



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Region 10

1200 Sixth Avenue, Suite 155, Seattle, Washington 98101

EXPEDITED SETTLEMENT AGREEMENT

Docket Number: CWA-10-2021-0054, NPDES No. IDR1001BE

The undersigned representatives of the United States Environmental Protection Agency ("EPA") and Challenger Development, LLC ("Respondent"), enter into the Expedited Settlement Agreement ("Agreement") to resolve Respondent's civil penalty liability for alleged violations of the National Pollutant Discharge Elimination System stormwater permit ("Permit") at the facility located on West Chinden Boulevard in Meridian, Idaho ("Site").

Respondent had an unauthorized discharge of storm water from the Site in violation of Section 301(a) of the Clean Water Act ("Act"), 33 U.S.C. § 1311(a), and/or failed to comply with its Permit for the Site issued under Section 402 of the Act, 33 U.S.C. § 1342. Respondent is a "person" as defined in Section 502(5) of the Act, 33 U.S.C. § 1362(5). Respondent is responsible for the alleged violations specified in the attached Expedited Settlement Offer (ESO) Worksheet – Findings and Alleged Violations ("Form"). The Form is incorporated into this Agreement by reference.

EPA finds, and Respondent admits, that the EPA has jurisdiction over this matter pursuant to Section 309(g) of the Act, 33 U.S.C. § 1319(g) and 40 C.F.R. Part 22. Respondent neither admits nor denies the violations alleged in the Form.

Respondent agrees to pay a civil penalty of \$3,500. Respondent waives the rights to: (1) contest the allegations in the Form; and (2) to appeal any final order an EPA Regional Judicial Officer may issue to ratify this Agreement ("Final Order"). Proof of payment of the civil penalty must accompany this signed copy of the Expedited Settlement Agreement when it is returned to EPA.

By signing this Agreement, Respondent certifies that: (1) the alleged violations listed in the Form have been corrected, and Respondent has submitted true and accurate documentation to the EPA of such correction; (2) consistent with section 162(f)(1) of the Internal Revenue Code, 26 U.S.C. § 162(f)(1), Respondent will not deduct penalties paid under this Agreement for federal tax purposes; and (3) Respondent, in accordance with the attached Payment Instructions, has provided proof of payment of the civil penalty, with case name and docket number noted.

This Agreement, upon incorporation into the Final Order and full satisfaction by the parties, shall be a complete and full resolution of Respondent's liability for federal civil penalties for the violations of the Permit and/or Section 301(a) of the Act as alleged in the Form. This Agreement does not affect the right of EPA or the United States to pursue appropriate injunctive or other equitable relief or criminal sanctions for any violations of

law or to issue an administrative compliance order for any uncorrected violations listed in the Form. Nothing in this Agreement shall relieve Respondent of the duty to comply with the Act and any regulations, order, or permit issued pursuant to the Act.

Prior to requesting that an EPA Regional Judicial Officer issue the Final Order, EPA will provide public notice of this Agreement and a reasonable opportunity for the public to comment on it. EPA will address any comments on the Agreement in accordance with Section 309(g)(4) of the Act, 33 U.S.C. § 1319(g)(4), and 40 C.F.R. § 22.45.

Attachments:

- 1. ESO Worksheet – Findings and Alleged Violations
- 2. Payment Instructions

APPROVED BY EPA:
EDWARD KOWALSKI
Digitally signed by EDWARD KOWALSKI
 Date: 2021.03.15 08:28:27 -07'00' Date: _____

Edward J. Kowalski, Director
Enforcement and Compliance Assurance Division

APPROVED BY RESPONDENT:
 Name (print): Adair Koltes
 Title (print): Administrative Development/Accounting
Adair Date: 3-8-2021
 Signature

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:

RICHARD MEDNICK
Digitally signed by RICHARD MEDNICK
 Date: 2021.04.20 16:01:01 -07'00' Date: _____

Richard Mednick
Regional Judicial Officer, Region 10

Certificate of Service

The undersigned certifies that the original of the attached **CONSENT AGREEMENT AND FINAL ORDER, In the Matter of: Challenger Development, LLC, Docket No.: CWA-10-2021-0054**, 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:

Chris Gebhardt
U.S. Environmental Protection Agency
Region 10, Mail Stop 20-C04
1200 Sixth Avenue, Suite 155
Seattle, Washington 98101
Gebhardt.chris@epa.gov

Further, the undersigned certifies that a true and correct copy of the aforementioned document was delivered electronically to:

Adair Koltes
Administrative Development/Accounting
Challenger Development, LLC
East Overland Road
Meridian, Idaho 83642
adairk@cbhhomes.com

DATED this _____ day of _____, 2021.

TERESA YOUNG
Regional Hearing Clerk
EPA Region 10



FINDINGS and ALLEGED VIOLATIONS

Expedited Settlement Offer Worksheet

Consult instructions regarding eligibility criteria and procedures prior to use

version: June 2019

		LEGAL NAME AND MAILING ADDRESS OF OPERATOR	Telephone Number	NPDES Permit Number
1		Operator 1 Challenger Development, LLC 1977 East Overland Road Meridian, Idaho 83642	Operator 2: 	208-713-2527/288-5560 IDR1001BE
			Inspector Name:	James Craft
			Inspector Agency:	IDEQ
			Entrance Interview Conducted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			Exit Interview Conducted:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			Exit Interview given to:	
2		LOCATION AND ADDRESS OF SITE Trilogy Subdivision, No. 2 West Chinden Boulevard Meridian, Idaho 83642	Exit Interview time:	Date:
3		FACILITY DESCRIPTION / CONTACT NAMES	Name of Site Contact (ESO Worksheet recipient): Diane Jossis (Conger), Corey Barton (Challenger), Syman	
			Name of Authorized Official (40 CFR 122.22): Adair Koltes	
			Inspection Date: 11/20/2020	
			Start Construction Date: 02/18/2019	
			Estimated Completion Construction Date:	
			If Unpermitted, Number of Months Unpermitted:	
			Name of Receiving Water Body (Indicate whether 303(d) listed):	
			Acres Disturbed Acres for Whole Common Plan: 14.50 14.50	
			Has Operator Requested Rainfall Erosivity or TMDL Waiver per 44 CFR 122.26(b)(15)?	

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
PERMIT COVERAGE									
4		Operator discharged stormwater without a permit on one or more days during _____ months (# of months with an unauthorized discharge equals number of violations)		CWA 301			X	\$600	\$0
USE OF CATIONIC TREATMENT CHEMICALS (WHERE									
5		Proper notice was not provided for use of cationic treatment chemicals prior to submittal of the NOI. NOTE that this applies only to the failure to provide notice in the absence of a discharge to a storm drain or water.		1.1.9				\$300	\$0
POST NOTICE OF PERMIT COVERAGE									
6	A	Sign/notice not posted as required. (If no sign/notice posted, leave element B blank.)		1.5				\$300	\$0
	B	Sign/Notice was missing one or more elements required by the Permit. (Count each omission under B as one violation.)		1.5.a-d			X	\$60	\$0
SWPPP REVIEW									
7		No SWPPP prepared at time of inspection. (If no SWPPP, leave elements 8 - 21 blank)		7.1				\$6,000	\$0
8		SWPPP prepared after construction start (# of months = # of violations with a maximum penalty of \$6,000). NOTE that elements 9 - 21 only apply to the months when the operator had a SWPPP. The maximum penalty for all SWPPP violations is \$6,000.		7.1			X	\$1,000	\$0

		Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
9	A	SWPPP does not list all operators for the project site and the areas of the site over which each operator has control.	7.2.1				\$600	\$0
	B	SWPPP does not identify stormwater team and respective responsibilities.	7.2.2				\$300	\$0
10	SWPPP does not include:							
	A	Description of the nature of construction activities.	7.2.3.a				\$120	\$0
	B	The size of the property; the total area expected to be disturbed by the construction activities; the maximum area expected to be disturbed at any one time including onsite and offsite construction support activity areas.	7.2.3 b, c, e				\$120	\$0
	C	A description of any onsite/offsite construction support activities.	7.2.3.d				\$600	\$0
	D	A description and projected schedule for each portion of the site that includes all elements/dates required by the Permit. (Count each omitted category as one violation.)	7.2.3.f			X	\$300	\$0
	E	A list and description of all pollutant-generating activities.	7.2.3.g				\$300	\$0
	F	Public Emergencies: Required information for public emergency situations. NOTE that operator has 30 days to complete SWPPP after commencing construction.	7.2.3.i & 1.4				\$300	\$0

		Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
11		Site Map						
	A	Site map not included in SWPPP.	7.2.4				\$600	\$0
	B	Site map does not include all elements required by the Permit. (Count each omission as one violation up to \$600.)	7.2.4.a-j			X	\$60	\$0
12		SWPPP does not:						
	A	Identify all authorized non-storm water discharges that will or may occur.	7.2.5				\$600	\$0
	B	Describe the specific controls to be implemented to meet the effluent limits for erosion and sediment controls. (Count one violation for each missing control measure up to a maximum of \$900.)	7.2.6., 2.2				\$300	\$0
		For each specific erosion and sediment control identified in the SWPPP, include all information required by the Permit. (Count 1 violation for each control with incomplete information.)	7.2.6			X	\$100	\$0
	C	Describe the specific controls to be implemented to meet the effluent limits for pollution prevention. (Count one violation for each missing control measure up to a maximum of \$900.)	7.2.6, 2.3			X	\$300	\$0
		For each specific pollution prevention control measure identified in the SWPPP, include all information required by the Permit. (Count each control with incomplete information as 1 violation.)	7.2.6			X	\$100	\$0

		Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
	D	Describe the specific controls to be implemented to meet the effluent limits for construction dewatering.	7.2.6, 2.4			X	\$300	\$0
		For each specific dewatering control measure identified in the SWPPP, include all information required by the Permit. (Count each control with incomplete information as 1 violation.)	7.2.6					
	E	Document for sites affected by unforeseen circumstances that delay initiation and/or completion of Vegetative Stabilization: the circumstances and the schedule for initiating and completing stabilization.	7.2.6.b.vi (d); 2.2.14				\$300	\$0
13	A	SWPPP does not describe the procedures for Inspection, Maintenance and Corrective Action.	7.2.7; 2.1.4; 4; 5				\$600	\$0
	B	Description of Inspection, Maintenance and Corrective Action procedures does not include all information required by the Permit. (Count each applicable omission as one violation.)	7.2.7.a-d			X	\$120	\$0
14		SWPPP does not include documentation that required personnel were, or will be, trained in accordance with Permit requirements.	7.2.8; 6				\$300	\$0
15		Threatened and Endangered Species Act documentation is not included in SWPPP.	7.2.9.a				\$600	\$0
16		Historic Properties documentation is not included in SWPPP.	7.2.9.b				\$600	\$0

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
17			SWPPP does not document contacts, where applicable, with UIC regulatory authority regarding compliance with SDWA UIC Requirements for Certain Subsurface Stormwater Controls.	7.2.9.c				\$600	\$0
18			SWPPP not signed/dated/certified.	7.2.10				\$600	\$0
19			Copy of NOI and relevant correspondence, acknowledgement letter received from NeT, or Permit (can be electronic) not included as part of SWPPP. (Count each omission as one violation.)	7.2.11 a- c			X	\$300	\$0
20			Copy of SWPPP is not retained on site or otherwise easily accessible.	7.3				\$600	\$0
21	A		SWPPP (including site map) has not been updated/modified as required by the Permit. (Count each omission as one violation.)	7.4.1			X	\$60	\$0
	B		SWPPP modifications do not meet record keeping, approval or notification requirements. (Count each omission as 1 violation.)	7.4.2; 7.4.3; 7.4.4			X	\$60	\$0

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
INSPECTIONS									
22	A	Number of Inspections required if performed every 7 days:							
	B	Number of Inspections required if performed every 14 days:							
	C	If known, and if applicable, number of days of rainfall of > 0.25" :							
	D	Number of inspections required under a reduced frequency							
	E	TOTAL number of required inspections							
	F	TOTAL number of inspections conducted/documentd							
23	A	All required inspections were not conducted and timely documented. (If NO inspections were conducted and documented, then leave elements 24-28 blank)						True or False	
	B	Inspections not performed and timely documented. (Count each failure to inspect and document as one violation.)		4.2 - 4.4; 4.7.1			X	\$300	\$0
24		Inspections not conducted by qualified personnel. (Count each inspection conducted without qualified personnel as one violation.)		4.1			X	\$60	\$0
25		Areas to be inspected: Failed to inspect all required areas as identified in the Permit. (Count each omission as one violation.)		4.5; 4.6.1			X	\$60	\$0

		Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
26		Site inspection report does not include all information required by the Permit. (Count each omission as one violation.)		4.6.6, 4.7.1.a -e		X	\$60	\$0
27	A	Inspection reports not properly signed/certified. (Count each failure to sign/certify as one violation.)		4.7.2		X	\$60	\$0
	B	Copies of inspection reports have not been retained onsite or at easily accessible location.		4.7.3; 4.7.4			\$600	\$0
BEST MANAGEMENT PRACTICES								
28		General Maintenance Requirements:						
	A	Failure to ensure that all stormwater controls are maintained and remain in effective operating condition (i.e., all routine maintenance and corrective actions are performed within the timeframes required by the Permit). (Count each failure to timely maintain each control as one violation.)		2.1.4; 2.2; 5.2	3	X	\$300	\$900
	B	Failure to complete a Corrective Action report when required in accordance with Permit requirements. (Count each missing/deficient report as 1 violation.)		5.4.1, 5.4.2, 5.4.4		X	\$300	\$0
	C	Corrective Action Reports not properly signed. (Count each failure to sign as one violation.)		5.4.3		X	\$60	\$0
		Control measures are not properly selected, installed or maintained:						

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
29		Failure to provide a 50-ft undisturbed natural buffer or equivalent erosion and sediment control when a water of the US is located within 50 feet of the site's earth disturbances. (Count each failure as one violation.)		2.2.1			X	\$600	\$0
30		Failure to direct stormwater to vegetated areas to maximize infiltration and filtering (unless infeasible). (Count each failure as one violation.)		2.2.2			X	\$600	\$0
31		Failure to install sediment controls along all perimeter areas of the site that will receive pollutant discharges (or, for linear construction sites where such controls are infeasible, to implement other appropriate practices). (Count each failure as one violation.)							
	A	If Common Drainage is 10+ acres		2.2.3			X	\$1,200	\$0
	B	If Common Drainage is less than 10 acres		2.2.3			X	\$600	\$0
32		Failure to minimize sediment trackout in accordance with Permit requirements. (Count each failure as one violation.)		2.2.4.a-c			X	\$600	\$0
33		Failure to properly manage stockpiles or land clearing debris piles composed of sediment and/or soil. (Count each failure as one violation.)	No BMPs to control stormwater from sediment pile on South side of N. Sunny Street (photo 4).	2.2.5.a-d		1	X	\$600	\$600
34		Failure to minimize dust through appropriate application of water or other dust suppression techniques. (Count each failure as one violation.)		2.2.6			X	\$600	\$0

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
35			Failure to minimize disturbances of "steep slopes". (Count each failure as one violation.)	2.2.7			X	\$600	\$0
36			Failure to preserve native topsoil (unless infeasible). (Count each failure as one violation.)	2.2.8			X	\$600	\$0
37			Failure to minimize soil compaction in areas where final vegetative stabilization will occur or where infiltration practices will be installed. (Count each failure as one violation.)	2.2.9			X	\$600	\$0
38			Failure to protect storm drain inlets by installing inlet protection measures that remove sediment from discharges prior to entry into a storm drain inlet. (Count each failure as one violation.)	2.2.10.a			X	\$600	\$0
39			Failure to use erosion controls and velocity dissipation devices within and along the length of any stormwater conveyance channel and at any outlet to slow down runoff to minimize erosion. (Count each failure as one violation.)	2.2.11			X	\$600	\$0
40			Failure to properly design or locate sediment basin or similar impoundment in accordance with Permit requirements. (Count each failure as one violation.)	2.2.12.a-e			X	\$1,200	\$0
41			Failure to comply with Permit requirements for use of treatment chemicals.- (Count each failure as one violation.)	2.2.13.a-f			X	\$200	\$0

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
42			Failure to initiate and complete stabilization measures within the deadlines required by the Permit. (Count each failure as one violation.)	2.2.14.a			X	\$600	\$0
43			Final Stabilization Criteria not achieved as required.	2.2.14.b				\$1,200	\$0
44			Other needed control measures not properly selected or installed. (Each omission is 1 violation.)	2.1			X	\$600	\$0
			Pollution Prevention Requirements						
45			Failure to provide effective controls for equipment and vehicle fueling and maintenance activities. (Count each failure as one violation.)	2.3.1.a-f			X	\$600	\$0
46			Failure to effectively minimize the discharge of pollutants from equipment and vehicle washing. (Count each failure as one violation.) NOTE that discharges of soaps, solvents or detergents to a storm drain or receiving water are not eligible for an ESA.	1.2.2; 2.3.2.a-c			X	\$600	\$0

			Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
47		Failure to implement appropriate controls to prevent/minimize the discharge of pollutants from any of the following: building materials/products; landscaping chemicals and materials; petroleum products and other chemicals; hazardous and toxic waste; construction and domestic wastes; and/or sanitary wastes. (Count each failure as one violation.) NOTE that any nonallowable, non-stormwater discharges to a storm drain or receiving water are not eligible for an ESA.		2.3.3.a-f			X	\$600	\$0
48		Failure to provide effective controls for concrete washout. NOTE that nonallowable, non-stormwater discharges to a storm drain or water are not eligible for an ESA.	Two instances of failure to provide effective controls for concrete washout: 1) east side of N. Colosseum Ave., lot 19 (photos 2, 7-9), 2) south side of W. Sunny Cove St. (photos 10-11&13-14)	2.3.4.a-c		2		\$1,000	\$2,000
49		Failure to provide effective controls for washing applicators/containers for stucco, paint, form release oils, curing compounds or other materials. (Count each failure as one violation.) NOTE that nonallowable, non-stormwater discharges to a storm drain or receiving water are not eligible for an ESA.		2.3.4.a-c			X	\$600	\$0
50		Failure to comply with requirements for application of fertilizers.		2.3.5.a-f				\$600	\$0
51		Failure to comply with Permit requirements for construction dewatering in order to minimize the discharge of pollutants. (Count each failure as 1 violation.) Use of waters of the US as part of the treatment area is not eligible for an ESA.		2.4			X	\$600	\$0
SMALL BUSINESS EVALUATION									

		Findings	CGP Citation	RCA*	No. of Deficiencies		Penalty Amount	Total
52		Is the Owner/Operator a Small Business?					Yes or No	
		A <i>small business</i> 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 employees should be considered as full-time equivalents on an annual basis, including contract employees (see 40 CFR 372.3). A full time employee unit is 2000 hours worked per year.						
TOTAL EXPEDITED SETTLEMENT:							\$3,500	
ADJUSTMENT FOR A REPEAT VIOLATOR:								
53		Repeat Violator: To adjust the settlement amount for Repeat Violators, multiple the Total Expedited Settlement Amount by the appropriate Escalation Factor. To do that, enter either 0.25 or 0.5 into Column G, as appropriate. <u>If this is not a Repeat Violator, leave this row blank.</u>	Adjustment for Repeat Violator:			X	\$3,500	\$0
FINAL TOTAL EXPEDITED SETTLEMENT FOR REPEAT VIOLATOR:							\$0	

*RCA: Requires Corrective Action