalty has yet been assessed, there will be a civil penalty associated with the final enforcement action.



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

From: Jackson and Son Oil <jacksonandsonoil@yahoo.com>
Sent: Thursday, February 19, 2026 10:52 AM
To: FOSS Diana * DEQ <diana.foss@deq.oregon.gov>
Subject: Re: 469 W Marine Drive

Hi Diana,

Here are the details for the flex hose replacement. I replaced the hose prior this years line and leak detector testing, which passed.

Thank you,
Larry Jackson

On Thursday, February 19, 2026 at 09:01:58 AM PST, FOSS Diana * DEQ
<diana.foss@deq.oregon.gov> wrote:

Hi, Larry. Thank you for that explanation. Replacing any piping requires a 30 day

modification and a site assessment. Can you please send me the details of what you installed, including a site plan?



Diana Foss (she/her)

Senior Policy Analyst, Underground Storage Tanks

DEQ Headquarters, Land Quality Division

700 NE Multnomah Street, Suite 600

Portland OR 97232-4100

C 503-869-0770

From: Jackson and Son Oil <jacksonandsonoil@yahoo.com>
Sent: Thursday, February 19, 2026 8:43 AM
To: FOSS Diana * DEQ <diana.foss@deq.oregon.gov>
Subject: Re: 469 W Marine Drive

Good morning Diana,

I will get the premium tank tested for overfill and programmed right in the tank monitor and send you the reports as soon as possible. I will also work on the temporary closure extension.

On a separate note, Casey mentioned that you asked about the new flex hose installed on the diesel turbine which he assumed Mascott had installed. To clarify, I noticed that the old hose was kinked and likely slowing flow to the dispensers while we were getting prepared to have Mascott perform our annual compliance testing. I told Mascott about it and asked that they send down a new flex hose. I met the testers on site and installed the flex hose myself. Mascott did not install the flex hose.

I'm not familiar with all the new rules regarding UST contractors but I know that notice has to be given before performing certain work. I'm not sure if replacing a flex hose falls under the scope of notification requirements but I just want to avoid any confusion regarding that.

Let me know if you have any questions.

Thank you,

Larry Jackson

Jackson & Son Oil

503-738-5833

On Wednesday, February 18, 2026 at 12:38:38 PM PST, FOSS Diana * DEQ
<diana.foss@deq.oregon.gov> wrote:

Many thanks to Casey for meeting me on site today. Before I issue a compliance determination, I need to see spill and overfill tests from before 10/1/2020, as well as your previous CP test. Because it was impossible to see what volume the tank monitor has programmed for the premium tank, and because the most recent overfill test references 3000 gallons, which Casey says is not the right volume for that tank, I have placed it into temporary closure until you can provide a passing test with the correct volume programmed into the tank monitor. You may not receive fuel deliveries to this tank until this is resolved.

The operating certificate we sent you last June had your TC tanks printed on it, which I just ascertained was a bug in Your DEQ Online. It wasn't anything to do with you, and I've attached another version with those tanks and the premium tank excluded. Once you send me the corrective action I described above, I'll send you one with all 4 of your active tanks on it.

Please let me know if you have any questions. Again, please reply to this email with those tests from 2020. Thanks.



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

From: [FOSS Diana * DEQ](#)
To: ["jacksonandsonoil@yahoo.com"](mailto:jacksonandsonoil@yahoo.com)
Cc: [UST Duty Officer * DEQ](#)
Subject: RE: 469 W Marine Drive
Date: Thursday, February 19, 2026 6:47:00 AM
Attachments: [image001.png](#)
[2026-FC-10115.pdf](#)

Good morning,

My last email was in error; Lauren Dimock performed a full compliance inspection at this facility on 12/16/2021, so all testing from 2020 has already been evaluated.

Attached, find 2026-FC-10115, citing the failure to perform an overfill test for the premium tank, as well as the failure to address the temporary closure status of tanks AKKFH and AKKGK.

The corrective actions of resolving the tank size for the premium tank and performing an overfill test that uses the correct tank volume, and requesting an extension to the temporary closure status of the two tanks whose TC certificate expired in 2023, as well as payment of the \$800 penalty, are due 3/18/2026. As I said in my last email, you may not receive deliveries to the premium tank until you have submitted a passing overfill test and provided proof that the ATG is programmed correctly. Please reply to this email with that documentation, and include the tank chart you use.

I understand that you're not ready to begin decommissioning the tanks in temporary closure, which is why I'm requiring you to request an extension to the temporary closure status. OAR 340-150-0167(3) states:

The extension of a temporary closure certificate will only be issued by DEQ if all USTs identified under the initial temporary closure certificate are empty of all regulated substances and a site assessment (OAR 340-150-0180) has been conducted to determine if a release has occurred. In lieu of a site assessment, DEQ may accept other documentation that indicates no release has occurred.

I can find no record of a site assessment submitted when Jackson & Son requested the last extension of temporary closure status. If you still have that document, please send it to me. According to the rule referenced above, you must perform a site assessment in order to extend the temporary closure status of these tanks until you are ready to decommission them. DEQ will not grant an extension beyond 12/31/2026.

Please let me know if you have any questions.

Diana Foss (she/her)
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Portland OR 97232-4100



C 503-869-0770

From: FOSS Diana * DEQ
Sent: Wednesday, February 18, 2026 12:39 PM
To: jacksonandsonoil@yahoo.com
Subject: 469 W Marine Drive

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