

**EXECUTIVE SUMMARY - ENFORCEMENT MATTER**

**DOCKET NO.:** 2008-0577-PST-E **TCEQ ID:** RN101446771 **CASE NO.:** 35686

**RESPONDENT NAME:** AAMIR ENTERPRISES, INC dba Star Stop

|   |   |  |
|---|---|--|
| <b>ORDER TYPE:</b>  |   |  |
| <input checked="" type="checkbox"/> 1660 AGREED ORDER   | <input type="checkbox"/> FINDINGS AGREED ORDER              | <input type="checkbox"/> FINDINGS ORDER FOLLOWING SOAH HEARING       |
| <input type="checkbox"/> FINDINGS DEFAULT ORDER   | <input type="checkbox"/> SHUTDOWN ORDER                     | <input type="checkbox"/> IMMINENT AND SUBSTANTIAL ENDANGERMENT ORDER |
| <input type="checkbox"/> AMENDED ORDER  | <input type="checkbox"/> EMERGENCY ORDER                    |  |
| <b>CASE TYPE:</b>   |   |  |
| <input type="checkbox"/> AIR  | <input type="checkbox"/> MULTI-MEDIA (check all that apply) | <input type="checkbox"/> INDUSTRIAL AND HAZARDOUS WASTE              |
| <input type="checkbox"/> PUBLIC WATER SUPPLY  | <input checked="" type="checkbox"/> PETROLEUM STORAGE TANKS | <input type="checkbox"/> OCCUPATIONAL CERTIFICATION                  |
| <input type="checkbox"/> WATER QUALITY  | <input type="checkbox"/> SEWAGE SLUDGE                      | <input type="checkbox"/> UNDERGROUND INJECTION CONTROL               |
| <input type="checkbox"/> MUNICIPAL SOLID WASTE  | <input type="checkbox"/> RADIOACTIVE WASTE                  | <input type="checkbox"/> DRY CLEANER REGISTRATION                    |
| <p><b>SITE WHERE VIOLATION(S) OCCURRED:</b> Star Stop, 10030 Homestead Road, Houston, Harris County</p> <p><b>TYPE OF OPERATION:</b> Convenience store with retail sales of gasoline</p> <p><b>SMALL BUSINESS:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>OTHER SIGNIFICANT MATTERS:</b> There are no complaints. There is no record of additional pending enforcement actions regarding this facility location.</p> <p><b>INTERESTED PARTIES:</b> No one other than the ED and the Respondent has expressed an interest in this matter.</p> <p><b>COMMENTS RECEIVED:</b> The <i>Texas Register</i> comment period expired on August 18, 2008. No comments were received.</p> <p><b>CONTACTS AND MAILING LIST:</b><br/> <b>TCEQ Attorney/SEP Coordinator:</b> None<br/> <b>TCEQ Enforcement Coordinator:</b> Mr. Wallace Myers, Enforcement Division, Enforcement Team 6, MC 128, (512) 239-6580; Mr. Bryan Sinclair, Enforcement Division, MC 219, (512) 239-2171<br/> <b>Respondent:</b> Mr. Feroz Panjwani, President, AAMIR ENTERPRISES, INC, 10404 Northwest Freeway, Houston, Texas 77092<br/> <b>Respondent's Attorney:</b> Not represented by counsel on this enforcement matter</p> |   |  |

**VIOLATION SUMMARY CHART:**

| VIOLATION INFORMATION  | PENALTY CONSIDERATIONS  | CORRECTIVE ACTIONS TAKEN/REQUIRED   |
|--|---|---|
| <p><b>Type of Investigation:</b><br/> <input type="checkbox"/> Complaint<br/> <input checked="" type="checkbox"/> Routine<br/> <input type="checkbox"/> Enforcement Follow-up<br/> <input type="checkbox"/> Records Review</p> <p><b>Date(s) of Complaints Relating to this Case:</b> None</p> <p><b>Date of Investigation Relating to this Case:</b> March 4, 2008</p> <p><b>Date of NOV/NOE Relating to this Case:</b> March 25, 2008 (NOE)</p> <p><b>Background Facts:</b> This was a routine investigation.</p> <p><b>WASTE</b></p> <p>1) Failure to provide proper release detection for the pressurized piping associated with the underground storage tanks. Specifically, the Respondent did not conduct the annual piping tightness test. Also, failed to test the line leak detectors at least once per year for performance and operational reliability [30 TEX. ADMIN. CODE § 334.50(b)(2)(A), (b)(2)(A)(i)(III) and TEX. WATER CODE § 26.3475(a)].</p> <p>2) Failure to verify proper operation of the Stage II equipment at least once every 12 months or upon major system replacement or modification, whichever occurs first. Specifically, the Stage II annual system compliance testing had not been conducted [30 TEX. ADMIN. CODE § 115.245(2) and TEX. HEALTH &amp; SAFETY CODE § 382.085(b)].</p> | <p><b>Total Assessed:</b> \$4,576</p> <p><b>Total Deferred:</b> \$915<br/> <input checked="" type="checkbox"/> Expedited Settlement<br/> <input type="checkbox"/> Financial Inability to Pay</p> <p><b>SEP Conditional Offset:</b> \$0</p> <p><b>Total Paid to General Revenue:</b> \$3,661</p> <p><b>Site Compliance History Classification</b><br/> <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor</p> <p><b>Person Compliance History Classification</b><br/> <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor</p> <p><b>Major Source:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><b>Applicable Penalty Policy:</b> September 2002</p> | <p><b>Corrective Actions Taken:</b></p> <p>The Executive Director recognizes that the Respondent has implemented the following corrective measures at the Station:</p> <p>a. Tested the line leak detectors for performance and operational reliability on March 4, 2008;</p> <p>b. Conducted the required annual piping tightness test on March 4, 2008; and</p> <p>c. Conducted the required annual testing of the Stage II equipment on March 4, 2008.</p> |

Additional ID No(s): 30572



Policy Revision 2 (September 2002)

## Penalty Calculation Worksheet (PCW)

PCW Revision February 29, 2008

|              |          |             |           |            |         |  |
|--------------|----------|-------------|-----------|------------|---------|--|
| <b>DATES</b> | Assigned | 31-Mar-2008 | Screening | 3-Apr-2008 | EPA Due |  |
|              | PCW      | 13-May-2008 |           |            |         |  |

|  |                                      |                    |       |
|--|--------------------------------------|--------------------|-------|
| <b>RESPONDENT/FACILITY INFORMATION</b> |                                      |                    |       |
| Respondent                             | AAMIR ENTERPRISES, INC dba Star Stop |                    |       |
| Reg. Ent. Ref. No.                     | RN101446771                          |                    |       |
| Facility/Site Region                   | 12-Houston                           | Major/Minor Source | Minor |

|                         |                        |                   |                    |          |
|-------------------------|------------------------|-------------------|--------------------|----------|
| <b>CASE INFORMATION</b> |                        |                   |                    |          |
| Enf./Case ID No.        | 35686                  | No. of Violations | 2                  |          |
| Docket No.              | 2008-0577-PST-E        | Order Type        | 1660               |          |
| Media Program(s)        | Petroleum Storage Tank | Enf. Coordinator  | Wallace Myers      |          |
| Multi-Media             |                        | EC's Team         | Enforcement Team 6 |          |
| Admin. Penalty \$       | Limit Minimum          | \$0               | Maximum            | \$10,000 |

## Penalty Calculation Section

|   |            |         |
|---|------------|---------|
| <b>TOTAL BASE PENALTY (Sum of violation base penalties)</b> | Subtotal 1 | \$5,000 |
|---|------------|---------|

**ADJUSTMENTS (+/-) TO SUBTOTAL 1**

Subtotals 2-7 are obtained by multiplying the Total Base Penalty (Subtotal 1) by the indicated percentage.

|                           |                |                     |       |
|---------------------------|----------------|---------------------|-------|
| <b>Compliance History</b> | 5% Enhancement | Subtotals 2, 3, & 7 | \$250 |
|---------------------------|----------------|---------------------|-------|

|       |  |
|-------|--|
| Notes | Enhancement for one NOV with same or similar violations. |
|-------|--|

|                    |    |                |            |     |
|--------------------|----|----------------|------------|-----|
| <b>Culpability</b> | No | 0% Enhancement | Subtotal 4 | \$0 |
|--------------------|----|----------------|------------|-----|

|       |  |
|-------|--|
| Notes | The Respondent does not meet the culpability criteria. |
|-------|--|

|                                    |               |            |         |
|------------------------------------|---------------|------------|---------|
| <b>Good Faith Effort to Comply</b> | 25% Reduction | Subtotal 5 | \$1,250 |
|------------------------------------|---------------|------------|---------|

|               |            |                              |
|---------------|------------|------------------------------|
|               | Before NOV | NOV to EDRP/Settlement Offer |
| Extraordinary |            |                              |
| Ordinary      | X          |                              |
| N/A           |            | (mark with x)                |

|       |   |
|-------|---|
| Notes | The Respondent came into compliance on March 4, 2008. |
|-------|---|

|                            |                 |                                   |     |
|----------------------------|-----------------|-----------------------------------|-----|
|                            | 0% Enhancement* | Subtotal 6                        | \$0 |
| Total EB Amounts           | \$576           | *Capped at the Total EB \$ Amount |     |
| Approx. Cost of Compliance | \$526           |                                   |     |

|                             |                |         |
|-----------------------------|----------------|---------|
| <b>SUM OF SUBTOTALS 1-7</b> | Final Subtotal | \$4,000 |
|-----------------------------|----------------|---------|

|   |     |            |       |
|---|-----|------------|-------|
| <b>OTHER FACTORS AS JUSTICE MAY REQUIRE</b> | 14% | Adjustment | \$576 |
|---|-----|------------|-------|

Reduces or enhances the Final Subtotal by the indicated percentage.

|       |   |
|-------|---|
| Notes | Recommended enhancement to capture the avoided cost of compliance associated with violation nos. 1 and 2. |
|-------|---|

|                      |         |
|----------------------|---------|
| Final Penalty Amount | \$4,576 |
|----------------------|---------|

|                                   |                        |         |
|-----------------------------------|------------------------|---------|
| <b>STATUTORY LIMIT ADJUSTMENT</b> | Final Assessed Penalty | \$4,576 |
|-----------------------------------|------------------------|---------|

|                 |               |            |        |
|-----------------|---------------|------------|--------|
| <b>DEFERRAL</b> | 20% Reduction | Adjustment | -\$915 |
|-----------------|---------------|------------|--------|

Reduces the Final Assessed Penalty by the indicated percentage. (Enter number only; e.g. 20 for 20% reduction.)

|       |  |
|-------|--|
| Notes | Deferral offered for expedited settlement. |
|-------|--|

|                        |         |
|------------------------|---------|
| <b>PAYABLE PENALTY</b> | \$3,661 |
|------------------------|---------|

**Screening Date** 3-Apr-2008

**Docket No.** 2008-0577-PST-E

**PCW**

**Respondent** AAMIR ENTERPRISES, INC dba Star Stop

Policy Revision 2 (September 2002)

**Case ID No.** 35686

PCW Revision February 29, 2008

**Reg. Ent. Reference No.** RN101446771

**Media [Statute]** Petroleum Storage Tank

**Enf. Coordinator** Wallace Myers

**Compliance History Worksheet**

>> **Compliance History Site Enhancement (Subtotal 2)**

| Component                     | Number of...   | Enter Number Here | Adjust. |
|-------------------------------|--|-------------------|---------|
| NOVs                          | Written NOVs with same or similar violations as those in the current enforcement action (number of NOVs meeting criteria)  | 1                 | 5%      |
|                               | Other written NOVs   | 0                 | 0%      |
| Orders                        | Any agreed final enforcement orders containing a denial of liability (number of orders meeting criteria)   | 0                 | 0%      |
|                               | Any adjudicated final enforcement orders, agreed final enforcement orders without a denial of liability, or default orders of this state or the federal government, or any final prohibitory emergency orders issued by the commission | 0                 | 0%      |
| Judgments and Consent Decrees | Any non-adjudicated final court judgments or consent decrees containing a denial of liability of this state or the federal government (number of judgements or consent decrees meeting criteria)                                       | 0                 | 0%      |
|                               | Any adjudicated final court judgments and default judgments, or non-adjudicated final court judgments or consent decrees without a denial of liability, of this state or the federal government  | 0                 | 0%      |
| Convictions                   | Any criminal convictions of this state or the federal government (number of counts)  | 0                 | 0%      |
| Emissions                     | Chronic excessive emissions events (number of events)  | 0                 | 0%      |
| Audits                        | Letters notifying the executive director of an intended audit conducted under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (number of audits for which notices were submitted)              | 0                 | 0%      |
|                               | Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (number of audits for which violations were disclosed)   | 0                 | 0%      |
| <i>Please Enter Yes or No</i> |  |                   |         |
| Other                         | Environmental management systems in place for one year or more   | No                | 0%      |
|                               | Voluntary on-site compliance assessments conducted by the executive director under a special assistance program  | No                | 0%      |
|                               | Participation in a voluntary pollution reduction program   | No                | 0%      |
|                               | Early compliance with, or offer of a product that meets future state or federal government environmental requirements  | No                | 0%      |

**Adjustment Percentage (Subtotal 2)** 5%

>> **Repeat Violator (Subtotal 3)**

No

**Adjustment Percentage (Subtotal 3)** 0%

>> **Compliance History Person Classification (Subtotal 7)**

Average Performer

**Adjustment Percentage (Subtotal 7)** 0%

>> **Compliance History Summary**

**Compliance History Notes**

Enhancement for one NOV with same or similar violations.

**Total Adjustment Percentage (Subtotals 2, 3, & 7)** 5%

|  |   |                                       |
|--|---|---------------------------------------|
| <b>Screening Date</b> 3-Apr-2008                       | <b>Docket No.</b> 2008-0577-PST-E   | <b>PCW</b>                            |
| <b>Respondent</b> AAMIR ENTERPRISES, INC dba Star Stop | <small>Policy Revision 2 (September 2002)</small>   |                                       |
| <b>Case ID No.</b> 35686                               | <small>PCW Revision February 29, 2008</small>   |                                       |
| <b>Reg. Ent. Reference No.</b> RN101446771             |   |                                       |
| <b>Media [Statute]</b> Petroleum Storage Tank          |   |                                       |
| <b>Enf. Coordinator</b> Wallace Myers                  |   |                                       |
| <b>Violation Number</b> <input type="text" value="1"/> |   |                                       |
| <b>Rule Cite(s)</b>                                    | 30 Tex. Admin. Code § 334.50(b)(2)(A), (b)(2)(A)(i)(III), and Tex. Water Code § 26.3475(a)  |                                       |
| <b>Violation Description</b>                           | Failed to provide proper release detection for the pressurized piping associated with the USTs. Specifically, the Respondent did not conduct the annual piping tightness test. Also, failed to test the line leak detectors at least once per year for performance and operational reliability. |                                       |
| <b>Base Penalty</b>                                    |   | <input type="text" value="\$10,000"/> |

**>> Environmental, Property and Human Health Matrix**

|    |                |                                |                      |                      |   |
|----|----------------|--------------------------------|----------------------|----------------------|---|
| OR | <b>Harm</b>    |                                |                      |                      |   |
|    | <b>Release</b> | Major                          | Moderate             |                      | Minor   |
|    | Actual         | <input type="text"/>           | <input type="text"/> |                      | <input type="text"/>                            |
|    | Potential      | <input type="text" value="x"/> | <input type="text"/> | <input type="text"/> | <b>Percent</b> <input type="text" value="25%"/> |

**>>> Programmatic Matrix**

|                      |                      |                      |                      |  |
|----------------------|----------------------|----------------------|----------------------|--|
| <b>Falsification</b> | Major                | Moderate             | Minor                | <b>Percent</b> <input type="text" value="0%"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |  |

**Matrix Notes** Human health or the environment will or could be exposed to pollutants which would exceed levels that are protective of human health or environmental receptors as a result of the violation.

**Adjustment**

**Violation Events**

Number of Violation Events        Number of violation days

|  |              |                                |
|--|--------------|--------------------------------|
| <small>mark only one with an x</small> | daily        | <input type="text"/>           |
|  | monthly      | <input type="text"/>           |
|  | quarterly    | <input type="text"/>           |
|  | semiannual   | <input type="text"/>           |
|  | annual       | <input type="text" value="x"/> |
|  | single event | <input type="text"/>           |

**Violation Base Penalty**

One annual event is recommended for the 12-month period preceding the March 4, 2008 investigation.

|   |  |
|---|--|
| <b>Economic Benefit (EB) for this violation</b>   | <b>Statutory Limit Test</b>  |
| Estimated EB Amount <input type="text" value="\$247"/>  | Violation Final Penalty Total <input type="text" value="\$2,288"/> |
| <b>This violation Final Assessed Penalty (adjusted for limits)</b> <input type="text" value="\$2,288"/> |  |

### Economic Benefit Worksheet

**Respondent** AAMIR ENTERPRISES, INC dba Star Stop  
**Case ID No.** 35686  
**Reg. Ent. Reference No.** RN101446771  
**Media** Petroleum Storage Tank  
**Violation No.** 1

| Percent Interest | Years of Depreciation |
|------------------|-----------------------|
| 5.0              | 15                    |

| Item Description | Item Cost | Date Required | Final Date | Yrs | Interest Saved | Onetime Costs | EB Amount |
|------------------|-----------|---------------|------------|-----|----------------|---------------|-----------|
| No commas or \$  |           |               |            |     |                |               |           |

**Delayed Costs**

|                          |  |  |  |     |     |     |     |
|--------------------------|--|--|--|-----|-----|-----|-----|
| Equipment                |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Buildings                |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Other (as needed)        |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Engineering/construction |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Land                     |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Record Keeping System    |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Training/Sampling        |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Remediation/Disposal     |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Permit Costs             |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Other (as needed)        |  |  |  | 0.0 | \$0 | n/a | \$0 |

Notes for DELAYED costs

**Avoided Costs**

ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)

|                               |       |            |            |     |      |       |       |
|-------------------------------|-------|------------|------------|-----|------|-------|-------|
| Disposal                      |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Personnel                     |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Inspection/Reporting/Sampling |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Supplies/equipment            |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Financial Assurance [2]       |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| ONE-TIME avoided costs [3]    | \$225 | 4-Mar-2007 | 4-Mar-2008 | 1.9 | \$22 | \$225 | \$247 |
| Other (as needed)             |       |            |            | 0.0 | \$0  | \$0   | \$0   |

Notes for AVOIDED costs

Actual cost of conducting annual line leak detector and piping tightness tests, as per invoice. The Date Required is one year prior to the investigation date and the Final Date is the date of compliance.

|                                   |       |              |       |
|-----------------------------------|-------|--------------|-------|
| <b>Approx. Cost of Compliance</b> | \$225 | <b>TOTAL</b> | \$247 |
|-----------------------------------|-------|--------------|-------|

|  |   |                                       |
|--|---|---------------------------------------|
| <b>Screening Date</b> 3-Apr-2008                       | <b>Docket No.</b> 2008-0577-PST-E   | <b>PCW</b>                            |
| <b>Respondent</b> AAMIR ENTERPRISES, INC dba Star Stop | <i>Policy Revision 2 (September 2002)</i>   |                                       |
| <b>Case ID No.</b> 35686                               | <i>PCW Revision February 29, 2008</i>   |                                       |
| <b>Reg. Ent. Reference No.</b> RN101446771             |   |                                       |
| <b>Media [Statute]</b> Petroleum Storage Tank          |   |                                       |
| <b>Enf. Coordinator</b> Wallace Myers                  |   |                                       |
| <b>Violation Number</b> <input type="text" value="2"/> |   |                                       |
| <b>Rule Cite(s)</b>                                    | <input type="text" value="30 Tex. Admin. Code § 115.245(2) and Tex. Health &amp; Safety Code § 382.085(b)"/>  |                                       |
| <b>Violation Description</b>                           | <input type="text" value="Failed to verify proper operation of the Stage II equipment at least once every 12 months or upon major system replacement or modification, which ever occurs first. Specifically, the Stage II annual system compliance testing had not been conducted."/> |                                       |
| <b>Base Penalty</b>                                    |   | <input type="text" value="\$10,000"/> |

**>> Environmental, Property and Human Health Matrix**

|           |                |                      |                      |   |                      |
|-----------|----------------|----------------------|----------------------|---|----------------------|
| OR        | <b>Harm</b>    |                      |                      |   |                      |
|           | <b>Release</b> | Major                | Moderate             |   | Minor                |
|           | Actual         | <input type="text"/> | <input type="text"/> |   | <input type="text"/> |
| Potential | x              | <input type="text"/> | <input type="text"/> | <b>Percent</b> <input type="text" value="25%"/> |                      |

**>> Programmatic Matrix**

|                      |                      |                      |                      |  |
|----------------------|----------------------|----------------------|----------------------|--|
|                      | Major                | Moderate             | Minor                |  |
| <b>Falsification</b> | <input type="text"/> | <input type="text"/> | <input type="text"/> | <b>Percent</b> <input type="text" value="0%"/> |

**Matrix Notes**

**Adjustment**

**Violation Events**

Number of Violation Events        Number of violation days

|                                |                      |                      |
|--------------------------------|----------------------|----------------------|
| <i>mark only one with an x</i> | daily                | <input type="text"/> |
|                                | monthly              | <input type="text"/> |
|                                | quarterly            | <input type="text"/> |
|                                | semiannual           | <input type="text"/> |
|                                | annual               | x                    |
| single event                   | <input type="text"/> |                      |

**Violation Base Penalty**

|   |   |
|---|---|
| <b>Economic Benefit (EB) for this violation</b>   | <b>Statutory Limit Test</b>   |
| <b>Estimated EB Amount</b> <input type="text" value="\$329"/>   | <b>Violation Final Penalty Total</b> <input type="text" value="\$2,288"/> |
| <b>This violation Final Assessed Penalty (adjusted for limits)</b> <input type="text" value="\$2,288"/> |   |

## Economic Benefit Worksheet

**Respondent** AAMIR ENTERPRISES, INC dba Star Stop  
**Case ID No.** 35686  
**Reg. Ent. Reference No.** RN101446771  
**Media** Petroleum Storage Tank  
**Violation No.** 2

|                         |                              |
|-------------------------|------------------------------|
| <b>Percent Interest</b> | <b>Years of Depreciation</b> |
| 5.0                     | 15                           |

| Item Description | Item Cost | Date Required | Final Date | Yrs | Interest Saved | Onetime Costs | EB Amount |
|------------------|-----------|---------------|------------|-----|----------------|---------------|-----------|
| No commas or \$  |           |               |            |     |                |               |           |

### Delayed Costs

|                          |  |  |  |     |     |     |     |
|--------------------------|--|--|--|-----|-----|-----|-----|
| Equipment                |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Buildings                |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Other (as needed)        |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Engineering/construction |  |  |  | 0.0 | \$0 | \$0 | \$0 |
| Land                     |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Record Keeping System    |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Training/Sampling        |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Remediation/Disposal     |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Permit Costs             |  |  |  | 0.0 | \$0 | n/a | \$0 |
| Other (as needed)        |  |  |  | 0.0 | \$0 | n/a | \$0 |

Notes for DELAYED costs

### Avoided Costs

ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)

|                               |       |            |            |     |      |       |       |
|-------------------------------|-------|------------|------------|-----|------|-------|-------|
| Disposal                      |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Personnel                     |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Inspection/Reporting/Sampling |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Supplies/equipment            |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| Financial Assurance [2]       |       |            |            | 0.0 | \$0  | \$0   | \$0   |
| ONE-TIME avoided costs [3]    | \$301 | 4-Mar-2007 | 4-Mar-2008 | 1.9 | \$29 | \$301 | \$329 |
| Other (as needed)             |       |            |            | 0.0 | \$0  | \$0   | \$0   |

Notes for AVOIDED costs

Actual cost for annual testing to verify proper operation of the Stage II equipment, as per invoice. The Date Required is one year prior to the investigation date and the Final Date is the compliance date.

Approx. Cost of Compliance

\$301

**TOTAL**

\$329

# Compliance History

|   |  |                        |                         |                     |
|---|--|------------------------|-------------------------|---------------------|
| Customer/Respondent/Owner-Operator:           | CN600752158                            | AAMIR ENTERPRISES, INC | Classification: AVERAGE | Rating: 0.87        |
| Regulated Entity:                             | RN101446771                            | STAR STOP              | Classification: AVERAGE | Site Rating: 1.00   |
| ID Number(s):                                 | PETROLEUM STORAGE TANK REGISTRATION    |                        | REGISTRATION            | 30572               |
| Location:                                     | 10030 HOMESTEAD RD, HOUSTON, TX, 77016 |                        | Rating Date: 9/1/2007   | Repeat Violator: NO |
| TCEQ Region:                                  | REGION 12 - HOUSTON                    |                        |                         |                     |
| Date Compliance History Prepared:             | April 03, 2008                         |                        |                         |                     |
| Agency Decision Requiring Compliance History: | Enforcement                            |                        |                         |                     |
| Compliance Period:                            | April 03, 2003 to April 03, 2008       |                        |                         |                     |

TCEQ Staff Member to Contact for Additional Information Regarding this Compliance History

Name: Wallace Myers Phone: 512-239-6580

## Site Compliance History Components

- |  |     |
|--|-----|
| 1. Has the site been in existence and/or operation for the full five year compliance period? | Yes |
| 2. Has there been a (known) change in ownership of the site during the compliance period?    | No  |
| 3. If Yes, who is the current owner?   | N/A |
| 4. If Yes, who was/were the prior owner(s)?  | N/A |
| 5. When did the change(s) in ownership occur?  | N/A |

### Components (Multimedia) for the Site :

- A. Final Enforcement Orders, court judgements, and consent decrees of the state of Texas and the federal government.  
N/A
- B. Any criminal convictions of the state of Texas and the federal government.  
N/A
- C. Chronic excessive emissions events.  
N/A
- D. The approval dates of investigations. (CCEDS Inv. Track. No.)
  - 1 01/03/2007 (533225)
  - 2 03/25/2008 (638467)
- E. Written notices of violations (NOV). (CCEDS Inv. Track. No.)
  - Date: 01/03/2007 (533225)
  - Self Report? NO Classification: Moderate
  - Citation: 30 TAC Chapter 115, SubChapter C 115.245(2)
  - Description: Tex. Admin. Code Section 115.245 (2)- Failure to verify proper operation of the Stage II equipment at least once every twelve months or upon major system replacement or modification, whichever occurs first. The verification shall include all functional tests that were required for the initial system test, except for TX
- F. Environmental audits.  
N/A
- G. Type of environmental management systems (EMSs).  
N/A
- H. Voluntary on-site compliance assessment dates.  
N/A
- I. Participation in a voluntary pollution reduction program.  
N/A
- J. Early compliance.  
N/A

Sites Outside of Texas

N/A

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**IN THE MATTER OF AN  
ENFORCEMENT ACTION  
CONCERNING  
AAMIR ENTERPRISES, INC DBA  
STAR STOP  
RN101446771**

§  
§  
§  
§  
§  
§

**BEFORE THE  
TEXAS COMMISSION ON  
ENVIRONMENTAL QUALITY**

**AGREED ORDER  
DOCKET NO. 2008-0577-PST-E**

**I. JURISDICTION AND STIPULATIONS**

At its \_\_\_\_\_ agenda, the Texas Commission on Environmental Quality ("the Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding AAMIR ENTERPRISES, INC dba Star Stop ("the Respondent") under the authority of TEX. HEALTH & SAFETY CODE ch. 382 and TEX. WATER CODE chs. 7 and 26. The Executive Director of the TCEQ, through the Enforcement Division, and the Respondent appear before the Commission and together stipulate that:

1. The Respondent owns and operates a convenience store with retail sales of gasoline at 10030 Homestead Road in Houston, Harris County, Texas (the "Station").
2. The Respondent's two underground storage tanks ("USTs") are not exempt or excluded from regulation under the Texas Water Code or the rules of the Commission. The Station consists of one or more sources as defined in TEX. HEALTH & SAFETY CODE § 382.003(12).
3. The Commission and the Respondent agree that the Commission has jurisdiction to enter this Agreed Order, and that the Respondent is subject to the Commission's jurisdiction.
4. The Respondent received notice of the violations alleged in Section II ("Allegations") on or about March 30, 2008.
5. The occurrence of any violation is in dispute and the entry of this Agreed Order shall not constitute an admission by the Respondent of any violation alleged in Section II ("Allegations"), nor of any statute or rule.



6. An administrative penalty in the amount of Four Thousand Five Hundred Seventy-Six Dollars (\$4,576) is assessed by the Commission in settlement of the violations alleged in Section II ("Allegations"). The Respondent has paid Three Thousand Six Hundred Sixty-One Dollars (\$3,661) of the administrative penalty and Nine Hundred Fifteen Dollars (\$915) is deferred contingent upon the Respondent's timely and satisfactory compliance with all the terms of this Agreed Order. The deferred amount will be waived upon full compliance with the terms of this Agreed Order. If the Respondent fails to timely and satisfactorily comply with all requirements of this Agreed Order, the Executive Director may require the Respondent to pay all or part of the deferred penalty.
7. Any notice and procedures, which might otherwise be authorized or required in this action, are waived in the interest of a more timely resolution of the matter.
8. The Executive Director of the TCEQ and the Respondent have agreed on a settlement of the matters alleged in this enforcement action, subject to the approval of the Commission.
9. The Executive Director recognizes that the Respondent has implemented the following corrective measures at the Station:
  - a. Tested the line leak detectors for performance and operational reliability on March 4, 2008;
  - b. Conducted the required annual piping tightness test on March 4, 2008; and
  - c. Conducted the required annual testing of the Stage II equipment on March 4, 2008.
10. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that the Respondent has not complied with one or more of the terms or conditions in this Agreed Order.
11. This Agreed Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Agreed Order, whichever is later.
12. The provisions of this Agreed Order are deemed severable and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Agreed Order unenforceable, the remaining provisions shall be valid and enforceable.

## II. ALLEGATIONS

As owner and operator of the Station, the Respondent is alleged to have:

1. Failed to provide proper release detection for the pressurized piping associated with the USTs, in violation of 30 TEX. ADMIN. CODE § 334.50(b)(2)(A) and TEX. WATER CODE § 26.3475(a), as documented during an investigation conducted on March 4, 2008. Specifically, the Respondent did not conduct the annual piping tightness test.
2. Failed to test the line leak detectors for performance and operational reliability, in violation of 30 TEX. ADMIN. CODE § 334.50(b)(2)(A)(i)(III) and TEX. WATER CODE § 26.3475(a), as documented during an investigation conducted on March 4, 2008.



3. Failed to verify proper operation of the Stage II equipment at least once every 12 months or upon major system replacement or modification, whichever occurs first, in violation of 30 TEX. ADMIN. CODE § 115.245(2) and TEX. HEALTH & SAFETY CODE § 382.085(b), as documented during an investigation conducted on March 4, 2008. Specifically, the Stage II annual system compliance testing had not been conducted.

### III. DENIALS

The Respondent generally denies each allegation in Section II ("Allegations").

### IV. ORDERING PROVISIONS

1. It is, therefore, ordered by the TCEQ that the Respondent pay an administrative penalty as set forth in Section I, Paragraph 6 above. The payment of this administrative penalty and the Respondent's compliance with all the terms and conditions set forth in this Agreed Order resolve only the allegations in Section II. The Commission shall not be constrained in any manner from requiring corrective action or penalties for violations which are not raised here. Administrative penalty payments shall be made payable to "TCEQ" and shall be sent with the notation "Re: AAMIR ENTERPRISES, INC dba Star Stop, Docket No. 2008-0577-PST-E" to:  
  
Financial Administration Division, Revenues Section  
Attention: Cashier's Office, MC 214  
Texas Commission on Environmental Quality  
P.O. Box 13088  
Austin, Texas 78711-3088
2. The provisions of this Agreed Order shall apply to and be binding upon the Respondent. The Respondent is ordered to give notice of the Agreed Order to personnel who maintain day-to-day control over the Station operations referenced in this Agreed Order.
3. This Agreed Order, issued by the Commission, shall not be admissible against the Respondent in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Agreed Order; or (2) pursue violations of a statute within the Commission's jurisdiction, or of a rule adopted or an order or permit issued by the Commission under such a statute.
4. This agreement may be executed in multiple counterparts, which together shall constitute a single original instrument. Any executed signature page to this Agreement may be transmitted by facsimile transmission to the other parties, which shall constitute an original signature for all purposes.
5. Under 30 TEX. ADMIN. CODE § 70.10(b), the effective date is the date of hand-delivery of the Order to the Respondent, or three days after the date on which the Commission mails notice of the Order to the Respondent, whichever is earlier. The Chief Clerk shall provide a copy of this Agreed Order to each of the parties.



## SIGNATURE PAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

\_\_\_\_\_  
For the Commission

John Sullivan  
\_\_\_\_\_  
For the Executive Director

8/25/2008  
\_\_\_\_\_  
Date

I, the undersigned, have read and understand the attached Agreed Order. I am authorized to agree to the attached Agreed Order on behalf of the entity indicated below my signature, and I do agree to the terms and conditions specified therein. I further acknowledge that the TCEQ, in accepting payment for the penalty amount, is materially relying on such representation.

I also understand that failure to comply with the Ordering Provisions, if any, in this order and/or failure to timely pay the penalty amount, may result in:

- A negative impact on compliance history;
- Greater scrutiny of any permit applications submitted;
- Referral of this case to the Attorney General's Office for contempt, injunctive relief, additional penalties, and/or attorney fees, or to a collection agency;
- Increased penalties in any future enforcement actions;
- Automatic referral to the Attorney General's Office of any future enforcement actions; and
- TCEQ seeking other relief as authorized by law.

In addition, any falsification of any compliance documents may result in criminal prosecution.

Feroz Pantwani  
\_\_\_\_\_  
Signature

5/30/2008  
\_\_\_\_\_  
Date

FEROZ PANTWANI  
\_\_\_\_\_  
Name (Printed or typed)  
Authorized Representative of  
AAMIR ENTERPRISES, INC dba Star Stop

PRES  
\_\_\_\_\_  
Title

**Instructions:** Send the original, signed Agreed Order with penalty payment to the Financial Administration Division, Revenues Section at the address in Section IV, Paragraph 1 of this Agreed Order.

