

UNITED STATES
 ENVIRONMENTAL PROTECTION AGENCY
 REGION IX
 75 HAWTHORNE STREET
 SAN FRANCISCO, CA 94105

2013 SEP 27 PM 4:17

U.S. EPA - REGION IX
 HEARING CLERK

In the matter of:) Docket No. TSCA-09-2013-0013
) CONSENT AGREEMENT
 Culver City Unified) and
 School District) FINAL ORDER PURSUANT TO
) SECTIONS 22.13 AND 22.18
 Respondent.)
 _____)

I. CONSENT AGREEMENT

Complainant, the Director of the Communities and Ecosystems Division, United States Environmental Protection Agency, Region 9, ("EPA") and Respondent Culver City Unified School District (hereafter "**Respondent**") seek to settle this case and consent to the entry of this Consent Agreement and Final Order ("**CAFO**").

A. APPLICABLE STATUTES AND REGULATIONS

1. This administrative proceeding is initiated pursuant to Section 207 of the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.* (hereinafter referred to as "**TSCA**" or the "**Act**"), and the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties, 40 C.F.R. Part 22.

2. This proceeding involves the Asbestos Hazard Emergency Response Act ("**AHERA**"), also known as Title II of TSCA, and the regulations promulgated thereunder. Section 203(b) of TSCA, 15 U.S.C. § 2643(b), required the Administrator of EPA ("**Administrator**") to, among other things, promulgate regulations prescribing procedures for determining whether asbestos-containing material is present in a school building under the authority of a local educational agency ("**LEA**"). Section 203(g) of TSCA, 15 U.S.C. § 2643(g), required the Administrator to promulgate regulations to, among other things, require periodic reinspection of friable and non-

friable asbestos. Section 203(i) of TSCA, 15 U.S.C. § 2643(i), required the Administrator to, among other things, promulgate regulations requiring each LEA to develop and implement an asbestos management plan ("AMP") for school buildings under its authority. These regulations are codified at 40 C.F.R. Part 763, Subpart E (the "**Subpart E regulations**").

3. Section 763.85(a)(1) of the Subpart E regulations requires school buildings to be inspected by October 12, 1988. Section 763.85(a)(2) of the Subpart E regulations states that any building leased or acquired on or after October 12, 1988, that is to be used as a school building shall be inspected as described under paragraphs (a)(3) and (4) of Section 763.85 prior to use as a school building and that, in the event that emergency use of an uninspected building as a school building is necessary, such buildings shall be inspected within 30 days after commencement of such use. Section 763.85(b) of the Subpart E regulations states that at least once every 3 years after an AMP is in effect, each LEA shall conduct a reinspection of all friable and nonfriable known or assumed asbestos-containing building material ("ACBM"), in each school building that they lease, own, or otherwise use as a school building. Section 763.93(g)(2) of the Subpart E regulations provides that each *LEA* shall maintain in its administrative office a *complete, updated* copy of an AMP for each school under its administrative control or direction. Section 763.93(g)(3) of the Subpart E regulations provides that each *school* shall maintain in its administrative office a *complete, updated* copy of the AMP for that school.

4. Sections 207(a)(1) and (3) of TSCA, 15 U.S.C. §§ 2647(a) (1) and (3), provide that any LEA that fails to conduct an inspection or fails to develop an AMP pursuant to regulations under Section 203(i) of TSCA, 15 U.S.C. § 2643(i), is liable for a civil penalty. Section 207(a) of TSCA, 15 U.S.C. § 2647(a), the Federal Civil Penalties Inflation Adjustment Act of 1990 (as amended by the Debt Collection Improvement Act of 1996), and the subsequent Civil Monetary Penalty Inflation Adjustment Rule, 40 C.F.R. Part 19, authorize a civil penalty, for each day that

a violation continues, of (1) not more than \$5,000 for violations on or before January 30, 1997; (2) not more than \$5,500 for violations after January 30, 1997 but on or before March 15, 2004; (3) not more than \$6,500 for violations after March 15, 2004, through January 12, 2009; and (4) not more than \$7,500 for violations after January 12, 2009.

5. Section 207(a) of TSCA, 15 U.S.C. § 2647(a), further provides that any civil penalty shall be assessed and collected in the same manner, and subject to the same provisions, as in the case of civil penalties assessed and collected under Section 16 of TSCA, 15 U.S.C. § 2615. Section 16(a)(2)(B) of TSCA, 15 U.S.C. § 2615(a)(2)(B), requires EPA to take into account the nature, circumstances, extent, and gravity of the violation(s), and, with respect to the violator, ability to pay, effect on ability to continue to do business, any history of prior such violations, the degree of culpability, and such other matters as justice may require. Section 207(a) states that any civil penalty collected shall be used by the LEA to comply with TSCA Title II, with any portion remaining unspent to be deposited into the Asbestos Trust Fund established pursuant to Section 5 of the Asbestos Hazard Emergency Response Act of 1986, codified at 20 U.S.C. § 4022. In addition, Section 207(c) of TSCA, 15 U.S.C. § 2647(c), requires EPA to consider the significance of the violation, the culpability of the violator, including any history of previous TSCA violations, the ability of the violator to pay the penalty, and the ability of the violator to continue to provide educational services to the community.

B. AUTHORITY AND PARTIES

6. Respondent operates one high school, one middle school, five elementary schools, a continuation school, and a child development office in Culver City, California. Respondent's schools are public, state-funded schools constituted within the state of California. Respondent is a public authority legally constituted within the State of California for administrative control or direction of public elementary schools and secondary schools.

7. The authority to take action under Section 207 of TSCA, 15 U.S.C. § 2647, is vested in the Administrator of EPA. By EPA Delegation Order Number 12-2-A, dated May 11, 1994, the Administrator delegated to the Regional Administrator of EPA Region IX the authority to commence administrative proceedings under TSCA and to sign consent agreements memorializing settlements in such proceedings. By EPA Regional Order R9-12-2-A, dated February 11, 2013, the Regional Administrator of EPA Region IX redelegated this authority to the Director of the Communities and Ecosystems Division. The Director of the Communities and Ecosystems Division has the authority to commence and settle an enforcement action in this matter.

C. COMPLAINANT'S ALLEGATIONS

8. Before October 12, 1988, Respondent began operating: (1) Culver City High School, at 4401 Elenda Street, Culver City, California; (2) Culver City Middle School at 4601 Elenda Street, Culver City; (3) El Marino Elementary School at 11450 Port Rd., Culver City; (4) El Rincon Elementary School at 11177 Overland Avenue, Culver City; (5) La Ballona Elementary School at 10915 Washington Blvd., Culver City; (6) Farragut Elementary School at 10820 Farragut Drive, Culver City; (7) Linwood E. Howe Elementary School at 4100 Irving Place, Culver City; (8) Natatorium Facility at 49601 Elenda Street, Culver City; (9) Facilities Office at 11102 Lucerne Ave, Culver City; and (10) Administration/District Office located at 4034 Irving Place, Culver, City, California. At each of these locations, Respondent owns, leases, or otherwise uses, at the minimum, one (1) "school building," as defined in Section 202(13) of TSCA Title II, 15 U.S.C. § 2642(13), and in 40 C.F.R. § 763.83. Respondent is a LEA, as defined in Section 202(7) of TSCA Title II, 15 U.S.C. § 2642(7), and in 40 C.F.R. § 763.83.

9. Sections 203(i) and 205(d) of TSCA, 15 U.S.C. §§ 2643(i) and 2645(d), require that Respondent, prior to using a building as a school after October 12, 1988, conduct an inspection

and develop a valid AMP. Section 207(a)(3) of TSCA, 15 U.S.C. § 2647(a)(3), and 40 C.F.R. § 763.97(a), make it unlawful for Respondent to fail to conduct such inspections and develop such an AMP, and provide that each separate failure to comply with respect to a single school building constitutes a violation of Section 207(a)(3) of TSCA. If a signed statement of an architect or project engineer has been submitted to EPA pursuant to Section 763.99(a)(7), then the LEA is not required to perform an inspection. Section 763.93(g)(2) of the Subpart E regulations provides that each *LEA* shall maintain in its administrative office a *complete, updated* copy of an AMP for each school under its administrative control or direction. Section 763.93(g)(3) of the Subpart E regulations provides that each *school* shall maintain in its administrative office a *complete, updated* copy of the AMP for that school. Section 763.93(g)(1) of the Subpart E regulations provides that each *LEA* shall make the AMP available, without cost or restriction, for inspection by representatives of EPA and the State, the public, including teachers, other school personnel and their representatives, and parents.

10. Investigation:

(A) EPA received a parent complaint in December, 2011, that an AMP was not available upon request at one of Respondent's schools. In a letter dated December 20, 2011, the EPA Region IX Toxics Office requested copies of Respondent's AMP's plans by January 9, 2012.

(B) Respondent admitted to being unable to find AMP's for its school buildings. In March, 2012, Respondent submitted to EPA documents relating to asbestos that Respondent could locate, including asbestos and lead abatement project reports and three year re-inspection reports conducted in 2009 and 2011, but Respondent did not have complete AMPs available for inspection. Respondent's documents did not include initial inspections as required by Section 763.85(a)(4) of the Subpart E regulations. EPA requested copies of the initial inspections and full

AMPs from the consultant responsible for the 2011 reinspection reports, but the consultant was also unable to provide initial inspections or complete AMP's for Respondent's school buildings.

(C) For each of the ten sites with school buildings identified in Paragraph 8, EPA determined that the 2011 re-inspection reports identified the following amounts of known or assumed ACBM: (1) Culver City High School: approximately 3,043 square feet; (2) El Marino Elementary School: approximately 20 square feet; (3) El Rincon Elementary School: No ACBM; (4) Farragut Elementary School: approximately 31,000 square feet (plus 11 linear ft); (5) La Ballona Elementary School: approximately 200 square feet plus unquantified (assumed & unestimated) amounts; (6) Linwood Howe Elementary School: unestimated amounts; (7) Culver City Middle School: approximately 15 square feet; (8) Administration/District Office: No reinspection report; (9) the Natatorium Facility: approximately 7,000 square feet; and (10) the Facilities Office: approximately 4 feet plus unestimated amounts.

11. Respondent violated Section 207(a)(3) of TSCA, 15 U.S.C. § 2647(a)(3), by failing to maintain in Respondent's administrative office a complete, updated copy of the AMP, pursuant to Section 203(i) of TSCA Title II, 15 U.S.C. § 2643(i), and the regulations thereunder at 40 C.F.R. Part 763, Subpart E, for each of the ten locations containing school buildings referenced in Paragraph 8 above.

D. RESPONDENT'S ADMISSIONS

12. To avoid the disruption of orderly educational activities and the expense of protracted and costly litigation, Respondent, in accordance with 40 C.F.R. § 22.18(b)(2), and for the purpose of this proceeding, (i) admits that EPA has jurisdiction over the subject matter of this CAFO and over Respondent; (ii) neither admits nor denies the specific factual allegations contained in Section I.C. of this CAFO; (iii) consents to any and all conditions specified in this CAFO; (iv) agrees to pay, and consents to the assessment of, the civil administrative penalty

under Section I.G of this CAFO; (v) waives any right to contest the allegations contained in Section I.C. of this CAFO, including but not limited to its right under Section 16(a)(2)(A) of TSCA to request a hearing; and (vi) waives the right to appeal the proposed final order contained in this CAFO.

E. COMPLIANCE WITH AHERA

13. AHERA and the AHERA Subpart E regulations specify the steps which must be taken to inspect each school building to determine whether that building contains ACBM or is assumed to contain asbestos-containing material ("ACM"), and what must be done to prepare and maintain an AMP. Compliance with AHERA and the AHERA subpart E regulations includes:

(A) Identification and training for Designated Persons identified by the Respondent, as required by 40 C.F.R. § 763.84(g)(1), and all maintenance and custodial staff who may work in a building that contains ACBM or assumed to contain ACM.

(B) Maintenance of a complete copy of the AMP for each school in Respondent's administrative office and in each school administrative office, as required by 40 C.F.R. § 763.93(g)(2) and (3). The AMP shall be available to representatives of EPA and the State, the public, including teachers, other school personnel, and their representatives, and parents without cost or restriction.

(C) Notifications: (1) Written notification to parent, teacher and employee organizations of the availability of the AMP and a description of the steps used to make such notification, as required by 40 C.F.R. § 763.93(g)(4), and subsequent notification to these organizations at least once each school year. (2) Notification to workers and building occupants, or their legal guardians about inspections, reinspections, response actions, and post-response activities, including periodic reinspection and surveillance activities that are planned or in

progress.

(D) Implementation of the management plan. Whenever any friable ACBM is present or assumed to be present in a building that Respondent leases, owns or otherwise uses as a school building, implementation includes: development and implementation of an operations and maintenance program; any required initial cleaning as specified by 40 C.F.R. § 763.91(c)(1); clean-up and repair of items identified as suspected ACBM conducted in accordance with 40 C.F.R. § 763.90; and a commitment to perform a reinspection of all friable and nonfriable known or assumed ACBM in each school building that Respondent leases, owns or otherwise uses as a school building, at least once every three years.

(E) Maintenance of the following records: (1) records of accreditation for the person(s) who inspect, assess, and develop AMP's; (2) record of each person required to be trained under 40 C.F.R. § 763.92(a)(1) and (2), with the person's name and job title, the date that training was completed, the location of the training, and the number of hours completed in such training; (3) record of periodic surveillance performed, with the name of each person performing the surveillance, the date of the surveillance, and any changes in the conditions of the materials; (4) record of each person performing initial cleaning pursuant to 40 C.F.R. § 763.91(c), the date of such cleaning, the locations cleaned, and the methods used to perform such cleaning; and (5) for each time that operations and maintenance activities are performed, a record of each person performing the activity, the start and completion dates of the activity, the location(s) where such activity occurs, a description of the activity, including preventative measures used, and if ACBM is removed, the name and location of storage or disposal site of the ACBM.

F. RESPONDENT'S CERTIFICATION

14. In executing this CAFO, Respondent certifies the following:

(A) Respondent certifies that it has complied with AHERA and the AHERA Subpart E

regulations at the school buildings at the locations listed in Paragraph 8, and all other facilities under its control which are subject to AHERA requirements.

(B) Respondent also certifies that all accounting of the costs incurred by Respondent in complying with AHERA and the AHERA Subpart E regulations provided to EPA are true and accurate.

(C) Respondent's AMPs document that the locations listed in Paragraph 8 contain school buildings with the following major amounts of known or assumed ACBM: (1) Culver City High School contains approximately 1,898,000 square feet; (2) El Marino Elementary School contains approximately 283,708 square feet; (3) El Rincon Elementary School contains approximately 175,123 square feet; (4) Farragut Elementary School contains approximately 206,026 square feet; (5) La Ballona Elementary School contains approximately 120,142 square feet; (6) Linwood Howe Elementary School contains approximately 246,200 square feet; (7) Culver City Middle School contains approximately 1,260,100 square feet; (8) Administration/District Office contains approximately 166,600 square feet; (9) the Natatorium Facility contains approximately 152,615 square feet; and (10) the Facilities Office contains approximately 16,050 square feet. Respondent also had AMPs prepared for buildings it owns but leases out, and these AMPs document that the locations below also contain school buildings with the following major amounts of known or assumed ACBM: Wildwood Elementary School at 12201 Washington Place, Culver City, California contains approximately 258,500 square feet and Echo Horizon School at 3430 McManus Avenue, Culver City, California contains approximately 417,110 square feet.

G. CIVIL ADMINISTRATIVE PENALTY

15. Respondent consents to the assessment of a penalty in the amount of **THIRTY NINE THOUSAND TWO HUNDRED AND THIRTY EIGHT DOLLARS (\$39,238)**, as

specified in this Paragraph as final settlement and complete satisfaction of the civil claims against Respondent arising from the facts alleged in Section I.C. of the CAFO and under the Act, as alleged in Section I.C. of the CAFO. This penalty has been reduced from **\$56,950**, to reflect the EPA approved costs of Respondent's compliance with AHERA and the AHERA Subpart E regulations.

16. Respondent shall pay the civil penalty amount required by Paragraph **15** within thirty (30) calendar days of the effective date of this CAFO. The civil penalty shall be paid by remitting a certified or cashier's check including the name and docket number of this case, for the amount, payable to "Treasurer, United States of America," that shall state on the reverse side, "For Deposit Into the Asbestos Trust Fund, 20 U.S.C. § 4022", (or be paid by one of the other methods listed below) and sent as follows:

Regular Mail:

U.S. Environmental Protection Agency
Fines and Penalties
Cincinnati Finance Center
Attention: Asbestos Trust Fund
PO Box 979077
St. Louis, MO 63197-9000

Wire Transfers:

Wire transfers must be sent directly to the Federal Reserve Bank in New York City with the following information:

Federal Reserve Bank of New York
ABA = 021030004
Account = 68010727
SWIFT address = FRNYUS33
33 Liberty Street
New York, NY 10045

Field Tag 4200 of the Fedwire message should read "D 68010727 Environmental Protection Agency, Attn: Asbestos Trust Fund"

Overnight Mail:

U.S. Bank
1005 Convention Plaza
Mail Station SL-MO-C2GL
ATTN Box 979077

Attention: Asbestos Trust Fund
St. Louis, MO 63101

ACH (also known as REX or remittance express):
Automated Clearinghouse (ACH) for receiving US currency
PNC Bank
808 17th Street, NW
Washington, DC 20074
ABA = 051036706
Transaction Code 22 – checking
Environmental Protection Agency
Account 31006
CTX Format

On Line Payment:

This payment option can be accessed from the information below:

www.pay.gov

Enter "sf01.1" in the search field

Open form and complete required fields

Comments regarding this payment: Attention: Asbestos Trust Fund

If clarification regarding a particular method of payment remittance is needed, contact the EPA Cincinnati Finance Center at 513-487-2091.

A copy of each check, or notification that the payment has been made by one of the other methods listed above, including proof of the date payment was made, shall be sent with a transmittal letter, indicating Respondent's name, the case title, and docket number, to both:

- a) Regional Hearing Clerk
Office of Regional Counsel (ORC-1)
U.S. Environmental Protection Agency, Region 9
75 Hawthorne Street
San Francisco, California 94105
- b) Ron Tsuchiya
Toxics Office
Communities and Ecosystems Division (CED-4)
U.S. Environmental Protection Agency, Region 9
75 Hawthorne Street
San Francisco, California 94105

17. In the event that Respondent fails to pay the civil administrative penalty assessed above by its due date, Respondent shall pay to EPA an additional stipulated penalty in the

amount of **ONE HUNDRED DOLLARS (\$100)** for each day that payment is late. Upon EPA's written demand, payment shall immediately become due and payable.

18. Respondent's failure to pay in full the civil administrative penalty by its due date also may lead to any or all of the following actions:

a. The debt being referred to a credit reporting agency, a collection agency, or to the Department of Justice for filing of a collection action in the appropriate United States District Court. 40 C.F.R. §§ 13.13, 13.14, and 13.33. In any such collection action, the validity, amount, and appropriateness of the assessed penalty and of this CAFO shall not be subject to review.

b. The debt being collected by administrative offset (i.e., the withholding of money payable by the United States to, or held by the United States for, a person to satisfy the debt the person owes the Government), which includes, but is not limited to, referral to the Internal Revenue Service for offset against income tax refunds. 40 C.F.R. Part 13, Subparts C and H.

c. EPA may (i) suspend or revoke Respondent's licenses or other privileges; (ii) suspend or disqualify Respondent from doing business with EPA or engaging in programs EPA sponsors or funds; (iii) convert the method of payment under a grant or contract from an advanced payment to a reimbursement method; or (iv) revoke a grantee's or contractor's letter-of-credit. 40 C.F.R. §§ 13.17.

19. Issuance of this CAFO does not constitute a waiver by EPA of its right to enforce the terms of this CAFO or to seek other civil or criminal relief for violations, if any, of any provision of federal law not specifically settled by this CAFO. Nothing in this CAFO shall relieve Respondent of its duty to comply with all applicable provisions of the Act, rules promulgated thereunder, and other Federal, state or local laws or statutes.

20. The provisions of this CAFO shall be binding on Respondent and on Respondent's

officers, directors, employees, agents, servants, authorized representatives, successors, and assigns.

21. Except as set forth in Paragraph 18 above, each party shall bear its own costs, fees, and disbursements in this action.

22. For the purposes of state and federal income taxation, Respondent shall not claim a deduction for any civil penalty payment made pursuant to this CAFO.

23. This Consent Agreement constitutes the entire agreement between the Respondent and EPA. This CAFO is for the purpose of fully and finally settling the civil claims against Respondent arising from the facts alleged in section I.C. of this CAFO. Full payment of the civil penalty and any applicable interest charges or late fees or penalties as set forth in this CAFO shall constitute full settlement and satisfaction of civil penalty liability against Respondent for the violations alleged in Section I.C. of this CAFO.

24. In accordance with 40 C.F.R. §§ 22.18(b)(3) and 22.31(b), the effective date of this CAFO shall be the date on which the accompanying Final Order, having been signed by the Regional Judicial Officer, is filed.

25. The undersigned representatives of each party to this Consent Agreement certify that each is duly authorized by the party whom he or she represents to enter into the terms and bind that party to it.

CULVER CITY UNIFIED SCHOOL DISTRICT:

Date: 8/27/13 By: _____

Name: Mike Reynolds

Title: Asst. Supt., Business Services

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY:

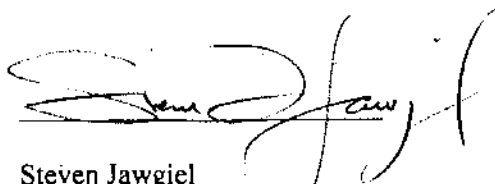
Date: 9/26/2013 By: 
JEFF SCOTT
Director, Communities and Ecosystems Division
U.S. Environmental Protection Agency, Region IX

II. FINAL ORDER

IT IS HEREBY ORDERED that this Consent Agreement and Final Order be entered and that Respondent shall comply with the terms set forth in the Consent Agreement and pay the full civil penalty amount of **THIRTY NINE THOUSAND TWO HUNDRED AND THIRTY EIGHT DOLLARS (\$39,238)**, in accordance with the terms set forth in the Consent Agreement.

Date:

09/27/13




Steven Jawgiel
Regional Judicial Officer
U.S. EPA, Region IX

CERTIFICATE OF SERVICE

I certify that the original and one copy of the fully executed Consent Agreement and Final Order Pursuant to 40 C.F.R §§ 22.13 and 22.18 (Docket No. TSCA-9-2013- 0013) against the Culver City Unified School District, was filed this day with the Regional Hearing Clerk, U.S. EPA, Region IX, 75 Hawthorne Street, San Francisco, California 94105, and that a true and correct copy of the same was sent to Respondent at the following address:

Ms. Patricia Jaffe
Superintendent
Culver City Unified School District
4034 Irving Place
Culver City, CA 90232

Certified Mail No. 7005 3110 0002 8247 1469



Bryan Goodwin
Regional Hearing Clerk
United States Environmental Protection Agency, Region IX

Date: 9/27/13



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

Certified Mail No. 7005 3110 0002 8247 1469
Return Receipt Requested

Re: TSCA-09-2013-0013

Date: SEP 10 2013

Ms. Patricia Jaffe
Superintendent
Culver City Unified School District
4034 Irving Place
Culver City, CA 90232

Dear Ms. Jaffe:

Enclosed please find your copy of the fully executed Consent Agreement and Final Order which contains the terms of the settlement reached with Margaret Alkon of the EPA Region 9 Office of Regional Counsel. Your completion of all actions enumerated in the Consent Agreement and Final Order will close this case. If you have any questions, please contact Ron Tsuchiya at (415) 947-4168.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Scott".

Jeff Scott, Director
Waste Management Division/
Communities and Ecosystems Division

Enclosure