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BEFORE THE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

In the Matter of:)
)
GATEWAY PARKS LLC,)
LAZY J TAVERN,)
)
12000 North Horseshoe Bend Road)
Boise, Idaho,)
)
Respondent.)

DOCKET NO. CAA-10-2016-0060
CONSENT AGREEMENT

I. STATUTORY AUTHORITY

1.1. This Consent Agreement is issued under the authority vested in the Administrator of the U.S. Environmental Protection Agency ("EPA") by Section 113(d) of the Clean Air Act ("CAA"), 42 U.S.C. § 7413(d).

1.2. Pursuant to Section 113(d) of the CAA, 42 U.S.C. § 7413(d), and in accordance with the "Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties," 40 C.F.R. Part 22, EPA issues, and Gateway Parks LLC ("Respondent") agrees to issuance of, the Final Order attached to this Consent Agreement ("Final Order").

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II. PRELIMINARY STATEMENT

2.1. In accordance with 40 C.F.R. §§ 22.13(b) and 22.18(b), issuance of this Consent Agreement commences this proceeding, which will conclude when the Final Order becomes effective.

2.2. The Director of the Office of Compliance and Enforcement, EPA Region 10 ("Complainant") has been delegated the authority pursuant to Section 113(d) of the CAA, 42 U.S.C. § 7413(d), to sign consent agreements between EPA and the party against whom an administrative penalty for violations of the CAA is proposed to be assessed.

2.3. Part III of this Consent Agreement contains a concise statement of the factual and legal basis for the alleged violations of the CAA together with the specific provisions of the CAA and the implementing regulations that Respondent is alleged to have violated.

III. ALLEGATIONS

3.1. Pursuant to Section 112 of the CAA, 42 U.S.C. § 7412, EPA has adopted National Emission Standards for Hazardous Air Pollutants for asbestos, which are codified at 40 C.F.R. Part 61, Subpart M.

3.2. 40 C.F.R. § 61.145 applies to any person who is the owner or operator of a demolition or renovation activity.

3.3. Section 302(e) of the CAA, 42 U.S.C. § 7602(e), defines "person" as including, *inter alia*, a corporation.

3.4. 40 C.F.R. § 61.141 defines "owner or operator of a demolition or renovation activity" to include any person who owns, leases, operates, controls, or supervises the facility

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being demolished or renovated or any person who owns, leases, operates, controls, or supervises the demolition or renovation operation, or both.

3.5. 40 C.F.R. § 61.141 defines "demolition" as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.

3.6. 40 C.F.R. § 61.141 defines "facility" to include, *inter alia*, any institutional, commercial, public, industrial, or residential structure, installation, or building.

3.7. 40 C.F.R. § 61.145(b)(1) requires the owner or operator of a demolition activity to provide EPA with written notice of intent to demolish a facility.

3.8. Respondent is a "person" as defined in CAA § 302(e).

3.9. Respondent is the "owner" of the Lazy J Tavern Site, located at 12000 North Horseshoe Bend Road in Boise, Idaho.

3.10. The Lazy J Tavern Site is a "facility" as defined in 40 C.F.R. § 61.141.

3.11. On February 19, 2014, Respondent applied to, and received from, Ada County Development Services a permit to demolish and remove the existing buildings at the Lazy J Tavern Site in preparation for future developments.

3.12. An asbestos survey conducted in May 2014 at the Lazy J Tavern Site indicated the presence of asbestos in six of the eight buildings on the property.

3.13. "Demolition" activity of the facility occurred on at least one occasion between June 2014 and December 24, 2014, as defined in 40 C.F.R. § 61.141.

3.14. Respondent failed to provide EPA with written notice of intent to demolish the facility, in violation of 40 C.F.R. § 61.145(b)(1).

3.15. Under Section 113(d) of the CAA, 42 U.S.C. § 7413(d), and 40 C.F.R. Part 19, EPA may assess a civil penalty of not more than \$37,500 per day of violation.

IV. TERMS OF SETTLEMENT

4.1. Respondent admits the jurisdictional allegations of this Consent Agreement.

4.2. Respondent neither admits nor denies the specific factual allegations contained in this Consent Agreement.

4.3. As required by Section 113(e)(1) of the CAA, 42 U.S.C. § 7413(e)(1), EPA has taken into account the size of the business, the economic impact of the penalty on the business, Respondent's full compliance history and good faith efforts to comply, the duration of the violation as established by any credible evidence, payment by Respondent of penalties previously assessed for the same violation, the economic benefit of noncompliance, the seriousness of the violation, and such other factors as justice may require. After considering these factors, EPA has determined and Respondent agrees that an appropriate penalty to settle this action is \$10,000 (totaling \$10,025 with interest).

4.4. Respondent agrees to pay the total civil penalty set forth in Paragraph 4.3 according to the following schedule: an initial payment of \$5,000 within 30 days of the effective date of the Final Order, and a second and final payment of \$5,025, which includes \$25 in interest, within six months of the effective date of the CAFO.

4.5. Payment under this Consent Agreement and the Final Order may be paid by check (mail or overnight delivery), wire transfer, ACH, or online payment. Payment instructions are available at: <http://www2.epa.gov/financial/makepayment>. Payments made by a cashier's check

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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 979077
St. Louis, Missouri 63197-9000

Respondent must note on the check the title and docket number of this action.

4.6. Concurrently with payment, Respondent must serve photocopies of the check, or proof of other payment method, described in Paragraph 4.5 on the Regional Hearing Clerk and EPA Region 10 at the following addresses:

Regional Hearing Clerk
U.S. Environmental Protection Agency
Region 10, Mail Stop ORC-113
1200 Sixth Avenue, Suite 900
Seattle, Washington 98101
luna.teresa@epa.gov

John Pavitt
U.S. Environmental Protection Agency
Alaska Operations Office
222 W. 7th Avenue, MS-19
Anchorage, Alaska 99513
pavitt.john@epa.gov

4.7. If Respondent fails to pay either of the penalty payments assessed by this Consent Agreement and the Final Order in full by their specific due dates, the entire unpaid balance of penalty and accrued interest shall become immediately due and owing. If such a failure to pay occurs, Respondent may be subject to a civil action pursuant to Section 113(d)(5) of the CAA, 42 U.S.C. § 7413(d)(5), to collect the assessed penalty under the CAA. In any collection action, the validity, amount, and appropriateness of the penalty shall not be subject to review.

4.8. If Respondent fails to pay any portion of the penalty assessed by this Consent Agreement and the Final Order in full by its due date, Respondent shall be responsible for payment of the following amounts:

4.8.1. Interest. Any unpaid portion of the assessed penalty shall bear interest at the rate established pursuant to 26 U.S.C. § 6621(a)(2) from the effective date of the Final Order, provided, however, that no interest shall be payable on any portion of the assessed penalty that is paid within 30 days of the effective date of the Final Order contained herein.

4.8.2. Attorneys Fees, Collection Costs, Nonpayment Penalty. Pursuant to 42 U.S.C. § 7413(d)(5), should Respondent fail to pay the assessed penalty and interest on a timely basis, Respondent shall also be required to pay the United States' enforcement expenses, including but not limited to attorneys fees and costs incurred by the United States for collection proceedings, and a quarterly nonpayment penalty for each quarter during which such failure to pay persists. Such nonpayment penalty shall be ten percent of the aggregate amount of Respondent's outstanding penalties and nonpayment penalties accrued from the beginning of such quarter.

4.9. The penalty described in Paragraph 4.3, including any additional costs incurred under Paragraph 4.8, represents an administrative civil penalty assessed by EPA and shall not be deductible for purposes of federal taxes.

4.10. The undersigned representative of Respondent certifies that he or she is authorized to enter into the terms and conditions of this Consent Agreement and to bind Respondent to this document.

4.11. Except as described in Paragraph 4.8, each party shall bear its own costs and attorneys fees in bringing or defending this action.

4.12. Respondent expressly waives any right to contest the allegations contained in this Consent Agreement and to appeal the Final Order.

4.13. The provisions of this Consent Agreement and the Final Order shall bind Respondent and its agents, servants, employees, successors, and assigns.


4.14. Respondent consents to the issuance of any specified compliance or corrective action order, and to any stated permit action.

4.15. The above provisions in Part IV are STIPULATED AND AGREED upon by Respondent and EPA Region 10.

DATED:

3-21-16

FOR RESPONDENT:



RYAN NEPTUNE, President
Gateway Parks LLC

DATED:

3/24/2016

FOR COMPLAINANT:



EDWARD J. KOWALSKI, Director
Office of Compliance and Enforcement
EPA Region 10

1.4. This Final Order shall become effective upon filing with the Regional Hearing Clerk.

SO ORDERED this 28th day of March, 2016.



M. SOCORRO RODRIGUEZ
Regional Judicial Officer
EPA Region 10

BEFORE THE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

In the Matter of:)	DOCKET NO. CAA-10-2016-0060
)	
GATEWAY PARKS LLC,)	FINAL ORDER
LAZY J TAVERN,)	
)	
12000 North Horseshoe Bend Road)	
Boise, Idaho,)	
)	
Respondent.)	

1.1. The Administrator has delegated the authority to issue this Final Order to the Regional Administrator of EPA Region 10, who has redelegated this authority to the Regional Judicial Officer in EPA Region 10.

1.2. The terms of the foregoing Consent Agreement are ratified and incorporated by reference into this Final Order. Respondent is ordered to comply with the terms of settlement.

1.3. This Consent Agreement and this Final Order constitute a settlement by EPA of all claims for civil penalties under the CAA for the violations alleged in Part III of the Consent Agreement. In accordance with 40 C.F.R. § 22.31(a), nothing in this Final Order shall 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. This Final Order does not waive, extinguish, or otherwise affect Respondent's obligations to comply with all applicable provisions of the CAA and regulations promulgated or permits issued thereunder and any applicable implementation plan requirements.

Certificate of Service

The undersigned certifies that the original of the attached **CONSENT AGREEMENT AND FINAL ORDER, In the Matter of: Gateway Parks LLC, Docket No.: CAA-10-2016-0060**, 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:

Grace Hwang
U.S. Environmental Protection Agency
Region 10, Mail Stop ORC-113
1200 Sixth Avenue, 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:

Ryan Neptune
President
Gateway Parks LLC
3200 Mountain View Drive
Boise, Idaho 83704

DATED this 28 day of March, 2016.



TERESA LUNA
Regional Hearing Clerk
EPA Region 10

