



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Eric J. Holcomb
Governor

Brian C. Rockensuess
Commissioner

June 28, 2024

Lafayette Station LLC
c/o CT Corporation System
334 N Senate Ave
Indianapolis, IN 46204

Quick Pantry 2 LLC
Attn: Jaspal Gothra, Registered Agent
1805 Elmwood Ave
Lafayette, IN 47904

Re: Violation Letter
Quick Pantry 2
2510 Teal Rd
Lafayette, Tippecanoe County
UST Facility ID # **116**

Dear Mr. Gothra:

An inspector from the Indiana Department of Environmental Management (IDEM), Underground Storage Tank (UST) Section, conducted an inspection of the site referenced above on May 28, 2024.

The inspection was conducted pursuant to Indiana Code (IC) 13-14-2-2 to determine compliance with the provisions of IC 13-23 and 329 IAC 9. In accordance with IC 13-14-5, a summary of the inspection is provided below:

Type of Inspection: Initial

Results of Inspection: Violations were discovered and require a submittal.

Within thirty (30) days of receipt of this letter, documentation demonstrating compliance with each of the requirements listed in the attached Inspection Report and Description of Violations (DOV) must be submitted to IDEM. Failure to submit this documentation may lead to this facility being referred for enforcement.

An enforcement action may include civil penalties of up to \$10,000 per UST. Enforcement actions may also affect the owner's and/or operator's eligibility for reimbursement from the Excess Liability Trust Fund (ELTF). Additionally, IDEM may deem the USTs at this facility ineligible for delivery, deposit or acceptance of regulated substances pursuant to IC 13-23-1-4. Finally, federal and criminal penalties may apply for failure to provide required notification; or submitting false information pursuant to IC 13-23-14-2 and liable under IC 13-30-10.

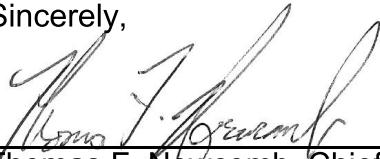
Thank you for your attention to this matter. Please submit the required documents to the UST Section via email at USTCompliance@idem.in.gov. Include in the subject line of the response the UST Facility ID # 116.

Inspector: Danny Rice
Phone: (317) 646-5160

Direct any questions regarding the inspection to:

Compliance Manager: Caitlin Shaffer
Phone: (317) 234-4112

Sincerely,



Thomas F. Newcomb, Chief
UST Compliance Section
Office of Land Quality

cc: Caitlin Shaffer
Danny Rice
UST Facility ID File # 116
Quick Pantry 2
Attn: Jaspal Gothra, jaspalgothra@gmail.com
quickpantry2@gmail.com
gothracorp2018@gmail.com

DESCRIPTION OF VIOLATIONS

This inspection or records review revealed that the owner and/or operator of this facility is in violation of Indiana UST Rule 329 IAC 9. 329 Indiana Administrative Code ("IAC") 9 incorporates certain federal underground storage tank requirements found in 40 Code of Federal Regulations ("CFR") Part 280, including those identified below. The Description of Violations (DOV) and corrective measures are as follows:

FACILITY NAME: Quick Pantry 2	UST FACILITY ID: 116
ADDRESS: 2510 Teal Rd, Lafayette IN 47905, Tippecanoe County	INSPECTION DATE: 05/28/2024

VIOLATIONS NOTED IN THIS INSPECTION

§ 280.20(c)(1)(i) – Failure to have spill prevention equipment that will prevent release

Citation:

Pursuant to 40 CFR 280.20(c)(1)(i), to prevent spilling and overfilling associated with product transfer to the UST system, owners and operators must use the following spill and overfill prevention equipment:

(i) Spill prevention equipment that will prevent release of product to the environment when the transfer hose is detached from the fill pipe (for example, a spill catchment basin).

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because both spill buckets failed testing and would not be able to perform as designed during product delivery.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within thirty (30) days of receipt of this notice, contract with a certified contractor to install or replace absent or substandard spill prevention equipment that will prevent the release of product to the environment. The UST owner and/or operator must submit proof that the spill prevention equipment has been installed within forty five (45) days of receipt of this notice.

§ 280.20(c)(1)(ii) – Failure to have overfill prevention equipment installed or installed properly

Citation:

Pursuant to 40 CFR 280.20(c)(1)(ii), to prevent spilling and overfilling associated with product transfer to the UST system, owners and operators must use the following spill and overfill prevention equipment:

(ii) Overfill prevention equipment that will:

(A) Automatically shut off flow into the tank when the tank is no more than 95 percent full; or

(B) Alert the transfer operator when the tank is no more than 90 percent full by restricting the flow into the tank or triggering a high-level alarm; or

(C) Restrict flow 30 minutes prior to overfilling, alert the transfer operator with a high level alarm one minute before overfilling, or automatically shut off flow into the tank so that none of the fittings located on top of the tank are exposed to product due to overfilling.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because both overfill devices failed testing.

Corrective Action:

The owner and/or operator of the UST systems at this site shall, within thirty (30) days of receipt of this notice, contract with a certified contractor to install or replace absent or substandard overfill prevention equipment that will operate as required. The UST owner and/or operator must submit proof that the overfill prevention equipment has been installed properly to the 90% or 95% fill level as required by the type of equipment within forty five (45) days of receipt of this notice. In the case where an owner has changed the overfill prevention equipment from a flow restrictor (ball float) to an auto-shutoff device, the owner must document the entire flow restrictor has been removed or that the automatic shut off device is installed at 90% or lower.

§ 280.245 – Failure to maintain list of designated operators and/or training records

Citation:

Pursuant to 40 CFR 280.245, owners and operators of underground storage tank systems must maintain a list of designated Class A, Class B, and Class C operators and maintain records verifying that training and retraining, as applicable, have been completed, in accordance with § 280.34.

Violation Details:

The owner and/or operator of the UST system(s) at this site are in violation of this rule because operator certifications A, B and C were not provided.

Corrective Action:

The owner or operator of the UST systems at this site shall submit a list of those employees designated to be Class A, Class B and Class C operators. Those so designated must be trained and certification of that training submitted within thirty (30) days of receipt of this notice.



**UNDERGROUND STORAGE
TANK INSPECTION REPORT**

INDIANA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

UST FAC ID: **116**

Inspector's Name:	Danny Rice
Date:	May 28, 2024
Time In:	10:00
Time Out:	11:00
Inspection Type:	Initial

FACILITY NAME / LOCATION

FACILITY NAME Quick Pantry 2		FACILITY ADDRESS (number and street) 2510 Teal Rd		
ADDRESS (line 2)	CITY Lafayette	STATE IN	ZIP CODE 47905	COUNTY Tippecanoe

UST OWNER

UST Owner Name (Business Name as registered with the Secretary of State) Quick Pantry 2 LLC				BUSINESS ID (From the Secretary of State) 2013022700072	
PREFIX	FIRST NAME Jaspal	MI	LAST NAME Gothra	SUFFIX	
TELEPHONE NUMBER (765) 532-4119		EMAIL ADDRESS jaspalgothra@gmail.com			

UST OPERATOR

UST Operator Name (Business Name as registered with the Secretary of State) Quick Pantry LLC				BUSINESS ID (From the Secretary of State) 2013022700072	
PREFIX	FIRST NAME Jaspal	MI	LAST NAME Gothra	SUFFIX	
TELEPHONE NUMBER (765) 714-2699		EMAIL ADDRESS quickpantry2@gmail.com			

PROPERTY OWNER

UST Property Owner Name (Business Name as registered with the Secretary of State) Lafayette Station LLC				BUSINESS ID (From the Secretary of State) 201906281331712	
PREFIX	FIRST NAME	MI	LAST NAME	SUFFIX	
TELEPHONE NUMBER		EMAIL ADDRESS			

COMPLIANCE ELEMENTS

All USTs properly registered and up-to-date notification form on file	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK	
O/O is in compliance with reporting & record keeping requirements	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK	
O/O is in compliance with release reporting or investigation	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	N/A	UNK
O/O is in compliance with all UST closure requirements	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	N/A	UNK
O/O has met all financial responsibility requirements	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A	UNK
40 CFR 280, Subpart A installation requirements (partially excluded) met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A	UNK
40 CFR 280, Subpart B installation and upgrade requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK	
40 CFR 280, Subpart C spill/overfill control requirements met	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	N/A	UNK
Spill buckets and overfill devices failed testing	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A	UNK
40 CFR 280, Subpart C compatibility requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A	UNK
40 CFR 280, Subpart C O&M and testing requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK	
40 CFR 280, Subpart D release detection requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK	
40 CFR 280, Subpart J operator training requirements met	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	UNK	
Operator Class A, B, C training certification was not provided.							

The information contained on this page is based upon a review of files related to this site and/or observations from an underground storage tank inspector. This page may contain information not specifically related to possible violations found during the review or inspection and is meant to give the owners and/or operator specific information to assist them.

Site Maintains:

Two (2) fiberglass USTs installed 11/20/2005

- One (1) 12k GSL
- One (1) 8k GSL

Piping is SW flex and pressurized (OPW Pisces)

RD UST = ATG

RD Piping = MLLD, LTT

Overfill/Spill = Spill Buckets + Auto Shutoff

CP = N/A

ATG Certification = Yes 6/21/2023

Overfill Protection Test = Yes 6/21/2023 (both fail)

Spill Bucket Test = Yes 6/21/2023 (both fail)

Containment Sumps Test = Not required but provided 6/21/2023 (all UDCs fail)

Site history:

- Four (4) tanks were previously in use, (1) removed 7/28/1994 and (3) removed 9/28/2005. Both closure reports on file
- Based on notifications on file, the tanks are (2) compartments of a 20k tank
- Tanks have been listed with both ball floats and auto shutoff devices on most documents. 2023 states no ball floats are present
- The last Notification selected interstitial monitoring and ATG for the tank release detection but the sensors were not tested and it is not a required release detection method. Piping sump sensors are present and failed testing, although interstitial monitoring is not selected as a piping release detection method

Documentation provided at the time of the file review:

- Notification Form approved 10/11/2016
- ATG Functionality/Probes/Sensors, LTT, LLD testing and annual walkthrough inspection completed 6/21/2023 - all pass except sump sensors
- Spill Bucket, Containment Sump, Overfill testing completed 6/21/2023 - only (3) pass

Inspector notes:

- Additional documentation was submitted 5/30/2024
- Piping is SW OPW Pisces piping that is not currently capable of properly conducting interstitial monitoring. Monthly interstitial monitoring records are not valid and containment sump testing is not required
- Tank interstitial monitoring is not required, records are not being maintained, and tank annular sensors were not included on annual testing

The information contained on this page is based upon a review of files related to this site and/or observations from an underground storage tank inspector. This page may contain information not specifically related to possible violations found during the review or inspection and is meant to give the owners and/or operator specific information to assist them.

The following are AREAS OF CONCERN found during the inspection that will need to be addressed by the owner and/or operator:

- STP sumps contain liquid. Monitor and remove as needed.
- The owner and/or operator may consider submitting and updated Notification to remove interstitial monitoring as a release detection method since it is not being maintained for tanks and is not valid for piping.
- Updated annual ATG Functionality, Probes, Line Tightness, and Leak Detector testing should be scheduled and completed as soon as possible if not already arranged. Testing was valid at the time of inspection but has now expired.

The following are VIOLATIONS discovered during the inspection that will need to be corrected within 30 days of receipt of this inspection report to avoid further action and achieve compliance with the state underground storage tank program:

- 1) Both spill buckets failed testing. Documentation of repair/replacement and a passing retest is needed.
- 2) Both overfill devices failed testing. Documentation of repair/replacement and a passing retest is needed.
- 3) Operator class A, B, C certification was not provided.