



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

(888)722-4234 • RIVCOEH.ORG

OBSERVATION INSPECTION REPORT

Facility Name: Texaco Station Midway - Abandoned UST		Contact Name: Osama Alkasabi	Inspection Date: 12/26/2024
Address: 2469 S San Jacinto Ave	City: San Jacinto	Telephone: (951) 929-4080	Permit #: PR0025403
Specialist Name: Lester Powell	Permit Level:	Inspection Type: <input checked="" type="checkbox"/> Routine <input type="checkbox"/> Reinspection	CERS ID: 10745212

In= In compliance

Out= Out of compliance

COS= Corrected on site

N/A= Not applicable

U/D= Unable to determine

General Comments

Abandoned UST inspection conducted by L. Powell, EHS IV and S. Cunningham, EHS III on 12/26/2024. Abandoned UST inspection report will be sent by U.S. Post Service, Certified Mail on 1/7/2024, Receipt #9589 0710 5270 0408 2128 66 to OAA Investments, Inc., located at 8797 Circle R. Drive, Escondido, CA 92026; Agent for Service Osama A. Alkasabi, and Receipt #9589 0710 5270 0408 2128 59 OAA Investments, Inc., located at 5470 La Jolla Boulevard H301, La Jolla, CA 92037, Agent for Service, Individual Osama Alkasabi, Agent for Service.

Violations Observed

2010003. Designated Operator (DO) - Identification Notification (USEPATCR 10)

Violation Code: Failure to submit the "Designated Underground Storage Tank Operator Identification Form" within 30 days of installing a UST system or within 30 days of a change in DO. (23 CCR 16 2715(a)(3), 2715(a)(1)(B))

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Owner/Operator did not submit the "Designated Underground Storage Tank Operator Identification Form" to the CUPA within 30 days of obtaining or changing the DO. CORRECTIVE ACTION: Submit "Designated Underground Storage Tank Operator Identification Form" to the CUPA within 30 days of a change. Owner/Operator failed to conduct DO training for all employees.

2010007. Financial Responsibility (USEPATCR 11)

Violation Code: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance. (23 CCR 16 2711(a)(11); HSC 6.7 25292.2(a))

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Financial responsibility documents have not been submitted to the CUPA. Current financial responsibility documents are required to be submitted annually. CORRECTIVE ACTION: Complete and submit a copy of the financial responsibility by 1/25/2025, 30 days from now.

2060020. Spill Container (USEPATCR 9a) (USEPA Priority)

Violation Code: Failure to meet one or more of the following requirements:

- 1) Install or maintain a liquid-tight spill container.
- 2) Have a minimum capacity of five gallons.
- 3) Have a functional drain valve or other method for the removal of liquid from the spill container.
- 4) Be resistant to galvanic corrosion.
- 5) Perform a tightness test at installation, every 12 months thereafter, or within 30 days after a repair to the spill container.
- 6) Tested using applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional

Operator Signature:

Inspector Signature:

Note: If at time of re-inspection all violations have not been corrected, this facility may be billed for additional inspections at the current hourly rate per Riverside County Ordinance 640.



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engineer.

7) Tested by a certified UST service technician.

8) Maintain records of spill containment testing for 36 months. (23 CCR 16 2635(b), 2637.1(b), 2637.1(a), 2637.1(c), 2665(a), 2665(b), 2712(b)(1)(F); HSC 6.7 25284.2)

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Owner/Operator failed to meet one or more of the following spill container requirements: install or maintain spill container which is liquid-tight, has a minimum capacity of five gallons, has a functional drain valve or other method for the removal of liquid from the spill container, and is resistant to galvanic corrosion; failed to maintain testing records for 36 months.

CORRECTIVE ACTION: Install or repair spill buckets to meet all of the listed requirements, have tightness tested using approved method, by certified UST service technician, and submit documentation to verify compliance. Maintain all testing records for 36 months.

2030013. Designated Operator (DO) - Inspection (USEPATCR 12) (USEPA Priority)

Violation Code: Failure to comply with one or more of the following Designated Operator (DO) inspection requirements:

- 1) Conduct the DO visual inspection at least once every 30 days.
- 2) Be performed by an ICC certified DO.
- 3) Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy.
- 4) Inspect for the presence of liquid/debris in spill containers.
- 5) Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly.
- 6) Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit.
- 7) Check that all testing and maintenance has been completed and documented.
- 8) Verify that all facility employees have been trained in accordance with 23 CCR 2715(c).
- 9) The owner/operator sign and date the Designated Underground Storage Tank Operator Visual Inspection Report within 72 hours of being provided a signed copy. (23 CCR 16 2716(a), 2716(b), 2716(c), 2716(d), 2716(e))

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Facility did not conduct the DO visual inspection at least once every 30 days as required.

CORRECTIVE ACTION: Ensure that facility is complying with all DO inspection requirements.

2030021. Failure to Obtain Operating Permit

Violation Code: Failure to obtain a valid permit to operate from the UPA including but not limited to unpaid permit fees. (23 CCR 16 2711(d); HSC 6.7 25284)

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Operator Signature:

Inspector Signature:

Note: If at time of re-inspection all violations have not been corrected, this facility may be billed for additional inspections at the current hourly rate per Riverside County Ordinance 640.



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Violation Comments: OBSERVATION: Owner/Operator did not obtain and/or maintain a valid Operating Permit from the CUPA, and/or failed to pay permit fees. CORRECTIVE ACTION: Obtain and maintain a valid Operating Permit from the CUPA and/or pay all past due permit fees.

2030035. Unsafe UST Operation (USEPA Priority)

Violation Code: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills. (HSC 6.7 25292.1(a))

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Owner/Operator did not operate UST system to prevent spills and/or overfills. CORRECTIVE ACTION: Operate UST system to prevent spills and/or overfills. Submit verification.

2030036. Overfill Prevention (USEPATCR 9b) (USEPA Priority)

Violation Code: Failure to comply with one or more of the following overfill prevention equipment requirements:

- 1) Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or
- 2) Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or
- 3) Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or
- 4) Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.
- 5) Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018.
- 6) Perform an inspection at least once every 36 months, at installation and every 36 months thereafter.
- 7) Inspected within 30 days after a repair to the overfill prevention equipment.
- 8) Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer.
- 9) Inspected by a certified UST service technician.
- 10) Maintain records of overfill prevention equipment inspection for 36 months. (23 CCR 16 2635(d), 2637.2(c), 2635(c)(1), 2637.2(a), 2637.2(b), 2665, 2712(b)(1)(G))

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Owner/Operator failed to meet one or more of the requirements applicable to overfill prevention equipment. Owner/Operator failed to have a properly qualified service technician inspect overfill prevention as required every 36 months. CORRECTIVE ACTION: Maintain overfill prevention system to comply with the deficiencies noted above. Submit verification.

Operator Signature:

Inspector Signature:

Note: If at time of re-inspection all violations have not been corrected, this facility may be billed for additional inspections at the current hourly rate per Riverside County Ordinance 640.



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2030039. Permit Conditions

Violation Code: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system. (23 CCR 16 2712)

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: The permit holder has not implemented the corrections specified in a prior UST inspection report (compliance within 30 days is a permit condition). As of today's inspection, this department has not received return-to-compliance documentation for violations [IDENTIFY VIOLATIONS] issued during the [DATE OF LAST INSPECTION] inspection.

CORRECTIVE ACTION: Immediately submit return-to-compliance documentation to this department for these open violations. Moving forward, ensure that all violations are addressed/completed within the specified "Comply By" date. NOTE: This violation applies to the [specify which tanks/number of tanks] tank systems on-site.

2030043. Monitoring Equipment (USEPATCR 9d) (USEPA Priority)

Violation Code: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained in accordance with manufacturer's instructions. (23 CCR 16 2638(a), 2641(j))

Violation Class: Class 2

Violation Date: 12/26/2024

Corrected On Site: No

Scheduled RTC Date: 01/25/2025

Violation Comments: OBSERVATION: Owner/Operator did not properly install, calibrate, operate and/or maintain leak detection equipment. CORRECTIVE ACTION: Properly install, calibrate, operate and/or maintain leak detection equipment.

Operator Signature:

Inspector Signature:

Note: If at time of re-inspection all violations have not been corrected, this facility may be billed for additional inspections at the current hourly rate per Riverside County Ordinance 640.