

**BEFORE THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION III  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029**

**IN THE MATTER OF:**

Hillwood Mart  
110 Hillwood Ave.  
Falls Church, VA 22046  
Facility ID #3014145

**Facility,**

Mr Eak Tonakarn  
6073 Wilson Blvd.  
Arlington, VA 22205

And

Arissa 2 Inc. dba Hillwood Mart  
110 Hillwood Ave.  
Falls Church, VA 22046

**Respondents.**

**Docket No.: RCRA-03-2020-0010**

U.S. EPA-REGION 3-RHC  
FILED-10DEC2019PM12:31

**EXPEDITED SETTLEMENT  
AGREEMENT AND FINAL ORDER**

**EXPEDITED SETTLEMENT AGREEMENT**

1. This Expedited Settlement Agreement (“Agreement”) is entered into by the Director, Enforcement and Compliance Assurance Division, U.S. Environmental Protection Agency, Region III (“EPA” or “Complainant”), and Eak Tonakarn and Arissa 2 Inc. dba Hillwood Mart (“Respondents”), pursuant to Section 9006 of the Resource Conservation and Recovery Act (“RCRA”), as amended, 42 U.S.C § 6991e, and the *Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits* (“Consolidated Rules of Practice”), 40 C.F.R. Part 22 (with specific reference to 40 C.F.R. §§ 22.13(b), 22.18(b)(2), and (3)).
2. EPA alleges that Respondent, owner and/or operator of the Underground Storage Tanks located at Hillwood Mart located at 110 Hillwood Ave. in Falls Church, VA (“Facility”), failed to comply with specific requirements of Subtitle I of RCRA, 42 U.S.C. §§ 6991 *et seq.*, its implementing regulations at 40 C.F.R. Part 280, and the federally authorized Virginia Department of Environmental Quality’s Underground Storage Tank Regulations (“VADEQ Regulations”).

3. EPA has jurisdiction over the above-captioned matter pursuant to Section 9006 of RCRA, 42 U.S.C. § 6991e, and 40 C.F.R. §§ 22.1(a)(4) and 22.4 of the Consolidated Rules of Practice.
4. Respondents are “persons” and are the “operator” and/or “owner” of “underground storage tanks” (“USTs”) and “UST systems,” located at the Facility, as those terms are defined in 9 VAC 25-580-10.
5. At the time of the May 23, 2018 Compliance Evaluation Inspection, and at all times relevant to the applicable violations alleged herein, two USTs, as described in the following subparagraphs, were located at the Facility:
  - A. A 10,000-gallon tank that was installed in or about July 1996, and that, at all times relevant hereto, routinely contained regular-grade gasoline, a “regulated substance” as that term is defined in 9 VAC 25-580-10; and
  - B. An 8,000-gallon tank that was installed in or about July 1996, and that, at all times relevant hereto, routinely contained premium-grade gasoline, a “regulated substance” as that term is defined in 9 VAC 25-580-10.
6. EPA has identified the following violations:
  - A. 9 VAC 25-580-140(1) by failing to perform tank release detection on two (2) USTs from January 1, 2019 through August 25, 2019.
7. The EPA and the Respondent agree that settlement of this matter for a penalty of **\$1,880.00** is in the public interest and has been calculated in accordance with the statutory factors set forth in Section 9006(c) of RCRA, 42 U.S.C. § 6991e(c), and the Interim Consolidated Enforcement Penalty Policy for Underground Storage Tank Regulations and Revised Field Citation Program and ESA Pilot, effective October 5, 2018.
8. Respondent agrees that within 30 days of the effective date of this Agreement (the date it is filed with the Regional Hearing Clerk), Respondent shall submit a check with the case name, address and docket number of this Agreement (RCRA-03-2019-0097), for the amount specified above, payable to “**United States Treasury**,” U.S. Environmental Protection Agency, Fines and Penalties, Cincinnati Finance Center, P.O. Box 979077, St. Louis, MO 63197-9000.

Copies of the payment are to be sent to:

Marie Owens Powell  
UST Compliance Enforcement Officer  
U.S. EPA Region III (Mail Code 3ED22)  
1650 Arch Street  
Philadelphia, PA 19103; and,

Regional Hearing Clerk  
U.S. EPA Region III (Mail Code 3RC00)  
1650 Arch Street  
Philadelphia, PA 19103-2029.

9. In signing this Agreement, the Respondent: admits the jurisdictional allegations set forth in this Agreement; neither admits nor denies the specific factual allegations and conclusions of law set forth in this Agreement, except as provided in the jurisdictional admission above; agrees not to contest EPA's jurisdiction with respect to the execution of this Agreement, the issuance of the attached Final Order, or the enforcement the Agreement; expressly waives its right to a hearing on any issue of law or fact set forth in this Agreement and any right to appeal the accompanying Final Order; consents to the issuance of the Agreement and agrees to comply with its terms; and bear its own costs and attorney's fees.
10. By its signature below, the Respondent certifies, subject to civil and criminal penalties for making a false submission to the United States Government, that he or she has: (1) corrected the alleged violations, and (2) submitted true and accurate documentation of those corrections.
11. This Agreement and attached Final Order constitute a settlement by EPA of its claims for civil penalties for the violations alleged in this Agreement.
12. EPA reserves the right to commence action against any person, including Respondent, in response to any condition which EPA determines may present an imminent and substantial endangerment to the public health, public welfare, or the environment. In addition, this settlement is subject to all limitations on the scope of resolution and to the reservation of rights set forth in Sections 22.18(c) and 22.31(a) of the Consolidated Rules of Practice. Further, EPA reserves any rights and remedies available to it under RCRA, the regulations promulgated thereunder, and any other federal laws or regulations for which EPA has jurisdiction, to enforce the provisions of this CAFO, following its filing with the Regional Hearing Clerk.
13. This Agreement is binding on the parties signing below, and in accordance with 40 C.F.R. § 22.31(b), is effective upon filing.
14. The undersigned representative certifies that she/he is fully authorized to execute this Agreement and to legally bind Eak Tonakarn and Arissa 2 Inc dba Hillwood Mart to this Agreement.

IT IS SO AGREED,

**For Respondent: Eak Tonakarn**

THANH MERCER

Name (print): \_\_\_\_\_

Title (print): \_\_\_\_\_ For Eak Tonakarn

Signature: Thanh Mercer

Date 27/November 2019

**For Respondent: Arissa 2 Inc. dba Hillwood Mart**

Name (print): Mehrdad Namazi

Title (print): owner

Signature: [Signature]

Date 11/26/19

**For Complainant: U.S. Environmental Protection Agency, Region III**

DEC 5 2019  
Date

[Signature]  
Karen Melvin, Director  
Enforcement and Compliance Assurance Division



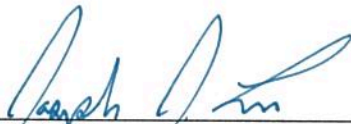
**NOW, THEREFORE, PURSUANT TO** Section 9006 of the Resource Conservation and Recovery Act (“RCRA”), as amended, 42 U.S.C. § 6991e, and Section 22.18(b)(3) of the Consolidated Rules of Practice, **IT IS HEREBY ORDERED** that Respondent pay a civil penalty in the amount of **ONE THOUSAND EIGHT HUNDRED EIGHTY DOLLARS (\$1,880.00)**, in accordance with the payment provisions set forth in the Consent Agreement, and comply with the terms and conditions of the Consent Agreement.

This Final Order constitutes the final Agency action in this proceeding. This Final Order shall not in any case affect the right of the Agency or the United States to pursue appropriate injunctive or other equitable relief, or criminal sanctions for any violations of the law. This Final Order resolves only those causes of action alleged in the Consent Agreement and does not waive, extinguish or otherwise affect Respondent’s obligation to comply with all applicable provisions of Subtitle I of the Resource Conservation and Recovery Act (“RCRA”), 42 U.S.C. §§ 6991 *et seq.*, and the regulations promulgated thereunder.

The effective date of the foregoing Expedited Settlement Agreement and this Final Order is the date on which this Final Order is filed with the Regional Hearing Clerk.

Dec. 10, 2019

Date

  
\_\_\_\_\_  
Joseph J. Lisa  
Regional Judicial Officer  
U.S. EPA - Region III

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**Facility,**

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**CERTIFICATE OF SERVICE**

I certify that on DEC 10 2019, the original and one (1) copy of the foregoing Expedited Settlement Agreement and Final Order, were filed with the EPA Region III Regional Hearing Clerk. I further certify that on the date set forth below, I served a true and correct copy of the foregoing to each of the following persons, in the manner specified below, at the following addresses:

**Copies served via United Parcel Service to:**

Eak Tonakarn  
6073 Wilson Blvd.  
Arlington, VA 22205

And

Arissa 2 Inc. dba Hillwood Mart  
110 Hillwood Ave.  
Falls Church, VA 22046

Copy served via Hand Delivery or Inter-Office Mail to:  
Marie Owens Powell (3ED22)  
Compliance Enforcement Officer  
RCRA Section  
Enforcement and Compliance Assurance Division  
U.S. EPA, Region III  
1650 Arch Street  
Philadelphia, PA 19103-2029

Dated: DEC 10 2019

Berwin Esposito  
Regional Hearing Clerk  
U.S. Environmental Protection Agency, Region III

TRACKING NUMBER: 1Z A43 F71 249995 1114  
1Z A43 F71 24 956 2 6125