

**ARIZONA CORPORATION COMMISSION - PIPELINE SAFETY GROUP  
ANNUAL INSPECTION REPORT - Gas System Operators**

**Inspection Date :** 7/5/2018 **Last Inspection Date :** 4/1/2016  
**Name of Facility:** PALMS APARTMENTS (THE) (formerly Palo Alto Apts.) **OPID #:** 33360 **Phone:** (623) 583-0291  
**Cell Phone:** (602) 341-1850 **Fax:** (623) 972-2104 **Email:** terronesrentals@yahoo.com  
**Address of Facility:** 150 E VIRGINIA **City:** PHOENIX  
**State:** AZ **Zip:** 85004 **Contact Person:** JAYSON HARBORT  
**Operator Name:** TERRONES FAMILY TRUST **Phone:** (623) 972-2103  
**Operator Address:** 12946 WEST SANTA FE DRIVE **City:** SURPRISE  
 please check box if this is to be the mailing address  
**State:** AZ **Zip:** 853784190 **Number of Buildings:** 3  
**Facility Type:** Apartments / Condos **Priority:** 2 **Gas Supplier:** Southwest Gas  
**LPG:** No **Natural:** Yes **Number of Meters:** One **Operating Pressure:** 5 PSIG  
**GAS SYSTEM HISTORY** **A. Piping Type:** PE/PVC **Date Installed:** 9/10/1990

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|---|----------------------|
| 1. Has a written operation and maintenance plan been established meeting the requirements of the regulations and review records maintained?         | <u>Satisfactory</u>  |
| 2. Has a written emergency plan been established and does operating personnel have knowledge of emergency procedures and are records maintained?    | <u>Satisfactory</u>  |
| 3. Has a map of the gas system been developed showing meter and valve locations, mains, and service lines?  | <u>Satisfactory</u>  |
| 4. Are operation and maintenance personnel qualified and are OQ records maintained?   | <u>Satisfactory</u>  |
| 5. Has all above ground pipe been maintained?   | <u>Satisfactory</u>  |
| 6. Has cathodic protection been tested at proper intervals and records maintained? Does it meet the negative voltage of at least 0.85 volt?         | <u>NotApplicable</u> |
| 7. Have required valves been checked and serviced at intervals not exceeding 15 months but at least once each calendar year and records maintained? | <u>Not Checked</u>   |
| 8. Have periodic odorization checks been conducted and records maintained?  | <u>Not Checked</u>   |
| 9. Has a leak survey of the system been conducted at intervals not exceeding 15 months but at least once each calendar year and records maintained? | <u>Not Checked</u>   |
| 10. Has operator filed annual report?   | <u>Satisfactory</u>  |

Last year on File : 2015

No. 7: No 2017 or 2018 record.  
 No. 8: Shall be conducted quarterly.  
 No. 9: No 2017 or 2018 record.  
 No. 10: Received 2017 on site.

Total Violations Found: 3

**NOTE:** Items listed or marked *Unsatisfactory* or *Not Checked* shall be corrected no later than 30-days following the receipt of this report. Correspondence regarding violations can be emailed to [safety@azcc.gov](mailto:safety@azcc.gov) or mailed to Pipeline Safety Section, 1300 W. Washington Street, Phoenix, AZ 85007. Failure to comply will result in this matter being forwarded to our Legal Council for further action, and this action may result in termination of gas service to your facility.

The findings of this report are based on observation made and documentation available to inspectors at the time of inspection.

Jayson Harbort \_\_\_\_\_

Brady Sargent \_\_\_\_\_

**Operator  
Representative**

**ACC  
Representative**

Notes :

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