



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region 7, 901 North 5th Street, Kansas City, KS 66101
EXPEDITED SETTLEMENT AGREEMENT

10 APR 28 AM 8:21

Docket Number: CWA-07-2010-0008, NPDES No.: MO-R109AX2

ENVIRONMENTAL PROTECTION
AGENCY-REGION VII
REGIONAL HEARING CLERK

Blue Springs Development, LLC ("Respondent") is a person," 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.

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

Respondent failed to comply with its National Pollutant Discharge Elimination System ("NPDES") storm water permit issued under Section 402 of the Act, 33 U.S.C. § 1342.

EPA finds, and Respondent admits, that Respondent is 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." Respondent neither admits nor denies the deficiencies specified in the Form.

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 \$2,800. Respondent consents to the assessment of this penalty, and waives 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).

Additionally, Respondent certifies, 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. Respondent shall submit a written report with this Agreement detailing the specific actions taken to correct the violations cited herein.

Respondent certifies that, within ten (10) days of receiving notice from EPA that the Agreement is effective thirty (30) days from the date it is signed by the Appropriate Official, Respondent shall submit a bank, cashiers or certified check, with case name and docket number noted, for the amount specified above payable to the "Treasurer, United States of America," via certified mail, to:

U.S. EPA
Fines and Penalties
Cincinnati Finance Center
PO Box 979077
St. Louis, MO 63197-9000

This Agreement settles EPA's civil penalty claims against Respondent for the Clean Water Act violation(s) specified in this Agreement. EPA does not waive its rights to take any enforcement action against Respondent 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.

This Agreement is binding on the parties signing below and effective thirty (30) days from the date it is signed by the Presiding Officer unless a petition to set aside the Order is filed by a commenter pursuant to Section 309(g)(4)(C) of the Act, 33 U.S.C. § 1319(g)(4)(C), and Part 22.

APPROVED BY EPA:

William A. Spratlin Date: 4/26/10
William A. Spratlin
Director
Water, Wetlands, and Pesticides Division

APPROVED BY RESPONDENT:

Blue Springs Development Two, LLC
Name (print): Blue Springs Development Three, Inc.
Its Manager
Title (print): President
Signature: [Signature] Date: 12-4-09

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:

Robert L. Patrick Date: Apr. 27, 2010
Robert L. Patrick
Regional Judicial Officer

Expedited Settlement Offer Worksheet
Deficiencies Form
Consult Instructions regarding eligibility criteria and procedures prior to use



MO-R109

1	LEGAL NAME AND MAILING ADDRESS OF OPERATOR	Blue Springs Development, LLC 4717 Central Kansas City, MO 64112	Telephone Number 816-777-3500	NPDES Permit Number MO-R109AX2
	2	LOCATION AND ADDRESS OF SITE	Adams Dairy Landing Intersection of Adams Dairy Pkwy & I-70 Blue Springs, MO 64014	Inspector Name: Inspector Agency: Entrance Interview Conducted: Exit Interview Conducted: Exit Interview given to: Exit Interview time:

FACILITY DESCRIPTION / CONTACT NAMES	
Name of Site Contact (ESO Worksheet recipient):	Brian Krouse
Name of Authorized Official (40 CFR 122.22):	Brian Krouse
Inspection Date:	07/13/2009
Start Construction Date:	11/01/2007
Estimated Completion Construction Date:	
If Unpermitted, Number of Months Unpermitted:	
Name of Receiving Water Body (Indicate whether 303(d) listed):	Unnamed tributary to Sni-A-Bar Creek
Acres Currently Disturbed Acres to be Disturbed in Whole Common Plan:	82.00 82.00
Has Operator Requested Rainfall Erosivity or TMDL Waiver per 44 CFR 122.26(b)(15)?	No

PERMIT COVERAGE	Notes	Citation Reference**	State Citation Reference***	R C A*	No. of Deficiencies	Dollar Amount	Total
3 Operator unpermitted for _____ months (# months unpermitted equals number of violations)		CWA 301	10 CSR 20-6.010		X	\$500.00	
SWPPP REVIEW							
4 SWPPP not prepared (If no SWPPP, leave elements 5 - 30 blank)		CGP 3.1.A	MOGP p.3(7)		X	\$5,000.00	
5 SWPPP prepared but prepared after construction start (# of months = # of violations)		CGP 3.1.A	MOGP p.3(7)		X	\$75.00	
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.		CGP 3.1.B	MOGP p.6(8)(h)		X	\$250.00	
7 SWPPP does not identify all operators for the project site and the areas of the site over which each operator has control		CGP 3.3.A	N/A				
8 SWPPP does not have site description, as follows:							
A Nature of activity in description		CGP 3.3.B.1	MOGP p.5(8)(a)		X	\$100.00	
B Intended sequence of major activities		CGP 3.3.B.2	MOGP p.5(8)(c)		X	\$100.00	
C Total disturbed acreage		CGP 3.3.B.3	MOGP p.5(8)(a)		X	\$100.00	
D General location map		CGP 3.3.B.4	MOGP p.5(8)(a)		X	\$100.00	
E Site map		CGP 3.3.C	MOGP p.5(8)(c)		X	\$500.00	
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 3.3.C.1-8	MOGP p.5(8)(c) & (d)		X	\$50.00	
G Location/description Industrial activities, like concrete or asphalt batch plants		CGP 3.3.D	N/A				
9 SWPPP does not:							
A Describe all pollution control measures (e.g. BMPs)		CGP 3.4.A	MOGP p.5(8)(d)		X	\$750.00	
B Describe sequence for implementation		CGP 3.4.A	MOGP p.5(8)(d)		X	\$250.00	
C Detail operator(s) responsible for implementation		CGP 3.4.A	N/A				
10 SWPPP does not describe interim stabilization practices		CGP 3.4.B	MOGP p.5(8)(d)		X	\$250.00	
11 SWPPP does not describe permanent stabilization practices		CGP 3.4.B	MOGP p.5(8)(d)		X	\$250.00	
12 SWPPP does not describe a schedule to implement stabilization practices		CGP 3.4.B	MOGP p.5(8)(d) & (f)		X	\$250.00	

32	Inspections not conducted by qualified personnel		CGP 3.10.D	MOGP p.7(10)		X	\$50.00	=	
33	All areas disturbed by construction activity or used for storage of materials and which exposed to precipitation not inspected		CGP 3.10.E	MOGP p.7(10)	1	X	\$50.00	=	\$50
34	All pollution control measures not inspected to ensure proper operation		CGP 3.10.E	MOGP p.7(10)	1	X	\$50.00	=	\$50
35	Discharge locations are not observed and inspected		CGP 3.10.E	MOGP p.7(10)	1	X	\$50.00	=	\$50
36	For discharge locations that are not accessible, nearby locations are not inspected		CGP 3.10.E	N/A					
37	Entrance/exit not inspected for off-site tracking		CGP 3.10.E	MOGP p.7(10)	1	X	\$50.00	=	\$50
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 including changes/updates to SWPPP and schedule/dates (count each omission under 38 as 1 violation)		CGP 3.10.G	MOGP p.7(10)		X	\$50.00	=	
39	Inspection reports not properly signed/certified (count each failure to sign/certify as 1 violation)		CGP 3.10.G	MOGP p.7(10)		X	\$50.00	=	

AVAILABILITY OF RECORDS

40	Sign/notice not posted		CGP 3.12.B	N/A					
	A Does not contain copy of complete NOI		CGP 3.12.B	N/A					
	B Location of SWPPP or contact person for scheduling viewing times where on-site location for SWPPP unavailable not noted on sign		CGP 3.12.B	N/A					

BEST MANAGEMENT PRACTICES

41	No velocity dissipation devices located at discharge locations or outfall channels to ensure non-erosive flow to receiving water		CGP 3.13.F	MOGP p.5(8)(c)		X	\$500.00	=	
42	Control measures are not properly:	900 feet of silt fence along Adam's Dairy Pkwy and behind trailer office; Concrete washout not designated.							
	A Selected, installed and maintained		CGP 3.13.A	MOGP p.5(7) & p.7(11)	2	X	\$500.00	=	\$1,000
	B Maintenance not performed prior to next anticipated storm event (count each failure to select, install, maintain each BMP as one violation)		CGP 3.6.B	N/A					
43	When sediment escapes the site, it is not removed at a frequency necessary to minimize off-site impacts	Track out significant onto RD Mize Road	CGP 3.13.B	MOGP P.3(5)	1	X	\$500.00	=	\$500
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.)	Construction debris and waste located throughout site; Failure to adequately store paints, solvents, petroleum products and petroleum waste products.	CGP 3.13.C	MOGP p.3(2)	2	X	\$500.00	=	\$1,000
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 3.13.D	MOGP p.6(8)(e)		X	\$500.00	=	
	*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 3.13.E.1	MOGP p.6(8)(g)		X	\$1,000.00	=	
	A Where sedimentation basin not attainable, smaller sediment basins, sediment traps, or erosion controls not implemented for downslope		CGP 3.13.E.2	MOGP p.6(8)(g)		X	\$1,000.00	=	
	B Sediment not removed from sediment basin or traps when design capacity reduced by 50% or more		CGP 3.6.C	N/A					
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 3.13.E.3	MOGP p.5(8)(b) & (c)		X	\$500.00	=	
	A Sediment not removed from sediment trap when design capacity reduced by 50% or more		CGP 3.6.C	N/A					

SMALL BUSINESS EVALUATION

48	<p>Is the Owner/Operator a Small Business?</p> <p>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.</p>						
Total Expedited Settlement:							\$2,800
<p>* Requires Corrective Action ** NPDES General Permit, 68 FR 39087, Issued by EPA on July 1, 2003, http://cfpub.epa.gov/npdes/stormwater/cgp.cfm *** Missouri State Operating Permit General Permit, Issued by MDNR on March 8, 2007 - http://www.dnr.mo.gov/env/wpp/permits/wpcpermits-stormwater.htm</p>							

IN THE MATTER OF Blue Springs Development Two, LLC, Respondent
Docket No. CWA-07-2010-0008

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing Expedited Settlement Agreement was sent this day in the following manner to the addressees:

Copy hand delivered to
Attorney for Complainant:

Sarah LaBoda
Assistant Regional Counsel
Region 7
United States Environmental Protection Agency
901 N. 5th Street
Kansas City, Kansas 66101

Copy by Certified Mail Return Receipt to:

Ms. Rita D'Agostino, General Counsel
Blue Springs Development Two, LLC
4717 Central
Kansas City, Missouri 64112

Dated: 4/28/10


Kathy Robinson
Hearing Clerk, Region 7