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Regional Counsel  
United States Environmental Protection Agency, Region 9

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Assistant Regional Counsel  
United States Environmental Protection Agency, Region 9

Attorneys for Complainant

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION 9**

75 Hawthorne Street  
San Francisco, California 94105

IN THE MATTER OF:

Andrea Hartsough and Paul Hartsough

Respondents.

Proceeding under Section 1423(c) of the Safe  
Drinking Water Act,  
42 U.S.C. § 300h-2(c).

DOCKET NO. UIC-09-2025-0052

**CONSENT AGREEMENT  
AND FINAL ORDER**

**CONSENT AGREEMENT**

**I. AUTHORITIES AND PARTIES**

1. The United States Environmental Protection Agency, Region 9 (“EPA”) and Andrea Hartsough and Paul Hartsough (“Respondents”) (collectively the “Parties”) agree to settle this matter and consent to the entry of this Consent Agreement and Final Order (“CA/FO”). This CA/FO is an administrative action commenced and concluded under Section 1423(c)(1) of the Safe Drinking Water Act (“SDWA”), 42 U.S.C. § 300h-2(c)(1), and Sections 22.13(b), 22.18(b)(2) and (3), and 22.45 of the *Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits*, as codified at 40 C.F.R. Part 22.

2. Complainant is, by lawful delegation, the Director of the Enforcement and Compliance Assurance Division of EPA, Region 9. The Administrator of EPA delegated the authority to bring and settle this action under the SDWA to the Regional Administrator of EPA Region 9. In turn, the Regional Administrator further delegated the authority to bring this action and sign a consent agreement settling this action under the SDWA to the Director of the Enforcement and Compliance Assurance Division.

3. Respondents are “owners” or “operators” of one large capacity cesspool at the Hale Nanea Apartment Complex located at 77-299 Kalani Way, Kailua Kona, HI 96740.

4. Where the Parties agree to settle one or more causes of action before the filing of a complaint, an administrative action may be commenced and concluded simultaneously by the issuance of a consent agreement and final order. *See* 40 C.F.R. § 22.13(b).

5. The Parties agree that settling this action without the filing of a complaint or the adjudication of any issue of fact or law is in their interest and in the public interest.

6. Respondents consent to the terms of this CA/FO, including the assessment of the civil penalty of \$51,723, and the performance of the compliance requirements specified below.

## **II. JURISDICTION AND WAIVER OF RIGHT TO JUDICIAL REVIEW AND HEARING**

7. Consistent with 40 C.F.R. § 22.18(b), for purposes of the proceeding, Respondents admit the jurisdictional allegations of the CA/FO; neither admit nor deny specific factual allegations contained in the CA/FO; consent to the assessment of any stated civil penalty, and to any conditions specified in the Consent Agreement; and waive any right to contest the allegations and its right to appeal the proposed Final Order accompanying the Consent Agreement.

8. Respondents waive any and all remedies, claims for relief, and otherwise available rights to judicial or administrative review that Respondents may have with respect to any issue of fact or law set forth in this CA/FO including, but not limited to, their right to request a hearing under 40 C.F.R. § 22.15(c) and Section 1423(c)(3) of the SDWA, 42 U.S.C. § 300h-2(c)(3); their right to seek federal judicial review of the CA/FO pursuant to Chapter 7 of the Administrative Procedure Act, 5 U.S.C. §§ 701-06; any right to contest the allegations in this CA/FO; and their right to appeal this CA/FO under Section 1423(c)(6) of the SDWA, 42 U.S.C. § 300h-2(c)(6). Respondents also consent to the issuance of this CA/FO without further adjudication.

9. By signing this consent agreement, respondent waives any rights or defenses that respondent has or may have for this matter to be resolved in federal court, including but not limited to any right to a jury trial, and waives any right to challenge the lawfulness of the final order accompanying the consent agreement.

### **III. STATUTORY AND REGULATORY AUTHORITY**

10. Section 1421 of the SDWA, 42 U.S.C. § 300h, requires that the Administrator of EPA promulgate regulations, which shall include permitting requirements as well as inspection, monitoring, recordkeeping, and reporting requirements, for state underground injection control (“UIC”) programs to prevent underground injection from endangering drinking water sources.

11. Section 1421(d)(1) of the SDWA, 42 U.S.C. § 300h(d)(1), defines “underground injection” as the subsurface emplacement of fluids by well injection and

excludes the underground injection of natural gas for purposes of storage and the underground injection of fluids or propping agents (other than diesel fuels) pursuant to hydraulic fracturing operations related to oil, gas, or geothermal production activities.

12. Pursuant to Sections 1421 and 1422 of the SDWA, 42 U.S.C. §§ 300h and 300h- 1, respectively, EPA has promulgated UIC regulations at 40 C.F.R. Parts 124, 144, 146, 147 (Subpart M), and 148.

13. 40 C.F.R. § 144.1(g) provides that the UIC programs regulate underground injection by six classes of wells, and all owners or operators of these injection wells must be authorized either by permit or rule.

14. Section 1401(6) of the SDWA, 42 U.S.C. § 300f(6), and 40 C.F.R. § 144.3 define “contaminant” as any physical, chemical, biological, or radiological substance or matter in water.

15. 40 C.F.R. § 144.3 defines “fluid” as any material or substance which flows or moves whether in a semisolid, liquid, sludge, gas, or any other form or state.

16. 40 C.F.R. § 144.3 defines “well injection” to mean the subsurface emplacement of fluids through a well.

17. 40 C.F.R. § 144.3 defines “well” to mean, in relevant part, a dug hole whose depth is greater than the largest surface dimension.

18. 40 C.F.R. § 144.3 defines a “cesspool” as a “drywell,” a type of “well” that is completed above the water table, which receives untreated sanitary waste and sometimes has an open bottom and/or perforated sides.



19. 40 C.F.R. § 144.81(2) defines “large capacity cesspools” (“LCCs”) to include “multiple dwelling, community or regional cesspools, or other devices that receive sanitary wastes, containing human excreta, which have an open bottom and sometimes perforated sides.” LCCs do not include single-family residential cesspools or non-residential cesspools which receive solely sanitary waste and have the capacity to serve fewer than twenty (20) persons per day. *Id.*

20. 40 C.F.R. §§ 144.80(e) and 144.81(2) classify LCCs as Class V injection wells.

21. 40 C.F.R. § 144.3 defines Class V injection wells as a “facility or activity” subject to regulation under the UIC program.

22. Section 1401(12) of the SDWA, 42 U.S.C. § 300f(12), defines “person” as an individual, corporation, company, association, partnership, State, municipality, or Federal agency (and includes officers, employees, and agents of any corporation, company, association, State, municipality, or Federal agency). *See also* 40 C.F.R. § 144.3.

23. 40 C.F.R. § 144.3 defines “owner or operator” to mean the owner or operator of any “facility or activity” subject to regulation under the UIC program.

24. Pursuant to 40 C.F.R. § 144.82, the “owner or operator” of a Class V well “must comply with Federal UIC requirements in 40 C.F.R. Parts 144 through 147,” and must also “comply with any other measures required by States or an EPA Regional Office UIC Program to protect [underground sources of drinking water].”

25. 40 C.F.R. §§ 144.84(b)(2) and 144.88 requires owners or operators of existing LCCs to have closed them by April 5, 2005. New LCCs were prohibited as of April 5, 2000. *Id.*

26. Pursuant to Section 1422(c) of the SDWA, 42 U.S.C. § 300h-1(c), and 40 C.F.R. § 147.601, EPA administers the UIC program in the State of Hawaii.

27. Section 1423(a)(2) of the SDWA, 42 U.S.C. § 300h-2(a)(2), provides that any person found to be in violation of any requirement of an applicable UIC program in a state that does not have primacy may be assessed a civil penalty and be subject to an order requiring compliance pursuant to Section 1423(c)(1) of the SDWA, 42 U.S.C. § 300h-2(c)(1).

28. Under Section 1423(c)(1) of the SDWA, 42 U.S.C. § 300h-2(c)(1), and 40 C.F.R. Part 19, EPA may assess a civil penalty of not more than \$28,619 for each day of violation, up to a maximum administrative penalty of \$357,729, for violations occurring after November 2, 2015 where penalties are assessed on or after January 8, 2025, and issue an order requiring compliance.

#### **IV. FACTUAL ALLEGATIONS AND ALLEGED VIOLATIONS**

29. Respondents Andrea Hartsough and Paul Hartsough are individuals and therefore “persons” within the meaning of Section 1401(12) of the SDWA, 42 U.S.C. § 300f(12), and 40 C.F.R. § 144.3.

30. Respondents own the Hale Nanea Apartment Complex (the “Complex”) identified as Tax Map Key (TMK) 3-7-7-015-087 and located at 77-299 Kalani Way, Kailua Kona, HI. The property is used as a residential rental property. The property has been in Respondent’s ownership since March 24, 2000.

31. During all times that Respondents have owned or operated the Complex,

the property's one cesspool that collects sanitary wastewater from kitchens and bathrooms for 10 apartment units. Each unit is comprised of two bedrooms and one bathroom.

32. EPA alleges that the cesspool which services the Complex meets the regulatory criteria of a LCC, as described at 40 C.F.R. § 144.81(2), in that the cesspool receives sanitary waste for multiple dwellings.

33. EPA alleges that each day that Respondents fail to close the alleged LCC at the Complex after April 5, 2005, constitutes a violation of 40 C.F.R. §§ 144.84(b)(2) and 144.88.

## **V. SETTLEMENT TERMS**

### **A. Civil Penalty**

34. Section 1423(c)(4)(B) of the SDWA, 42 U.S.C. 300h-2(c)(4)(B), requires the Administrator to consider the seriousness of the violation, the economic benefit (if any) resulting from the violation, any history of such violations, any good faith efforts to comply with the applicable requirements, the economic impact of the penalty on the violator, and such other matters as justice may require, when assessing a civil penalty for violations of the SDWA.

35. Within thirty (30) days of the Effective Date of this CA/FO, Respondents must pay a civil penalty of FIFTY-ONE THOUSAND SEVEN HUNDRED TWENTY-THREE DOLLARS (\$51,723) by sending a check (mail or overnight delivery), wire transfer, automated clearing house, or online payment. Payment instructions are available at: <https://www.epa.gov/financial/makepayment>. Payments made by a cashier's

check or certified check must be payable to the order of “Treasurer, United States of America” and delivered to the following address:

U.S. Environmental Protection Agency  
Fines and Penalties  
Cincinnati Finance Center  
P.O. Box 979078  
St. Louis, Missouri 63197-9000

36. After payment, Respondents shall immediately provide proof of payment to the Regional Hearing Clerk at the following address:

Regional Hearing Clerk  
U.S. Environmental Protection Agency, ORC-  
175 Hawthorne Street  
San Francisco, CA 94105  
[r9HearingClerk@epa.gov](mailto:r9HearingClerk@epa.gov)

Respondents shall also send notice of payment and a transmittal letter via email to the EPA Region 9 Enforcement and Compliance Assurance Division’s Enforcement Officer and the EPA Region 9 Office of Regional Counsel attorney identified in Paragraph 55.

37. This civil penalty represents an administrative civil penalty and shall not be deductible for purposes of federal taxes. *See* 26 U.S.C. § 162(f).

38. Pursuant to 31 U.S.C. § 3717 and 40 C.F.R. § 13.11, in addition to any stipulated penalties due under Paragraphs 46-48, Respondents must pay the following on any penalty amount overdue under this CA/FO: interest accrued on any overdue amount from the date payment was due at a rate established by the Secretary of the Treasury pursuant to 26 U.S.C. § 6621(a)(2); the United States’ enforcement expenses, including but not limited to attorneys’ fees and costs incurred by the United States for collection proceedings; a \$15 handling charge fee

each month that any portion of the penalty is more than thirty (30) days past due; and 6% per year penalty on any principal amount ninety (90) days past due.

39. If Respondents do not timely pay the civil penalty due under Paragraph 35 and/or any stipulated penalties due under Paragraphs 46-48, EPA may request the United States Department of Justice bring an action to collect any unpaid portion of the penalty with interest, handling charges, nonpayment penalties, and the United States' enforcement expense for the collection action under Section 1423(c)(7) of the SDWA, 42 U.S.C. § 300h-2(c)(7). The validity, amount, and appropriateness of the civil penalty are not reviewable in a collection action.

#### **B. Compliance Requirements**

40. As required by Section 1423(c)(1) of the Act, 42 U.S.C. § 300h-2(c)(1), and consistent with the timeframes set forth below, Respondents shall:

- a. By May 1, 2026, close the LCC at the Complex in accordance with 40 C.F.R. §§ 144.84(b)(2), 144.88(a), and 144.89(a), and all other applicable requirements, including all Hawaii Department of Health ("HDOH") closure, conversion, and/or replacement requirements. If Respondents install one or more replacement wastewater systems, such as Individual Wastewater Systems ("IWS"), then installation and operation of such systems shall comply with all HDOH requirements. If Respondents connect to a municipal sewer system, then that connection shall comply with all applicable sewer connection requirements; and
- b. Within thirty (30) days of the closure of the LCC, submit to EPA a

Final LCC Closure Report which includes the following information for each LCC:

- i. A description of the process by which the LCC was closed, including the equipment used;
  - ii. Photographic evidence of construction and completion;
  - iii. Identification of the contractor(s) providing the service;
  - iv. A copy of the cesspool backfill closure report; and
  - v. A copy of all approvals related to the closure of the LCCs and any replacement wastewater systems, such as an IWS or sewer connection, issued by HDOH, the County, or any other agency.
- c. Should the applicable agency issue its approval after the Final LCC Closure Report is due, Respondents shall note the pending status and submit the approval to EPA within fourteen (14) days of Respondents' receipt of the approval.

41. Where any compliance obligation under this Section requires Respondents to obtain a federal, state, or local permit or approval, Respondents shall submit timely and complete applications to obtain all such permits or approvals. Respondents may seek relief under the provisions of Section F ("Force Majeure") of this CA/FO for any delay in the performance of any such obligation resulting from a failure to obtain, or a delay in obtaining, any permit or approval required to fulfill such obligation, if Respondents have submitted timely and complete applications to obtain

all such permits or approvals.

42. If Respondents fail to comply with the requirements set forth in Paragraph 40, above, EPA may request the United States Department of Justice bring an action to seek penalties for violating this CA/FO under Section 1423(b) of the SDWA, 42 U.S.C. § 300h-2(b).

### **C. Reporting Requirements**

43. Respondents shall submit progress reports to the EPA Region 9 Enforcement Officer on a quarterly basis, with the first report (covering the preceding three-month period) due three (3) months after the Effective Date of this CA/FO. Subsequent reports shall be due on the first business day following each three-month period, until the Final LCC Closure Report has been submitted. Each progress report shall detail Respondents' work during the three-month period towards meeting all applicable compliance deadlines.

44. Each progress report must be accompanied with a certification, as described in Paragraph 56, from Respondents or their authorized representatives.

### **D. Stipulated Penalties**

45. Respondents shall pay stipulated penalties in accordance with this Section for any violations of this CA/FO.

46. If Respondents fail to make the payment specified in Section V.A. or fail to comply with the requirements regarding the closure of the alleged LCC at the Complex specified in Section V.B., Respondents agree to pay in addition to the assessed penalty, a stipulated penalty of \$300 per day per violation for each day the Respondents are late meeting the applicable requirements.

47. If Respondents fail to timely submit any reports, such as those required under Sections V.B. or V.C., in accordance with the timelines set forth in this CA/FO, Respondents agree to pay a stipulated penalty of \$100 for each day after the report was due until Respondents submit the report in its entirety.

48. Respondents agree to pay any stipulated penalties within thirty (30) days of receipt of EPA's written demand for such penalties. All penalties shall begin to accrue on the first date of noncompliance and shall continue to accrue through the date of completion of the delinquent CA/FO requirement. Respondents will use the method of payment specified in Paragraph 35 and agree to pay interest, handling charges and penalties that accrue for late payment of the stipulated penalty in the same manner as set forth in Paragraph 35.

49. Neither the demand for nor payment of a stipulated penalty relieves Respondents of their obligation to comply with any requirement of this CA/FO or modifies or waives any deadlines set forth in this CA/FO.

50. EPA may, in the unreviewable exercise of its discretion, elect to pursue any other administrative or judicial remedies for violations of this CA/FO in addition to or in lieu of assessing stipulated penalties and/or reduce or waive stipulated penalties due under this CA/FO.

#### **E. Tax Identification**

51. Pursuant to 26 U.S.C. § 6050X and 26 C.F.R. § 1.6050X-1, EPA is required to send to the Internal Revenue Service ("IRS") annually, a completed IRS Form 1098-F ("Fines, Penalties, and Other Amounts") with respect to any court order or settlement agreement



(including administrative settlements), that require a payor to pay an aggregate amount that EPA reasonably believes will be equal to, or in excess of, \$50,000 for the payor's violation of any law or the investigation or inquiry into the payor's potential violation of any law, including amounts paid for "restitution or remediation of property" or to come "into compliance with a law." EPA is further required to furnish a written statement, which provides the same information provided to the IRS, to each payor (i.e., a copy of IRS Form 1098-F). Failure to comply with providing IRS Form W-9 or Tax Identification Number ("TIN"), as described below, may subject Respondents to a penalty, per 26 U.S.C. § 6723, 26 U.S.C. § 6724(d)(3), and 26 C.F.R. § 301.6723-1. To provide EPA with sufficient information to enable it to fulfill these obligations, EPA herein requires, and Respondents herein agree, that:

- a. Respondents shall complete an IRS Form W-9 ("Request for Taxpayer Identification Number and Certification"), which is available at <https://www.irs.gov/pub/irs-pdf/fw9.pdf>;
- b. Respondents shall therein certify that their completed IRS Form W-9 include Respondents' correct TINs or that Respondents have applied and are waiting for issuance of a TIN;
- c. Respondents shall email their completed Form W-9 to EPA's Cincinnati Finance Center in Paragraph 35 within 30 days after the Final Order ratifying this Agreement is filed, and EPA recommends encrypting IRS Form W-9 email correspondence; and;
- d. In the event that either Respondent has certified in its completed IRS Form

W-9 that it has applied for a TIN and that TIN has not been issued to Respondent within 30 days after the Effective Date, then Respondent, using the same email address identified in the preceding sub-paragraph, shall further:

- i. notify EPA's Cincinnati Finance Center of this fact, via email, within 30 days after the 30 days after the Effective Date, as defined in Section VIII. below, and
- ii. provide EPA's Cincinnati Finance Center with Respondent's TIN, via email, within five (5) days of Respondent's issuance and receipt of the TIN.

#### **F. Force Majeure**

52. For purposes of this CA/FO, Force Majeure is defined as any event arising from causes that are beyond the control of Respondents, any entity controlled by Respondents, or Respondents' contractors, which delays or prevents the performance of any obligation under this CA/FO despite Respondents' reasonable best efforts to fulfill the obligation. The requirement that Respondents exercise "reasonable best efforts to fulfill the obligation" includes using reasonable best efforts to anticipate any potential Force Majeure event and reasonable best efforts to address the effects of any such event (a) as it is occurring and (b) after it has occurred to prevent or minimize any resulting delay to the greatest extent possible. Examples of Force Majeure events include, but are not limited to, unforeseeable environmental, geological, or archaeological conditions; or pandemics, epidemics, or disease, or the failure to obtain,

or delay in obtaining a permit, as provided in Paragraph 40, above. Examples of events that are not Force Majeure include, but are not limited to, increased costs or expenses of any work to be performed under this CA/FO and normal inclement weather.

53. Respondents shall exercise their best efforts to avoid or minimize any delay and any effects of a delay. If any event occurs which causes or may cause delays meeting the deadlines set forth in this CA/FO, Respondents or their attorneys shall, within seventy-two (72) hours of the delay or within seventy-two (72) hours of Respondents' knowledge of the anticipated delay, whichever is earlier, notify EPA points of contact in Paragraph 53 by email. Within fifteen (15) days thereafter, Respondents shall provide in writing the reasons for the delay, the anticipated duration of the delay, the measures taken or to be taken to prevent or minimize the delay, and a timetable by which those measures will be implemented. Failure to comply with the notice requirement of this Paragraph shall preclude Respondents from asserting any claim of Force Majeure.

54. If EPA agrees in writing that the delay or anticipated delay in compliance with this CA/FO has been or will be caused by circumstances beyond the control of Respondents, the time for performance may be extended for the period of the delay resulting from the circumstances causing the delay. In such event, EPA will grant in writing an extension of time. An extension of the time for performing an obligation granted by EPA pursuant to this Paragraph shall not, of itself, extend the time for performing a subsequent obligation.

## **VI. SUBMISSIONS REQUIREMENTS**

55. All reports, notifications, documentation, submissions, and other

correspondence required to be submitted by this Order must be submitted to EPA electronically, to the extent possible. If electronic submittal is not possible, submissions may be made by certified mail (return receipt requested). The subject line of all email correspondence must include the facility name, docket number, and subject of the deliverable. All electronically submitted materials must be in final and searchable format, such as Portable Document Format (PDF) with Optical Character Recognition (OCR) applied. Electronic or mailed submissions shall be sent to the individuals identified below:

EPA Region 9 Enforcement and Compliance Assurance Division  
Attn: Jelani Shareem  
U.S. Environmental Protection Agency,  
ECAD-3-3 75 Hawthorne Street  
San Francisco, CA 94105  
[shareem.jelani@epa.gov](mailto:shareem.jelani@epa.gov)

and

EPA Region 9 Office of Regional Counsel  
Attn: Sarah Martinez  
U.S. Environmental Protection Agency (ORC 2-4)  
75 Hawthorne Street  
San Francisco, CA 94105  
[martinez.sarah@epa.gov](mailto:martinez.sarah@epa.gov)

56. All reports, notifications, documentation, and submissions must be signed by a duly authorized representative of each Respondent and shall include the following statement consistent with 40 C.F.R. § 144.32(d):

*I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that the qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the*

*information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.*

57. If Respondents find at any time after submitting information that any portion of that information is false or incorrect, the signee must notify EPA immediately. Knowingly submitting false information to EPA in response to this CA/FO may subject Respondents to criminal prosecution under Section 1423(b) of the SDWA, 42 U.S.C. § 300h-2(b), as well as 18 U.S.C. §§ 1001 and 1341.

58. Submissions required by this CA/FO shall be deemed submitted on the date they are sent electronically or on the date postmarked if sent by U.S. mail.

59. EPA may use any information submitted in accordance with this CA/FO in support of an administrative, civil, or criminal action against Respondents.

60. The information required to be submitted pursuant to this CA/FO is not subject to the approval requirements of the Paperwork Reduction Act of 1995, 44 U.S.C. § 3501 *et seq.*

## **VII. GENERAL PROVISIONS**

61. Full payment of the penalty as described in Section V.A., above, and full compliance with this CA/FO as described in Section V.B. shall only resolve Respondents' liability for federal civil penalties for the violations and facts alleged in Section IV of this CA/FO. Violation of this CA/FO shall be deemed a violation of the SDWA for purposes of Section 1423(b) of the SDWA, 42 U.S.C. § 300h-2(b).

62. The parties consent to service of this CA/FO by e-mail at the following

valid e- mail addresses:

[shareem.jelani@epa.gov](mailto:shareem.jelani@epa.gov) and [martinez.sarah@epa.gov](mailto:martinez.sarah@epa.gov) (for Complainant)

and

[andrealynn.hartsough@ucsf.edu](mailto:andrealynn.hartsough@ucsf.edu) and [paulhartsough@gmail.com](mailto:paulhartsough@gmail.com) (for Respondents)

63. This CA/FO, inclusive of all exhibits, appendices, and attachments, is the entire agreement between the Parties.

64. The provisions of this CA/FO shall apply to and be binding upon Respondents and their officers, directors, employees, and successors or assigns. Action or inaction of any persons, firms, contractors, employees, agents, or corporations acting under, through, or for Respondents shall not excuse any failure of Respondents to fully perform its obligations under this CA/FO except for extensions of time to complete such obligations provided by EPA pursuant to Paragraph 54.

65. Full compliance with this CA/FO does not in any manner affect the right of EPA or the United States to pursue appropriate injunctive relief or other equitable relief or criminal sanctions for any violation of law, except with respect to the claims described in Section IV that have been specifically resolved by this CA/FO.

66. This CA/FO is not a permit or modification of a permit and does not affect Respondents' obligations to comply with all federal, state, local laws, ordinances, regulations, permits, and orders. Issuance of, or compliance with, this CA/FO does not waive, extinguish, satisfy, or otherwise affect Respondents' obligation to comply with all applicable requirements of the SDWA, regulations promulgated thereunder, or any order or permit issued thereunder, except as specifically set forth herein.

67. EPA reserves any and all legal and equitable remedies available to enforce this CA/FO, as well as the right to seek recovery of any costs and attorneys' fees incurred by EPA in any actions against Respondents for noncompliance with this CA/FO.

68. Unless otherwise specified, the Parties shall each bear their own costs and attorney fees in this action.

69. This CA/FO may be executed and transmitted by facsimile, email, or other electronic means, and in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute an instrument. If any portion of this CA/FO is determined to be unenforceable by a competent court or tribunal, the Parties agree that the remaining portions shall remain in full force and effect.

70. The undersigned representative of each party certifies that he or she is duly and fully authorized to enter and ratify this CA/FO.

71. For purposes of the identification requirement of Section 162(f)(2)(A)(ii) of the Internal Revenue Code, 26 U.S.C. § 162(f)(2)(A)(ii), performance of Section V.B. is restitution or required to come into compliance with law.

#### **VIII. EFFECTIVE DATE**

72. Pursuant to 40 C.F.R. § 22.45, this CA/FO will be subject to public notice and comment at least forty (40) days prior to it becoming effective through the issuance of the final order by the Regional Judicial Officer.

73. The Parties acknowledge and agree that final approval by EPA of this CA/FO is subject to 40 C.F.R. § 22.45(c)(4), which sets forth requirements under which a person not a party to this proceeding may petition to set aside a consent agreement and


final order on the basis that material evidence was not considered.

74. In accordance with 40 C.F.R. §§ 22.18(b)(3) and 22.31(b), this CA/FO shall be effective on the date that the final order contained in this CA/FO, having been approved and issued by either the Regional Judicial Officer or Regional Administrator, is filed with the Regional Hearing Clerk.




**Consent Agreement and Final Order**  
**In the Matter of: Hale Nanea Apartment Complex**  
**Docket No. UIC-09-2025-0052**

**For Respondent(s)**

  
\_\_\_\_\_  
Paul Hartsough

3-26-2025  
Date:

  
\_\_\_\_\_  
Andrea Hartsough

Date: 4-9-2025

P11

**Consent Agreement and Final Order  
In the Matter of: Hale Nanea Apartment Complex  
Docket No. UIC-09-2025-0052**

**For Complainant, United States Environmental Protection Agency, Region 9:**

**AMY MILLER-**  
**BOWEN**

Digitally signed by  
AMY MILLER-BOWEN  
Date: 2025.04.28  
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Amy C. Miller-Bowen, Director  
Enforcement and Compliance Assurance Division  
U.S. Environmental Protection Agency, Region 9

75 Hawthorne Street  
San Francisco, California 94105

## CONSENT AGREEMENT AND FINAL ORDER

1. The foregoing Consent Agreement and this Final Order (Docket No. UIC-09-2025-0052) be entered;
2. Respondents pay an administrative civil penalty of \$51,723 to the Treasurer of the United States of America in accordance with the terms set forth in the Consent Agreement;
3. Respondents complete all Compliance Requirements in accordance with the terms set forth in Section V.B. of the Consent Agreement;
4. Respondents comply with all other requirements of the Consent Agreement.

This Consent Agreement and Final Order, as agreed to by the Parties, shall become effective on the date that it is filed with the Regional Hearing Clerk. This Final Order concludes this proceeding pursuant to 40 C.F.R. § 22.18, 22.31, and 22.45. IT IS SO ORDERED.

**BEATRICE  
WONG**

Digitally signed by  
BEATRICE WONG  
Date: 2025.06.13  
12:37:34 -0700'

**Date:**

Bea Wong  
Regional Judicial Officer, Region 9  
U.S. Environmental Protection Agency

### CERTIFICATE OF SERVICE

I certify that the original of the fully executed Consent Agreement and Final Order in the matter of Andrea Hartsough and Paul Hartsough (Docket No. UIC-09-2025-0052) was filed with Regional Hearing Clerk, U.S. EPA, Region IX, 75 Hawthorne Street, San Francisco, CA 94105, and that a true and correct copy of the same was served on the parties, via electronic mail, as indicated below:

**RESPONDENTS:**

Andrea Hartsough



Paul Hartsough



**COMPLAINANT:**

Julia Jackson, Assistant Regional Counsel  
United States Environmental Protection Agency  
Region IX – Office of Regional Counsel (ORC-2-4)  
75 Hawthorne Street  
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**Tu, Ponly** Digitally signed by Tu, Ponly  
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Ponly Tu  
Regional Hearing Clerk  
U.S. EPA – Region IX