

**Former Alliance Service Station
Now owned by Kambiz Kafai**

1. Site Name and Address:

Former Alliance Service Station, now called North Gate Gas, 720 S. Main St., Sebastopol, CA 95472, Sonoma County

2. Name and address of all identified potential responsible parties:

Kambiz Kafai, address unknown

Royal Petroleum, 365 Todd Rd., Santa Rosa, CA 95407

3. Copy of the final corrective action order or clean-up and abatement order for each site:

The site is the location of the former Alliance Service Station that was owned by Royal Petroleum. Royal Petroleum has conducted soil and groundwater investigations and has operated an air sparging system/soil vapor extraction system to clean up the site. Royal Petroleum sold the station to Mr. Kambiz Kafai in approximately 2002. Mr. Kafai operated the station, and then moved out of the area. For several months, the station was operating with no supervision. Regional Water Board (RWB) staff letter of August 15, 2012 requests an update on the site cleanup status and groundwater monitoring to Royal Petroleum.

E-mail letter sent by Healdsburg Fire Department staff to Mr. Kafai requiring temporary closure activities shall be complete by January 15, 2012. No later than January 15, 2013, permanent closure of the UST's through a permit is required. Mr. Kafai has indicated that he is financially unable to comply with closure of the USTs.

4. Name and Address of oversight agency including the regulatory contact person's name address, telephone number, and e-mail address:

Jan Goebel
Regional Water Board
North Coast Region
5550 Skylane Blvd., Suite A
Santa Rosa, CA 95403
(707) 576-2676

5. Description of the unauthorized release, petroleum releases, water body affected or threatened, water quality, and the threat to human health, safety, and the environment:

A release to soil and groundwater has been documented during the ownership and operation of the site by Royal Petroleum. The documents for this release are in the file called the Alliance Service Station. The site was sold to Mr. Kafai in 2002. In October 2002, RWB staff letter indicated a new release from the system was possible due to

increase in contaminant concentrations. A soil gas survey conducted detected free product in one soil gas location near the piping system.

The facility, currently owned and previously operated by Mr. Kafai, failed numerous SB989 testing and retesting. Mr. Kafai was written two notices of violations for failure to fix a diesel secondary piping. These violations were partially due to a suspect tank tester. However, the diesel tank was later Red Tagged on August 31, 2010 for failure to fix the diesel secondary piping leak. The Red Tag was removed October 1, 2010 after repairs were made and retested. Other violations included no financial responsibility, other faulty equipment violations, and a complaint from an anonymous tipster regarding no oversight of the station by the owner. The station had been operating with no owner oversight for eight months prior to the station being shut down. The USTs have failed the precision tank testing several times, and repaired until the next tank test where again they have failed. In addition to the issues mentioned above, the USTs are over 30 years old, and the weight of backfill on a tank that has been empty and is this old may cause the tank to flex and can compromise the USTs.

Soil and groundwater contamination is currently being found underneath the existing USTs. The existing groundwater monitoring wells near the dispersers are dry and no groundwater data can be obtained to evaluate former releases of the piping system.

The City of Sebastopol's Municipal Well No. 4 is located 250 feet west of the service station. The contaminant 1,2-Dichloroethane from the Royal Petroleum release was detected in City Well No. 4 sporadically for several years.

6. Documentation of why recalcitrant or abandoned funds are being requested for the site:

The current owner walked away from the site. The Healdsburg Fire Department had to find Mr. Kafai in southern California to ask him to complete a temporary closure permit and complete temporary closure on the tanks. He did comply with this by hiring a company to complete the required temporary closure (removal of fuel). The CUPA gave him until January 15, 2013 to complete the closure process. Nothing has been conducted to complete the closure process. Mr. Kafai had changed his phone number, and the Healdsburg Fire Department was able to locate him again in southern California. Mr. Kafai said he is unable to comply with the closure requirements and does not have the money to pull the tanks and piping.

7. Description of why the responsible party cannot or will not cleanup the contamination or abate its effects:

Mr. Kafai has indicated that he is financially unable to pay for closure of the USTs.

8. Documentation of any disputes between the regulatory agency and responsible party:

There are no disputes

9. Any actions which have been previously taken to cleanup or abate the effects of the unauthorized release:

Numerous remedial actions have been taken for the first release at the station by the previous owner, Royal Petroleum. Free product removal, soil vapor extraction and air sparging have been conducted at the site. Just recently, the soil vapor extraction and air sparging system have been turned on again to further remediate soil and groundwater contamination.

10.A description of the proposed cleanup or abatement:

Removal of three 8,000 gallon UST's and associated product, vent and vapor piping will be required.

11.The amount of annual funding requested and an estimate total required funding for each nominated site:

The amount of money to remove the USTs and conduct some limited overexcavation for the first year is estimated at \$100,000. It is anticipated that an additional \$300,000 could be needed to conduct additional excavation or remediation.

12.Description of the results if funding should be denied:

If funding is not secured, these abandoned tanks are a threat to the City of Sebastopol drinking water well if not already impacting is as seen in previous years. This is a direct threat to human health. The existing groundwater plume may continue to migrate to other areas. The site will remain a non-compliant open case.



North Coast Regional Water Quality Control Board

August 15, 2012

Mr. Clif Hill
Royal Petroleum
365 Todd Road
Santa Rosa, CA 95407
Clifh@royalpetroleum.com

Dear Mr. Hill:

Subject: Request for Update and Groundwater Monitoring Report

File: Alliance Service Station, 720 South Main Street, Sebastopol
Case No. 1TSO016

On March 10, 2011, Regional Water Board (RWB) staff concurred with the proposal to conduct vapor extraction at the former Alliance Service Station site located at 720 South Main Street in Sebastopol. In June of 2011, RWB staff received a letter from your consultant providing an update on the system. In October of 2011, we received a groundwater monitoring report for the site.

By September 7, 2012, please provide an update on the remediation system, and the report of the first 2012 semiannual groundwater monitoring event. As you are aware, this site has been open for over 20 years. The site cleanup needs to be completed as soon as possible for the protection of groundwater and the City Municipal Well No. 4.

If you have any questions, please contact me at (707) 576-2676 or via e-mail at Janice.Goebel@waterboards.ca.gov.

Sincerely,

Original signed by

Janice M. Goebel
Sanitary Engineering Associate

120815_JMG_Allianceupdate

Linda Collister

To: ikafai@att.net
Subject: RE: Temporary Tank Closure
Attachments: APPLICATION TO TEMPORARILY CLOSE.doc

Hi Kambiz:

There are specific requirements to temporarily close a tank. This will give you time until there is a buyer. Remember this is your responsibility and I should not be hunting you down. The State takes UST systems seriously and requires the CUPA to do enforcement if an owner abandons the tanks. Attached is the Temporary Closure Permit Application and the fee is \$436. You have until December 30, 2011 to get the application and fee back to the Healdsburg Fire Department (the address is below). At that time I will write a permit with the following conditions. The dates may vary slightly. You will have to hire a company to remove residual fuel and sludge from the tank. Randy cannot do this. Call me if you have any questions.

Conditions:

1. All residual liquids, solids, and sludge shall be removed and the tank cleaned and inerted to remove the presence of any substance that could produce flammable vapors at standard temperature and pressure. All product shall be removed from the tanks no later than January 10, 2012 and all wastes shall be handled in accordance with Chapters 6.5 & 6.7, Division 20 of the Health & Safety Code.
2. Except for required venting, all fill and access locations (ie. pipe, conduit, pumps, etc.) shall be disconnected and sealed using locking caps or concrete plugs.
3. Temporary closure activities shall be complete by no later than January 15, 2012. An inspection from this agency shall be required prior to permit final.
4. No later than January 15, 2013, permanent closure through a permit from this agency shall be performed for all tanks covered under this permit.
5. Any release of product shall be reported to the fire department immediately.

Linda Collister

Fire Marshal, Hazardous Materials Program Manager
Healdsburg Fire Department
601 Healdsburg Ave.
Healdsburg, CA 95448
(707) 431-3125
(707) 431-3146 fax



California Regional Water Quality Control Board North Coast Region

William R. Massey, Chairman



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrob.ca.gov/rwqcb1/>
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone: 1 (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135

Gray Davis
Governor

October 3, 2002

Mr. Clif Hill
Mr. Jim Dalton
Royal Petroleum
1501 Petaluma Boulevard South
Petaluma, CA 94952

Gentlemen:

Subject: California Water Code Section 13267 Order
File: Alliance Service Station 720 South Main Street, Sebastopol, Case No. 1TSO016

My staff has reviewed the file record and material submitted over the last several months on the Alliance Service Station located at 720 South Main Street in Sebastopol. Documents reviewed included correspondence from the City of Sebastopol and their representatives, and monthly progress reports and correspondence from your consultants E2C Remediation, LLC. Several issues have been raised by the City of Sebastopol regarding the length of time to design, construct and implement the Corrective Action Plan (CAP) approved by this office on May 21, 2001. The City of Sebastopol and your consultant, E2C Remediation have expressed opposing arguments on the progress in completing the well-head treatment system for the City's Municipal Well #4.

The CAP was prepared in January 2001 and approved by our office in May 2001. The CAP contained a proposal for well-head treatment for the City of Sebastopol's Municipal Well No. 4, and biosparging on-site to reduce the concentrations of chemicals of concern in groundwater. After one year, no well-head treatment system has been installed. Furthermore, no information has been received by this office on the biosparging system to address the source of contamination at the site. Well-head treatment and on-site remediation should proceed expeditiously.

Staff's review of the groundwater monitoring reports for 2001 and the first quarter of 2002 indicate increasing concentrations of petroleum hydrocarbons in monitoring wells MW-1, MW-2, MW-7, MW-9, and the detection of petroleum hydrocarbons and MTBE in MW-15. The increase in contaminant concentrations is a concern, and on-site remediation should commence as soon as possible to address the contamination. The increasing trends in contaminant concentrations may indicate a new release from the station.

Therefore, pursuant to Section 13267(b) of the California Water Code (CWC), I require that you submit a technical report and workplan for completion of the well-head treatment system by

California Environmental Protection Agency

October 31, 2002. The technical report and workplan shall contain: (1) an explanation of the increased concentrations of petroleum hydrocarbons indicated in the monitoring reports of 2001 and first quarter 2002, (2) a description of the remaining tasks to complete the design and construction of the well head treatment system for Municipal Well #4, (3) a design and construction schedule, and (4) a justification for the design and construction schedule. In addition, the workplan should also include plans and a time schedule for the design, construction and implementation of an on-site treatment system.

The foregoing workplan is needed to address the ongoing water quality threat posed by petroleum hydrocarbons at the above-described site. Preparation of the workplan will develop a strategy to address this contamination. More detailed information is available in the Regional Water Board's public file on this matter.

Any person failing to provide the report of findings by October 31, 2002, or falsifying any information in the report of findings is, pursuant to CWC Section 13268, guilty of a misdemeanor and may be subject to administrative civil liabilities of up to one thousand dollars (\$1,000.00) for each day in which the violation occurs. If enforcement action is taken, then this site may not be eligible for reimbursement by the underground storage tank cleanup fund.

Any person affected by this action of the Regional Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Section 13320 of the California Water Code and Title 23, California Code of Regulations, Section 2050. The State Water Board must receive the petition within 30 days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request. In addition to filing a petition with the State Water Board, any person affected by this Order may request the Regional Water Board to reconsider this Order. Such request may be made within 30 days of the date of this Order. Note that even if reconsideration by the Regional Water Board is sought, filing a petition with the State Water Board within the 30-day period is necessary to preserve the petitioner's legal rights. Note also that, unless a stay is granted, this Order remains in effect and enforceable pending review by the State Water Board.

If you have any questions, please contact Janice Goebel of my staff at (707) 576-2676.

Sincerely,



Susan A. Warner
Executive Officer

JMG:clh/Alliance#2

cc: Alliance Service Station CC List

CERTIFIED UNIFIED PROGRAM AGENCY
Healdsburg/Sebastopol CUPA, C/O Healdsburg Finance Dept
401 Grove Street, Healdsburg, CA 95448
HAZARDOUS WASTE AND HAZARDOUS MATERIALS
MANAGEMENT REGULATORY PROGRAM

Date: August 9, 2010

Permit Number: 60-0163

Mailing Address
 MR. KAMBIZ KAFAI
 NORTH GATE GAS
 720 SOUTH MAIN ST.
 SEBASTOPOL CA 95472

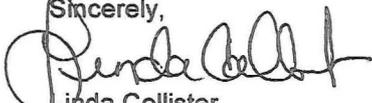
Facility Operator, Name, and Address
 Kambiz Kafai
 North Gate Gas
 720 South Main St
 Sebastopol, CA 95472

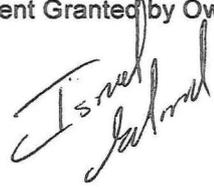
Notice of Violation

The following violation(s) are results of inspections made at your facility on the date(s) indicated below by the Healdsburg/Sebastopol CUPA. You are hereby ordered to correct these violations by the due date noted on this letter. If there is not a due date by the violation, it is a note that the issue was inspected, but no correction is due.

The issuance of this Notice of Violation (NOV) does not preclude Healdsburg/Sebastopol CUPA from taking administrative enforcement action or referring the NOV to the District Attorney's Office with a request for legal action as a result of the violations noted herein. Please call the City of Healdsburg Fire Department at (707)-431-3360 to schedule a reinspection.

Consent Granted by Owner/Operator:

Sincerely,

 Linda Collister
 Fire Marshal 431-3125



Program Violation	Inspected	Due
<u>Underground Storage Tank</u>		
1 T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days Test failed again. Required to pull a repiar permit. Contacted Randy Johnson and no permit had been pulled. He was going to contact the owner, last week of July. Inspected on August 9, 2010, no permit had been pulled. Notice of Violation given.	5/18/2010	5/18/2010
2 T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days The SB989 Testing was passed in March and failed three times in April. Retest scheduled for May 18th. Randy wanted to used different gauges.	4/18/2010	5/18/2010

✓

CERTIFIED UNIFIED PROGRAM AGENCY
Healdsburg/Sebastopol CUPA, C/O Healdsburg Finance Dept
401 Grove Street, Healdsburg, CA 95448
HAZARDOUS WASTE AND HAZARDOUS MATERIALS
MANAGEMENT REGULATORY PROGRAM

Date: August 31, 2010

Red TAG

Permit Number: 60-0163

<p><u>Mailing Address</u></p> <p>MR. KAMBIZ KAFAI NORTH GATE GAS 720 SOUTH MAIN ST. SEBASTOPOL CA 95472</p>
--

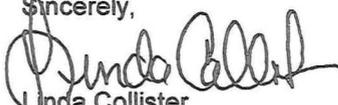
<p><u>Facility Operator, Name, and Address</u></p> <p>Kambiz Kafai North Gate Gas 720 South Main St Sebastopol, CA 95472</p>

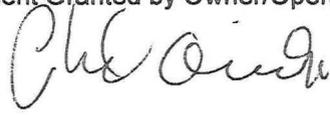
Notice of Violation

The following violation(s) are results of inspections made at your facility on the date(s) indicated below by the Healdsburg/Sebastopol CUPA. You are hereby ordered to correct these violations by the due date noted on this letter. If there is not a due date by the violation, it is a note that the issue was inspected, but no correction is due.

The issuance of this Notice of Violation (NOV) does not preclude Healdsburg/Sebastopol CUPA from taking administrative enforcement action or referring the NOV to the District Attorney's Office with a request for legal action as a result of the violations noted herein. Please call the City of Healdsburg Fire Department at (707)-431-3360 to schedule a reinspection.

Consent Granted by Owner/Operator:

Sincerely,

 Linda Collister



Fire Marshal

Program Violation

Inspected Due

Underground Storage Tank

1	T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days A permit will be given when the required information is received for the repairs. Notifications must be made prior to the repair. A retest of the diesel line will have to be passed and the Red Tag will be removed. Do not remove prior.	8/31/2010	
2	CH&SC Section 25292.1(a) requires an underground tank to be operated in a manner to prevent unauthorized releases The diesel secondary failed the rescheduled SB989 in April. It was passed in March by Randy Johnson. Since I was not there to witness it was rescheduled for April and failed. It was retested in May and failed again. Repair permit and payment sent in.	8/31/2010	
3	T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days Test failed again. Required to pull a repair permit. Contacted Randy Johnson and no permit had been pulled. He was going to contact the owner, last week of July. Inspected on August 9, 2010, no permit had been pulled. Notice of Violation given.	5/18/2010	5/18/2010
4	T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days The SB989 Testing was passed in March and failed three times in April. Retest scheduled for May 18th. Randy wanted to used different gauges.	4/18/2010	5/18/2010

Red Tag 8/31/10

NORTH GATE GAS
720 SO. MAIN ST
SABASTAPOL.CA

AUG 31. 2010 8:58 AM

SYSTEM STATUS REPORT

T 1*DELIVERY NEEDED

INVENTORY REPORT

T 1:87
VOLUME = 1031 GALS
ULLAGE = 7108 GALS
90% ULLAGE = 6294 GALS
TC VOLUME = 1023 GALS
HEIGHT = 16.39 INCHES
WATER VOL = 0 GALS
WATER = 0.00 INCHES
TEMP = 70.4 DEG F

T 2:91
VOLUME = 2429 GALS
ULLAGE = 5710 GALS
90% ULLAGE = 4896 GALS
TC VOLUME = 2408 GALS
HEIGHT = 31.29 INCHES
WATER VOL = 0 GALS
WATER = 0.00 INCHES
TEMP = 71.9 DEG F

T 3:DIESEL
VOLUME = 5226 GALS
ULLAGE = 2913 GALS
90% ULLAGE = 2099 GALS
TC VOLUME = 5000 GALS
HEIGHT = 58.18 INCHES
WATER VOL = 17 GALS
WATER = 0.85 INCHES
TEMP = 70.6 DEG F

* * * * * END * * * * *



HEALDSBURG/SEBASTOPOL CUPA
601 HEALDSBURG AVE., HEALDSBURG CA 95448 • (707) 431-3360

www.ci.healdsburg.ca.us

Type of inspection: Routine Follow-up Complaint Annual

No. of Tanks 3

BUSINESS NAME: North Gate Gas, Valero

PHONE: (707) 823-4783

ADDRESS: 720 S. Main St.

CITY: Healdsburg

CONSENT TO INSPECT GRANTED BY: Kambiz Kafai, Randy Johnson

DATE: April 18, 2010

PERMIT NUMBER: 60-0163

UNDERGROUND STORAGE TANK (UST) INSPECTION REPORT

The below items have been inspected and circled items represent violations of the California Health and Safety Code (HSC) or of the California Code of Regulations (CCR) Title 22, or other Regulations as listed and shall be corrected as follows or as noted on page ____:

Class I	Class II	Minor	Insp/cos	VIOLATION	Consent to Inspect, Sample, & Photograph Yes <input type="checkbox"/> No <input type="checkbox"/>	CORRECTIVE ACTION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RECORDS: Permit not issued, on file, or Current HSC 25284, CCR 2712(i)	<input type="checkbox"/>	<p>SB989 Testing was completed by Randy Johnson's Company on March 5, 2010. I received no notification of the testing. Randy said he faxed it but did not follow up for verification. An inspector must be present for Annual Monitoring and SB989 Testing in Sebastopol and Healdsburg. If not verified by the Inspector costs may be incurred by the Owner/Operator of the business.</p> <p>A Diesel STP alarm occurred in January of 2010. Randy Johnson Jr. was the DO. No alarm report was attached to the DO report and the alarm was not recorded. No maintenance records are kept that I could find. I did not see any employee training in the manual. A person was working there for two days and was left alone. He did know where the emergency shut-off was.</p> <p>The diesel piping has failed twice and the test was restarted. If it fails a third time the piping fails. It was passed on March 5th, 2010 during the SB989 test. I talked with Randy, the SB989 testing report was the same one from 2007, just the times and fill heights were changed. The diesel piping failed a 3rd time after changing the pressure gauge. I will have to be present for the retest.</p> <p>Fire extinguishers are over a year past due.</p> <p>The financial responsibility needs to be submitted annually.</p> <p>The business plan and UST documents are required to be completed in CERS the State website. The link for the CERS account is at the City of Healdsburg Website at www.ci.healdsburg.ca.us then go to the Fire Department/Hazardous Materials Page. Look for CERS Login.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UST not monitored in accordance with permit. Records not available, HSC 25293	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Permit application not filed (A, B, and C Forms), HSC 25286(a)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No UST monitoring/response Plan, CCR 2632,2634 & 2641	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No contract in place between UST O/O - HSC 25284(a)(3)(A)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No proof of Financial Responsibility HSC 25292.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Designated Operator (DO) Certification not valid CCR 2715 (a), (b)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DO monthly inspections not completed CCR 2715 (c), (d), (e)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	DO employee training not completed CCR 2715 (f)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TANKS: UST's not monitored properly,HSC 25291 25292 25290.1: <input type="checkbox"/> Sensors inoperative or inadequate, CCR 2632(c)(2) <input type="checkbox"/> Monitoring console not working properly, CCR 2632(c)(2) <input type="checkbox"/> Hydrostatic, vacuum or pressure levels in interstitial not maintained properly, HSC 25290.1(e) <input type="checkbox"/> ATG not used for monthly precision test, CCR 2643(b) <input type="checkbox"/> SIR not properly used for monthly monitoring along with biennial precision testing, CCR 2643(b) & 2646.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PIPES: UST "pipe" not monitored properly, HSC 25291, 25292 & 25290.1 <input type="checkbox"/> Sensors inoperative or inadequate, CCR 2636(f) <input type="checkbox"/> Monitoring console not working properly, CCR 2636(f) <input type="checkbox"/> Hydrostatic, vac or pressure levels in interstitial of prod line, fill, vent or vapor recovery not maint. properly, HSC 25290.1(e) <input type="checkbox"/> No annual 0.1gph product line precision testing, HSC 25291(f), CCR 2636(g) <input checked="" type="checkbox"/> COS,3gph@ 10psi in-line leak detector (LD) inadequate, not installed or inoperative, HSC 25290.1(h), 25291(f), 25292(e) <input type="checkbox"/> No monthly 0.2gph line test with 3gph@ 10psi shutdown, CCR 2643(c) <input type="checkbox"/> No Biennial 0.1gph testing of gravity product lines, CCR2643(e) <input type="checkbox"/> No Triennial 0.1gph testing of suct. product lines, CCR 2643(d) <input type="checkbox"/> No visual/functional monitoring of Emergency Generator Tanks (EGT's) or suction lines, CCR 2643(d), HSC 25281.5(b)(3)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> No UDC pans installed with continuous monitoring, CCR 2636(h) & 2666(e)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISC: No annual monitoring equip check, CCR 2638(b) & 2641(j)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No secondary containment testing, CCR 2637(a), 25284.1(a)(4)(B)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No adequate overflow/overfill installed, CCR 2635(b), HSC 25291(c) & 25292(d) <input type="checkbox"/> Overflow protection inadequate or inoperative <input type="checkbox"/> Overflow bucket inadequate or inoperative <input type="checkbox"/> No annual overflow bucket testing, HSC 25284.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No cathodic protection evaluation, CCR 2635(a)(2)(A) & LG-145	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No 5/10 year tank lining evaluation, CCR 2663(h)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Initial testing not done, CCR 2635(a)(5), HSC 25290.1(j)	<input type="checkbox"/>	

Class I = Major threat (human health, safety or the env.) Class II = Moderate threat Minor = Low threat O/O=Owner/Operator of UST's COS = Corrected On Site

The violations cited on 04/18/10 have not been corrected. An additional re-inspection shall be conducted on or after 05/01/10. A re-inspection fee of \$85.00 will be billed to your facility for this service. Failure to comply may also result in additional fees, scheduled administrative hearing, or further legal action.

Received By _____

Inspector _____

Date 4/18/10



HEALDSBURG/SEBASTOPOL CUPA
601 HEALDSBURG AVE., HEALDSBURG CA 95448 • (707) 431-3360

www.ci.healdsburg.ca.us

Type of inspection: Routine Follow-up Complaint Annual

No. of Tanks 3

BUSINESS NAME: North Gate Gas, Valero

PHONE: (707) 823-4783

ADDRESS: 720 S. Main St.

CITY: Healdsburg

CONSENT TO INSPECT GRANTED BY: Kambiz Kafai, Randy Johnson

PERMIT NUMBER: 60-0163

DATE: May 18, 2010

Class I	Class II	Minor	Insp/cos	VIOLATION	Consent to Inspect, Sample, & Photograph Yes <input type="checkbox"/> No <input type="checkbox"/>	CORRECTIVE ACTION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RECORDS: Permit not issued, on file, or Current HSC 25284, CCR 2712(i)	<input type="checkbox"/>	SB989 Retest of the diesel secondary piping failed. Required to pull a repair permit and retest.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UST not monitored in accordance with permit. Records not available, HSC 25293	<input type="checkbox"/>	All violations during the SB989 test were corrected except for the repair. Submit the CERS data electronically when the input is completed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Permit application not filed (A, B, and C Forms), HSC 25286(a)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No UST monitoring/response Plan, CCR 2632,2634 & 2641	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No contract in place between UST O/O - HSC 25284(a)(3)(A)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No proof of Financial Responsibility HSC 25292.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Designated Operator (DO) Certification not valid CCR 2715 (a), (b)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DO monthly inspections not completed CCR 2715 (c), (d), (e)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DO employee training not completed CCR 2715 (f)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TANKS: UST's not monitored properly,HSC 25291 25292 25290.1: <input type="checkbox"/> Sensors inoperative or inadequate, CCR 2632(c)(2) <input type="checkbox"/> Monitoring console not working properly, CCR 2632(c)(2) <input type="checkbox"/> Hydrostatic, vacuum or pressure levels in interstitial not maintained properly, HSC 25290.1(e) <input type="checkbox"/> ATG not used for monthly precision test, CCR 2643(b) <input type="checkbox"/> SIR not properly used for monthly monitoring along with biennial precision testing, CCR 2643(b) & 2646.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PIPES: UST "pipe" not monitored properly, HSC 25291, 25292 & 25290.1 <input type="checkbox"/> Sensors inoperative or inadequate, CCR 2636(f) <input type="checkbox"/> Monitoring console not working properly, CCR 2636(f) <input type="checkbox"/> Hydrostatic, vac or pressure levels in interstitial of prod line, fill, vent or vapor recovery not maint. properly, HSC 25290.1(e) <input type="checkbox"/> No annual 0.1gph product line precision testing, HSC 25291(f), CCR 2636(g) <input type="checkbox"/> COS,3gph@ 10psi in-line leak detector (LD) inadequate, not installed or inoperative, HSC 25290.1(h), 25291(f), 25292(e) <input type="checkbox"/> No monthly 0.2gph line test with 3gph@ 10psi shutdown, CCR 2643(c) <input type="checkbox"/> No Biennial 0.1gph testing of gravity product lines, CCR2643(e) <input type="checkbox"/> No Triennial 0.1gph testing of suct. product lines, CCR 2643(d) <input type="checkbox"/> No visual/functional monitoring of Emergency Generator Tanks (EGT's) or suction lines, CCR 2643(d), HSC 25281.5(b)(3)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> No UDC pans installed with continuous monitoring, CCR 2636(h) & 2666(e)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISC: No annual monitoring equip check, CCR 2638(b) & 2641(j)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No secondary containment testing, CCR 2637(a), 25284.1(a)(4)(B)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No adequate overspill/overflow installed, CCR 2635(b), HSC 25291(c) & 25292(d) <input type="checkbox"/> Overflow protection inadequate or inoperative <input type="checkbox"/> Overspill bucket inadequate or inoperative <input type="checkbox"/> No annual overspill bucket testing, HSC 25284.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No cathodic protection evaluation, CCR 2635(a)(2)(A) & LG-145	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No 5/10 year tank lining evaluation, CCR 2663(h)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Initial testing not done, CCR 2635(a)(5), HSC 25290.1(j)	<input type="checkbox"/>	

Class I = Major threat (human health, safety or the env.) Class II = Moderate threat Minor = Low threat O/O=Owner/Operator of UST's COS = Corrected On Site

The violations cited on 05/18/10 have not been corrected. An additional re-inspection shall be conducted on or after 6/18/10. A re-inspection fee of \$35.00 will be billed to your facility for this service. Failure to comply may also result in additional fees, scheduled administrative hearing, or further legal action.

Received By _____

Inspector _____

Date _____

[Handwritten Signature] 5/18/10

CERTIFIED UNIFIED PROGRAM AGENCY
Healdsburg/Sebastopol CUPA, C/O Healdsburg Finance Dept
401 Grove Street, Healdsburg, CA 95448
HAZARDOUS WASTE AND HAZARDOUS MATERIALS
MANAGEMENT REGULATORY PROGRAM

Date: October 1, 2010

Permit Number: 60-0163

Mailing Address

MR. KAMBIZ KAFAI
 NORTH GATE GAS
 720 SOUTH MAIN ST.
 SEBASTOPOL CA 95472

Facility Operator, Name, and Address

Kambiz Kafai
 North Gate Gas
 720 South Main St
 Sebastopol, CA 95472

NOTICE TO COMPLY

The following violation(s) are results of inspections made at your facility on the date(s) indicated below by the Healdsburg/Sebastopol CUPA. You are to correct the violations by the due date noted on this letter. If there is not a due date by the violation, it is a note that the issue was inspected, but no correction is due.

The issuance of this Notice to Comply (NTC) does not preclude Healdsburg/Sebastopol CUPA from taking administrative enforcement action or request for legal action as a result of the violations noted herein. Please submit a copy of this inspection letter with the dates of the corrected violations and any verification requested. If you have any questions or require a reinspection call (707) 431-3360.

Consent Granted by Owner/Operator:

Sincerely,



Linda Collister
 Fire Marshal



Program Violation	Inspected	Due
Underground Storage Tank		
1 T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days Diesel line was repaired and tested. Red Tag removed off of the diesel fill. Ullage of the diesel was taken, talked to Kambiz about the VST nozzles. ISD upgrades occurring as well.	10/1/2010	10/1/2010
2 T-23 Section 2712(f) requires a permit holder to correct violations identified in the inspection report in 30 days The SB989 Testing was passed in March and failed three times in April. Retest scheduled for May 18th. Randy wanted to used different gauges.	4/18/2010	5/18/2010 10/1/10 LE



HEALDSBURG/SEBASTOPOL CUPA
601 HEALDSBURG AVE., HEALDSBURG CA 95448 • (707) 431-3360

www.ci.healdsburg.ca.us

Type of inspection: Routine Follow-up Complaint Annual

No. of Tanks 3

BUSINESS NAME: North Gate Gas, Valero

PHONE: (707) 823-4783

ADDRESS: 720 S. Main St.

CITY: Sebastopol

CONSENT TO INSPECT GRANTED BY: Kambiz Kafai, Randy Johnson

PERMIT NUMBER: 60-0163

DATE: July 22, 2011

UNDERGROUND STORAGE TANK (UST) INSPECTION REPORT

The below items have been inspected and circled items represent violations of the California Health and Safety Code (HSC) or of the California Code of Regulations (CCR) Title 22, or other Regulations as listed and shall be corrected as follows or as noted on page ____:

Class I	Class II	Minor	Insp/cos	VIOLATION	Consent to Inspect, Sample, & Photograph Yes <input type="checkbox"/> No <input type="checkbox"/>	CORRECTIVE ACTION
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RECORDS: Permit not issued, on file, or Current HSC 25284, CCR 2712(i)	<input type="checkbox"/>	Annual Monitoring Certification and Spill Bucket Testing
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	UST not monitored in accordance with permit. Records not available, HSC 25293	<input type="checkbox"/>	Randy Johnson was the person performing the test. I had no record that North Gate had their annual monitoring certification in 2010. Randy said it was completed October 2010. No annual report was onsite. The alarm history was missing the testing of the STP sensors and the 87 and 91 annular sensors. Report is still required on what was tested and passed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Permit application not filed (A, B, and C Forms), HSC 25286(a)	<input type="checkbox"/>	The annular sensors were tested and passed They and audible and visual alarms.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No UST monitoring/response Plan, CCR 2632,2634 & 2641	<input type="checkbox"/>	Tested the STP sensors for Regular, Premium, and Diesel. The Diesel had PDS, but the 87 and 91 didn't. Randy checked the programming and found it was programmed correctly. He reset the system and it they both had PSD and audible and visual alarms
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No contract in place between UST O/O - HSC 25284(a)(3)(A)	<input type="checkbox"/>	Tested only the outside Emergency Shut-Off. The one outside shuts down the dispensers and the turbines, the one inside just shuts down the turbines.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No proof of Financial Responsibility HSC 25292.2	<input type="checkbox"/>	MMLD's were tested and held for the 2 products 87 and 91. The Diesel MMLD failed because there is not enough fuel in the system. The Line Leak Detector tester pulled air with the fuel. Randy will test it next week.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Designated Operator (DO) Certification not valid CCR 2715 (a), (b)	<input type="checkbox"/>	No alarms recorded since last year. All DO records checked. The employee training needs to be completed this year. Overdue in April.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DO monthly inspections not completed CCR 2715 (c), (d), (e)	<input type="checkbox"/>	The overfill was not tested.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DO employee training not completed CCR 2715 (f)	<input type="checkbox"/>	The UDC's were tested and had PSD, audible and visual alarms. Spill buckets passed, were hydrostatically tested for 2 hours.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TANKS: UST's not monitored properly,HSC 25291 25292 25290.1: <input type="checkbox"/> Sensors inoperative or inadequate, CCR 2632(c)(2) <input type="checkbox"/> Monitoring console not working properly, CCR 2632(c)(2) <input type="checkbox"/> Hydrostatic, vacuum or pressure levels in interstitial not maintained properly, HSC 25290.1(e) <input type="checkbox"/> ATG not used for monthly precision test, CCR 2643(b) <input type="checkbox"/> SIR not properly used for monthly monitoring along with biennial precision testing, CCR 2643(b) & 2646.1	<input type="checkbox"/>	Talked with Kambiz. He needs to have all hazwaste labels filled out. The 55-gallon drum of waste needs to be picked up. He has submitted the Financial Responsibility on line in CERS. Training will be completed by DO.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PIPES: UST "pipe" not monitored properly, HSC 25291, 25292 & 25290.1 <input type="checkbox"/> Sensors inoperative or inadequate, CCR 2636(f) <input type="checkbox"/> Monitoring console not working properly, CCR 2636(f) <input type="checkbox"/> Hydrostatic, vac or pressure levels in interstitial of prod line, fill, vent or vapor recovery not maint. properly, HSC 25290.1(e) <input type="checkbox"/> No annual 0.1gph product line precision testing, HSC 25291(f), CCR 2636(g) <input checked="" type="checkbox"/> COS,3gph@ 10psi in-line leak detector (LD) inadequate, not installed or inoperative, HSC 25290.1(h), 25291(f), 25292(e) <input type="checkbox"/> No monthly 0.2gph line test with 3gph@ 10psi shutdown, CCR 2643(c) <input type="checkbox"/> No Biennial 0.1gph testing of gravity product lines, CCR2643(e) <input type="checkbox"/> No Triennial 0.1gph testing of suct. product lines, CCR 2643(d) <input type="checkbox"/> No visual/functional monitoring of Emergency Generator Tanks (EGT's) or suction lines, CCR 2643(d), HSC 25281.5(b)(3)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> No UDC pans installed with continuous monitoring, CCR 2636(h) & 2666(e)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MISC: No annual monitoring equip check, CCR 2638(b) & 2641(j)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No secondary containment testing, CCR 2637(a), 25284.1(a)(4)(B)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No adequate overspill/overfill installed, CCR 2635(b), HSC 25291(c) & 25292(d) <input type="checkbox"/> Overfill protection inadequate or inoperative <input type="checkbox"/> Overspill bucket inadequate or inoperative <input type="checkbox"/> No annual overspill bucket testing, HSC 25284.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No cathodic protection evaluation, CCR 2635(a)(2)(A) & LG-145	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No 5/10 year tank lining evaluation, CCR 2663(h)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Initial testing not done, CCR 2635(a)(5), HSC 25290.1(j)	<input type="checkbox"/>	

Class I = Major threat (human health, safety or the env.) Class II = Moderate threat Minor = Low threat O/O=Owner/Operator of UST's COS = Corrected On Site

The violations cited on 7/22 have not been corrected. An additional re-inspection shall be conducted on or after _____. A re-inspection fee of \$85.00 will be billed to your facility for this service. Failure to comply may also result in additional fees, scheduled administrative hearing, or further legal action.

Received By [Signature] Inspector [Signature] Date 7/22/11



Enforcement and Compliance Information Center (ECIC) Administration Control Panel

You are here: [EPA Home](#) [Compliance & Enforcement](#) [ECIC Administration Control Panel](#) [Civil Tips & Complaints Search](#) [Civil Tips & Complaints Search Query Result\(s\)](#) [Civil Tips & Complaints Detail](#)

Civil Tips & Complaints Detail

File a NEW complaint



Edit data for this message

Subject: Regional Tip and/or Complaint - California
Tip ID: 85319
Date: 06/16/2011
Time: 4:29:00 PM
Recipient: Regional Tip and/or Complaint
Recipient Email:

Submitter Info

From: anonymous
Email:
Company:
Address:
City:
State:
Zip: 95472
Phone:

Alleged Violator/Violation Info

Name: kambiz a kafai
Address: 720 south main st, sebastopol, ca 95472
City: sebastopol
State: California
Zip: 95472
Phone:
Violation Date:

Violation still occurring?: Yes
Notified state DEP, DEQ, or DEM?: Yes
Department contact:

- Referred Directly
- Referred By Criminal

Select a basic code

HQ Lead Number:

Ref. Lead Number:

Case Number:

Official: Region
Statute: Unassigned
Action:
Disposition: Unassigned

Check if the message is SPAM

Windows Live Local URL
 [\[check URL\]](#)

Category:

Language:



Tip or Complaint:

the gas station at 720 south main st, sebastopol, ca 95472 is in foreclosure proceedings and is not being updated or properly maintained. it's a health and safety hazard and needs to be shut down or properly updated maintained. the station has been operating without an owner for over 8 months.

Update to Tip or Complaint:

Specific Directions to Site:

Referrer: <http://www.epa.gov/compliance/complaints/index.html>

URL for related document:

Intent	Type	Media	Entity
<input type="checkbox"/> Accidental	<input type="checkbox"/> Release	<input type="checkbox"/> Land	<input type="checkbox"/> Individual
<input type="checkbox"/> Intentional	<input type="checkbox"/> Dump/Buried	<input type="checkbox"/> Water	<input type="checkbox"/> Company
<input type="checkbox"/> Unknown	<input type="checkbox"/> Spill	<input type="checkbox"/> Air	<input type="checkbox"/> Government/Military
	<input type="checkbox"/> Spray	<input type="checkbox"/> Worker	<input type="checkbox"/> Unknown
	<input type="checkbox"/> Fill	<input type="checkbox"/> Documents	
	<input type="checkbox"/> Falsified		



[[Next Entry](#)]