



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Region 10

1200 Sixth Avenue, Seattle, Suite 900 Washington 98101

EXPEDITED SETTLEMENT AGREEMENT

Docket Number: CWA-10-2016-0078, NPDES Nos. IDR12A100 & "Unpermitted"

RECEIVED  
JUN 16 PM 12:30  
HEARINGS CLERK  
EPA -- REGION 10

HRN Investments 1, LLC dba Boise Hunter Homes & Western Construction, Inc. ("Respondents") are "persons," within the meaning of Section 502(5) of the Clean Water Act ("Act"), 33 U.S.C. § 1362(5), and 40 C.F.R. § 122.2.

U.S. EPA, Region 10  
Fines and Penalties, Cincinnati Finance Center  
In the Matter of: HRN Investments 1, LLC & Western Construction, Inc.  
Docket No.: CWA-10-2016-0078  
P.O. Box 979077  
St. Louis, MO 63197-9000

Attached is an "Expedited Settlement Offer Worksheet Deficiencies Form" ("Form"), which is incorporated by reference. By its signature, Complainant ("EPA") finds that Respondents are responsible for the deficiencies specified in the Form.

This Agreement settles EPA's civil penalty claims against Respondents for the Clean Water Act violation(s) specified in this Agreement. EPA does not waive its rights to take any enforcement action against Respondents for any other past, present, or future civil or criminal violation of the Act or of any other federal statute or regulation. EPA does not waive its right to issue a compliance order for any uncorrected deficiencies or violation(s) described in the Form. EPA has determined this Agreement to be appropriate.

Respondents had an unauthorized discharge of storm water in violation of Section 301(a) of the Clean Water Act, 33 U.S.C. § 1311, and/or failed to comply with their National Pollutant Discharge Elimination System ("NPDES") storm water permit issued under Section 402 of the Act, 33 U.S.C. § 1342.

This Agreement is binding on the parties signing below and effective upon filing with the Regional Hearing Clerk.

EPA finds, and Respondents admit, that Respondents are subject to Section 301(a) of the Act, 33 U.S.C. § 1311, and that EPA has jurisdiction over any "person" who "discharges pollutants" from a "point source" to "waters of the United States." Respondents neither admit nor deny the deficiencies specified in the Form.

APPROVED BY EPA:  
  
Edward J. Kowalski, Director  
Office of Compliance and Enforcement  
Date: 6/7/16

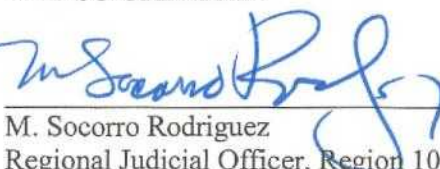
EPA is authorized to enter into this Consent Agreement and Final Order ("Agreement") under the authority vested in the Administrator of EPA by Section 309(g)(2)(A) of the Act, 33 U.S.C. § 1319(g)(2)(A), and by 40 C.F.R. § 22.13(b). The parties enter into this Agreement in order to settle the civil violation(s) alleged in this Agreement for a penalty of \$1,750. Respondents consent to the assessment of this penalty, and waive the right to: (1) contest the finding(s) specified in the Form; (2) a hearing pursuant to Section 309(g)(2) of the Act, 33 U.S.C. § 1319(g)(2); and (3) appeal pursuant to Section 309(g)(8), 33 U.S.C. § 1319(g)(8).

APPROVED BY RESPONDENT:  
Name: Chad Hamel  
(print):  
Title: Project Manager  
(print):  
Signature:  Date: 4/26/16

Additionally, Respondents certify, subject to civil and criminal penalties for making a false statement to the United States Government, that any deficiencies identified in the Form have been corrected. Respondents shall submit a written report with this Agreement detailing the specific actions taken to correct the violations cited herein.

More than 40 days have elapsed since the issuance of public notice pursuant to Section 309(g)(4)(A) of the Act, 33 U.S.C. § 1319(g)(4)(A), and EPA has received no comments concerning this matter.

Respondents certify that they have submitted bank, cashiers, or certified checks, with case name and docket number noted, totaling the amount specified above, payable to the "Treasurer, United States of America," via certified mail, to:

Having determined that this Agreement is authorized by law, IT IS SO ORDERED:  
  
M. Socorro Rodriguez  
Regional Judicial Officer, Region 10  
Date: 6/14/16







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This Agreement is binding on the parties signing below and effective upon filing with the Regional Hearing Clerk.

APPROVED BY EPA:

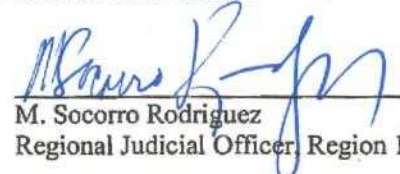
  
Date: 6/7/16  
Edward J. Kowalski, Director  
Office of Compliance and Enforcement

APPROVED BY RESPONDENT:

Name  
(print): Robert C. VonLintig  
Title  
(print): VP of Operations  
Signature: Robert C. VonLintig Date: 4/27/2016

More than 40 days have elapsed since the issuance of public notice pursuant to Section 309(g)(4)(A) of the Act, 33 U.S.C. § 1319(g)(4)(A), and EPA has received no comments concerning this matter.

Having determined that this Agreement is authorized by law, IT IS SO ORDERED:

  
Date: 6/16/16  
M. Socorro Rodriguez  
Regional Judicial Officer, Region 10



**EXPEDITED SETTLEMENT AGREEMENT INSTRUCTIONS**  
**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**  
**REGION 10**  
**1200 Sixth Avenue, Suite 900**  
**Seattle, Washington 98101**

**INSTRUCTIONS**

The United States Environmental Protection Agency (EPA) has authority under Section 309 of the Clean Water Act to pursue civil penalties for violations of the storm water regulations. EPA encourages the expedited settlement of certain violations of storm water requirements, such as the violations cited in the Expedited Settlement Agreement ("**Agreement**") for which these instructions are provided.

You may resolve this matter quickly by: (1) correcting all deficiencies identified by EPA in the *Deficiencies Form*; (2) detailing your corrective actions in a written report; (3) signing the original Agreement; and (4) submitting your penalty payment by check with case name and docket number noted.

**Within THIRTY (30) DAYS from your receipt of the Agreement, you must send the original, signed Agreement, the report detailing your corrective actions, and a photocopy of your penalty check, via certified mail, to:**

U.S. EPA, Region 10  
1200 Sixth Avenue, Suite 900, OCE-101  
Seattle, WA 98101  
Attn: Chris Gebhardt, NPDES Compliance Officer

\*\*\*

**You must also send a photocopy of the Agreement and your original penalty check with the case name and docket number noted, via certified mail, to:**

U.S. EPA, Region 10  
Fines and Penalties, Cincinnati Finance Center  
In the Matter of: HRN Investments 1, LLC & Western Construction, Inc.  
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\*\*\*

Please retain copies of the signed agreement, the report detailing your corrective actions and the penalty check for your own records.

You may contact the person listed below and request an extension. EPA will consider whether to grant an extension on a case-by-case basis. If you believe that the alleged violations are without merit (and you can provide evidence contesting the allegations) you must provide such information to EPA as soon as possible but no later than THIRTY (30) days from your receipt of the Agreement.

If you choose to sign and return the Agreement, you waive your opportunity for a hearing and to appeal pursuant to Section 309 of the Clean Water Act. If you choose not to sign and return the Agreement or contact EPA within THIRTY (30) days, the Agreement will be automatically withdrawn, without prejudice to EPA's ability to file an enforcement action for the violations alleged herein or any other violations. EPA may choose to pursue more formal enforcement measures to correct the violation(s) and seek penalties of up to a maximum penalty of \$37,500 per day per violation. Failure to return the Agreement within the approved time does not relieve you of the responsibility to comply fully.

In accordance with 40 C.F.R. § 22.45, EPA must issue a Public Notice of the Agreement. The Public Notice allows the general public to submit comments on the Agreement to the Regional Hearing Clerk within thirty days of issuance of the Public Notice. In addition, EPA generally issues a press release announcing the Agreement.

If you have any questions, please contact Chris Gebhardt, Compliance Officer, EPA, at (206) 553-0253.

## Expedited Settlement Offer Worksheet

### Deficiencies Form

*Consult instructions regarding eligibility criteria  
and procedures prior to use*

version 10.3.4

LEGAL NAME AND MAILING ADDRESS OF OPERATOR		Telephone Number	NPDES Permit Number
1	HRN Investments 1, LLC dba Boise Hunter Homes Western Construction, Inc. Chad Hamel, Project Manager Robert Von Lintig, Project Manager 1025 S. Bridgeway Place, Suite 290 10139 South Federal Way Eagle, Idaho 83616 Boise, Idaho 83716	208-577-5501/345-1440	IDR12A100/Unpermitted
		Inspector Name:	Patrick Stoll
		Inspector Agency:	Other
		Entrance Interview Conducted:	Yes
		Exit Interview Conducted:	Yes
		Exit Interview given to:	Hamel, Von Lintig & Ellis
		Exit Interview time:	Date:
LOCATION AND ADDRESS OF SITE			
2	Harris Ranch North North Harris Ranch Road/East Barber Drive Boise, Idaho 83712		

FACILITY DESCRIPTION / CONTACT NAMES	
	Name of Site Contact (ESO Worksheet recipient): Chad Hamel/Robert Von Lintig Name of Authorized Official (40 CFR 122.22): Chad Hamel/Ron Gibron Inspection Date: 11/3/2015 Start Construction Date: 8/14/2015 Estimated Completion Construction Date: 8/1/2017 If Unpermitted, Number of Months Unpermitted: 3 Name of Receiving Water Body (Indicate whether 303(d) listed): Penitentiary Canal, Warm Springs Creek, Council Springs Creek Acres Currently Disturbed   Acres to be Disturbed in Whole Common Plan: 100 Has Operator Requested Rainfall Erosivity or TMDL Waiver per 44 CFR 122.26(b)(15)? No

#	PERMIT COVERAGE	Findings	Citation Reference*	Requires Corrective Action	Violations
3	Operator unpermitted for _____ months (# months unpermitted equals number of violations)		CWA 301	Y	Y
<b>SWPPP REVIEW</b>					
4	SWPPP not prepared (If no SWPPP, leave elements 5 - 30 blank)		CGP 5.1	*	*
5	SWPPP prepared but prepared after construction start (# of months = # of violations)		CGP 5.1	*	*
6	SWPPP does not identify all potential sources of pollution to include: porta-pottys, fuel tanks, staging areas, waste containers, chemical storage areas, concrete cure, paints, solvents, etc...		CGP 5.1	Y	Y
7	SWPPP does not identify all operators for the project site and the areas of the site over which each operator has control		CGP 5.2.A	*	*
8	SWPPP does not have site description, as follows:				
	A Nature of activity in description		CGP 5.2.B.1	*	*
	B Intended sequence of major activities		CGP 5.2.B.2	*	*
	C Total disturbed acreage		CGP 5.2.B.3	*	*
	D General location map		CGP 5.2.B.4	*	*
	E Site map		CGP 5.2.C	*	*
	F Site map does not show drainage patterns, slopes, areas of disturbance, locations of major controls, structural practices shown, stabilization practices, offsite materials, waste, borrow or equipment storage areas, surface waters, discharge points, areas of final stabilization (count each omission under 8F as 1 violation)		CGP 5.2.C.1-8	*	*
	G Location/description industrial activities, like concrete or asphalt batch plants		CGP 5.2.E	*	*
9	SWPPP does not:				
	A Describe all pollution control measures (e.g. BMPs)		CGP 5.3.A	*	*
	B Describe sequence for implementation		CGP 5.3.A	*	*
	C Detail operator(s) responsible for implementation		CGP 5.3.A	*	*
10	SWPPP does not describe interim stabilization practices		CGP 5.3.B	*	*
11	SWPPP does not describe permanent stabilization practices		CGP 5.3.B	*	*
12	SWPPP does not describe a schedule to implement stabilization practices		CGP 5.3.B	*	*





13	Following dates are not recorded: major grading activities; construction temporarily or permanently ceased; stabilization measures initiated (count each omission under 13 as 1 violation)		CGP 5.3.C.1-3	*	*
14	SWPPP does not have description of structural practices to divert flows from exposed soils, retain flows, or limit runoff from exposed areas		CGP 5.3.A	*	*
15	SWPPP does not have a description of measures that will be installed during the construction process to control pollutants in storm water discharges that will occur AFTER construction operations have been completed		CGP 3.1.E	*	*
16	SWPPP does not describe measures to prevent discharge of solid materials to waters of the US, except as authorized by 404 permit		CGP 3.1.F	*	*
17	SWPPP does not describe measures to minimize off-site vehicle tracking and generation of dust		CGP 3.1.B	*	*
18	SWPPP does not include description of construction or waste materials expected to be stored on site w/updates re: controls used to reduce pollutants from these materials		CGP 3.1.F.1	*	*
19	SWPPP does not have description of pollutant sources from areas other than construction (asphalt or concrete plants) w/ updates re: controls to reduce pollutants from these materials		CGP 3.1.G	*	*
20	SWPPP does not identify allowable sources of non-storm water discharges listed in subpart 1.3.B of the CGP		CGP 3.2	*	*
21	SWPPP does not identify/ensure implementation of pollution prevention measures for non-storm water discharges		CGP 3.2	*	*
22	Endangered Species Act documentation is not in SWPPP		CGP 5.5	*	*
23	Historic Properties (Reserved)				
24	Copy of permit and/or NOI not in SWPPP (count each omission under 24 as 1 violation)		CGP 5.7	*	*
25	SWPPP is not consistent with requirements specified in applicable sediment and erosion site plans or site permits, or storm water management plans or site permits approved by State, Tribal or local officials (e.g., MS4 requirements)		CGP 5.8	*	*
26	SWPPP has not been updated to remain consistent with changes applicable to protecting surface waters in State, Tribal or local erosion plans		CGP 5.8	*	*
27	Copies of inspection reports have not been retained as part of the SWPPP for 3 years from date permit coverage terminates		CGP 5.9	*	*
28	SWPPP has not been updated/modified to reflect change at site effecting discharge, or where inspections identify SWPPP/BMPs as ineffective, updates to SWPPP regarding modifications to BMPs not made within 7 days of such inspection (count each omission under under 28 as 1 violation)		CGP 5.10.A	*	*
29	Copy of SWPPP not retained on site		CGP 5.11.A	*	*
	A SWPPP not made available upon request		CGP 5.11.C	*	*
30	SWPPP not signed/certified		CGP 5.11.D	*	*

**INSPECTIONS**

31	Inspections not performed and documented either once every 7 days, or once every 14 days and within 24 hours after storm event greater than 0.5 inches or greater (not required if: temp stabilization; runoff unlikely due to winter conditions; construction)		CGP 4.A, 4.B	*	*
	No inspections conducted and documented (if True, then leave elements 32-39 blank)			TRUE	?
	Number of Inspections expected if performed every 7 days:	11			
	Number of Inspections expected if performed bi-weekly:	5			
	If known, number of days of rainfall of >0.5"				
32	Inspections not conducted by qualified personnel		CGP 4.D	*	*





33	All areas disturbed by construction activity or used for storage of materials and which exposed to precipitation not inspected		CGP 4.E	*	*
34	All pollution control measures not inspected to ensure proper operation		CGP 4.E	*	*
35	Discharge locations are not observed and inspected		CGP 4.E	*	*
36	For discharge locations that are not accessible, nearby locations are not inspected		CGP 4.E	*	*
37	Entrance/exit not inspected for off-site tracking		CGP 4.E	*	*
38	Site inspection report does not include: date, name and qualifications of inspector, weather information, location of sediment/pollutant discharge, BMP(s) requiring maintenance, BMP(s) that have failed, BMP(s) that are needed, corrective action required		CGP 4.G	*	*
39	Inspection reports not properly signed/certified (count each failure to to sign/certify as 1 violation)		CGP 4.G	*	*

#### AVAILABILITY OF RECORDS

40	Sign/notice not posted		CGP 5.11.B	*	*
	A Does not contain copy of complete NOI		CGP 5.11.B.1	*	*
	B Location of SWPPP or contact person for scheduling viewing times where on-site location for SWPPP unavailable not noted on sign		CGP 5.11.B.2	*	*

#### BEST MANAGEMENT PRACTICES

41	No velocity dissipation devices located at discharge locations or outfall channels to ensure non-erosive flow to receiving water		CGP 3.1.D	*	*
42	Control measures are not properly:				
	A Selected, installed and maintained		CGP 3	*	*
	B Maintenance not performed prior to next anticipated storm event		CGP 3.6.B	*	*
	(count each failure to select, install, maintain each BMP as one violation)				
43	When sediment escapes the site, it is not removed at a frequency necessary to minimize off-site impacts		CGP 3.1.B	*	*
44	Litter, construction debris, and construction chemicals exposed to storm water are not prevented from becoming a pollutant source (e.g. screening outfalls, pickup daily, etc.)		CGP 3.1.F.3	*	*
45	Stabilization measures are not initiated as soon as practicable on portions of the site where construction activities have temporarily or permanently ceased within 14 days after such cessation		CGP 3.1.H.2	*	*
	*Exceptions:				
	(a) Snow or frozen ground conditions				
	(b) Activities will be resumed within 14 days				
	(c) Arid or Semi-arid areas (<20 inches per				
46	Common Drainage of 10+ acres does not have a sedimentation basin for the 2 year, 24 hour storm, or 3600 cubic ft. storage per acre drained		CGP 3.1.A.1	*	*
	A Where sedimentation basin not attainable, smaller sediment basins, sediment traps, or erosion controls not implemented for downslope		CGP 3.1.A.2	*	*
	B Sediment not removed from sediment basin or traps when design capacity reduced by 50% or more		CGP 3.6.C	*	*
47	Common Drainage less than 10 acres does not have sediment traps, silt fences, vegetative buffer strips, or equivalent sediment controls for all down slope boundaries (not required if sedimentation sediment basin meeting criteria in 46 above)		CGP 3.1.A.3	*	*
	A Sediment not removed from sediment trap when design capacity reduced by 50% or more		CGP 3.6.C	*	*

#### SMALL BUSINESS EVALUATION

48	Is the Owner/Operator a Small Business?				
----	---	--	--	--	--



A *small business* is defined by EPA's Small Business Compliance Policy as: "a person, corporation, partnership, or other entity that employs 100 or fewer individuals (across all facilities and operations owned by the small business)." The number of emplo

Total Expedited Settlement:		<b>\$1,750</b>

\* NPDES General Permit, 68 FR 39087, issued by EPA on July 1, 2008, <http://cfpub.epa.gov/npdes/stormwater/cgp.cfm>





**Certificate of Service**

The undersigned certifies that the original of the attached **EXPEDITED SETTLEMENT AGREEMENT AND FINAL ORDER, In the Matter of: Harris Ranch North Docket No.: CWA-10-2016-0078**, was filed with the Regional Hearing Clerk and served on the addressees in the following manner on the date specified below:

The undersigned certifies that a true and correct copy of the document was delivered to:

Christian F. Gebhardt, NPDES Compliance Officer  
1200 Sixth Avenue, OCE-101  
Suite 900  
Seattle, Washington 98101

Further, the undersigned certifies that a true and correct copy of the aforementioned document was placed in the United States mail certified/return receipt to:

HRN Investments 1, LLC dba Boise Hunter Homes  
Mr. Chad Hamel, Project Manager  
1025 South Bridgeway Place, Suite 290  
Eagle, Idaho 83616

Western Construction, Inc.  
Mr. Robert Von Lintig, Project Manager  
10139 South Federal Way  
Boise, Idaho 83716

DATED this 16 day of June, 2016



\_\_\_\_\_  
Signature

Teresa Luna  
Regional Hearing Clerk  
EPA Region 10





