

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION IX

75 Hawthorne Street San Francisco, CA 94105-3901

Priscilla Bailey, Managing Member Smith Waterhouse Family of Koloa - Old Koloa Town - LLC 149 Irving Street Watertown, MA 02472

SEP 1 4 2018

Subject:

Issuance of Consent Agreement and Final Order

Smith Waterhouse Family of Koloa - Old Koloa Town - LLC

EPA Docket No: UIC-09-2018-0006

Dear Ms. Bailey:

Enclosed please find the Consent Agreement and Final Order that has been issued with respect to the above referenced-matter. The U.S. Environmental Protection Agency Region IX Regional Judicial Officer has signed the Final Order and filed it with the Regional Hearing Clerk. The date it was filed by the Regional Hearing Clerk is the Effective Date of the Final Order. As stated in the Consent Agreement, your payment of \$81,549 is due within 30 days of the Effective Date.

Thank you for your prompt attention to this matter and your ongoing cooperation. If you have any questions, please contact me at (415) 972-3302.

Sincerely,

Roberto Rodriguez, Chief

Pesticides and Safe Drinking Water Enforcement

Enclosure

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION IX

75 Hawthorne Street San Francisco, California 94105

IN THE MATTER OF:) DOCKET NO. UIC-09-2018-0006
Smith Waterhouse Family of Koloa – Old Koloa Town – LLC, 149 Irving St., Watertown, MA 02472)) CONSENT AGREEMENT
Respondent.) AND FINAL ORDER
Proceedings under Section 1423(c) of the Saf Drinking Water Act, 42 U.S.C. § 300h-2(c).	e))

CONSENT AGREEMENT

I. AUTHORITIES AND PARTIES

- 1. The United States Environmental Protection Agency ("EPA" or "Complainant"), Region IX, and Smith Waterhouse Family of Koloa Old Koloa Town LLC ("SWFOK" or "Respondent") (collectively, the "Parties") agree to settle this matter and consent to the entry of this Consent Agreement and Final Order ("CA/FO"), which commences this proceeding in accordance with 40 C.F.R. §§ 22.13(b), 22.18(b)(2), and 22.45(b). Pursuant to 40 C.F.R. § 22.18(b)(3), this proceeding will conclude upon the issuance of a Final Order by the Regional Judicial Officer.
- 2. This is a civil administrative action instituted by EPA Region IX against Respondent pursuant to Section 1423(c) of the Safe Drinking Water Act ("SDWA"), 42 U.S.C. § 300h-2(c), for violations of the SDWA and the Underground Injection Control ("UIC") requirements set forth at 40 C.F.R. Part 144.
- 3. Complainant is the Director of the Enforcement Division, EPA Region IX. The Administrator of EPA delegated to the Regional Administrator of EPA Region IX the authority

to bring and settle this action under the SDWA. The Regional Administrator of EPA Region IX further delegated the authority to bring and sign a consent agreement settling this action under the SDWA to the Director of the Enforcement Division.

4. Respondent Smith Waterhouse Family of Koloa – Old Koloa Town – LLC is a Hawaii limited liability company. Its mailing address is 149 Irving Street, Watertown, Massachusetts 02472. Its agent's address is 2930 Kolepa Street, Koloa, Hawaii 96756.

II. APPLICABLE STATUTES AND REGULATIONS

- 5. Pursuant to Part C of the SDWA, 42 U.S.C. §§ 300h to 300h-8, EPA has promulgated regulations at 40 C.F.R. Part 144 establishing minimum requirements for UIC programs to prevent underground injection that endangers drinking water sources.
- 6. Per 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. This UIC program consists of the program requirements of 40 C.F.R. Parts 124, 144, 146, 147 (Subpart M), and 148.
- 7. "Underground injection" means the subsurface emplacement of fluids by well injection. 42 U.S.C. § 300h(d)(1); 40 C.F.R. § 144.3.
- 8. "Well injection" means the subsurface emplacement of fluids through a well. 40 C.F.R. § 144.3.
- 9. "Well" means, in relevant part, a dug hole whose depth is greater than the largest surface dimension. 40 C.F.R. § 144.3.
- 10. A "cesspool" is a "drywell," which in turn is a "well," as those terms are defined in 40 C.F.R. § 144.3.
- 11. "Large capacity cesspools" ("LCCs") 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." 40 C.F.R. § 144.81(2). 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 persons per day. *Id*.

- 12. UIC program regulations classify LCCs as Class V UIC injection wells. 40 C.F.R. § 144.80(e).
- 13. Class V UIC injection wells are considered a "facility or activity" subject to regulation under the UIC program. 40 C.F.R. § 144.3.
- 14. "Owner or operator" means the owner or operator of any "facility or activity" subject to regulation under the UIC program. 40 C.F.R. § 144.3.
- 15. The "owner or operator" of a Class V UIC 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]." 40 C.F.R. § 144.82.
- 16. Owners or operators of existing LCCs were required to have closed those LCCs no later than April 5, 2005. 40 C.F.R. §§ 144.84(b)(2), 144.88.
- 17. Pursuant to Section 1423(c)(1) of the SDWA, 42 U.S.C. § 300h-2(c)(1); 40 C.F.R. § 19.4, EPA may issue an administrative order either assessing a civil penalty of not more than \$22,363 per day per violation up to a maximum of \$279,536, or requiring compliance, or both, against any person who violates the SDWA or any requirement of an applicable UIC program.

III. ALLEGATIONS

- 18. Respondent is a company and thus qualifies as a "person" within the meaning of Section 1401(12) of the SDWA. 42 U.S.C. § 300f(12); 40 C.F.R. § 144.3.
- 19. In or about December 1995, Respondent acquired a commercial property located at 5400 Koloa Road, Koloa, Hawaii 96756 (the "Property") on the Island of Kauai.
- 20. Since at least April 5, 2005, the Property has contained at least two "cesspools," as defined at 40 C.F.R. § 144.3.

- 21. Since at least April 5, 2005, the cesspools referred to in Paragraph 20 have been non-residential and have had the capacity to serve twenty or more persons per day, and thus are considered LCCs, as defined at 40 C.F.R. § 144.81(2).
- 22. To date, Respondent has not closed the LCCs referred to in Paragraphs 20 and 21 in accordance with 40 C.F.R. §§ 144.84(b)(2) and 144.88.
- 23. Since at least April 5, 2005, Respondent "owned" and/or "operated" the LCCs located on the Property in violation of the requirement for owners and operators to close all LCCs set forth at 40 C.F.R. §§ 144.84(b)(2) and 144.88.

IV. SETTLEMENT TERMS

A. GENERAL PROVISIONS

- 24. For the purposes of this proceeding, Respondent (1) admits the jurisdictional allegations contained in this CA/FO, (2) neither admits nor denies the specific factual allegations contained in this CA/FO, (3) consents to the assessment of the penalty and to the issuance of the compliance and corrective action conditions specified in this CA/FO, and (4) waives any right to contest the allegations or to the right to appeal the Final Order accompanying this consent agreement. 40 C.F.R. § 22.18(b)(2).
- 25. Respondent also waives any and all remedies, claims for relief, and otherwise-available rights to judicial or administrative review that Respondent may have with respect to any issue of fact or law set forth in this CA/FO, including any right to judicial review under the SDWA or the Administrative Procedures Act, 5 U.S.C. §§ 701-706.
- 26. Respondent acknowledges and agrees to the terms of this CA/FO as the owner and/or operator of the LCCs.
- 27. This CA/FO, inclusive of all exhibits, appendices, and attachments, is the entire agreement between the Parties to resolve EPA's civil claims against Respondent for the alleged

violations of the SDWA identified in Section III of this CA/FO. Full compliance with this CA/FO, which includes (1) bringing the LCCs at the Property into compliance with the UIC requirements in accordance with 40 C.F.R. §§ 144.84(b)(2), 144.88(a), and 144.89(a) and in accordance with Section IV.B of this CA/FO; and (2) payment of an administrative civil penalty of \$81,549 in accordance with Section IV.B of this CA/FO, shall constitute full settlement of Respondent's liability for federal civil claims for the alleged SDWA violations identified in Section III of this CA/FO.

- 28. The provisions of this CA/FO shall apply to and be binding upon Respondent, its officers, directors, agents, servants, authorized representatives, employees, and successors or assigns. Action or inaction of any persons, firms, contractors, employees, agents, or corporations acting under, through, or for Respondent shall not excuse any failure of Respondent to fully perform its obligations under this CA/FO.
- 29. Issuance of this CA/FO does not in any manner affect the right of EPA to pursue appropriate injunctive or other equitable relief or criminal sanctions for any violations of law, except with respect to those claims that have been specifically resolved pursuant to Paragraph 27.
- 30. This CA/FO is not a permit or modification of a permit, and does not affect Respondent's obligation 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 Respondent's obligation to comply with all applicable requirements of the SDWA, regulations promulgated thereunder, and any order or permit issued thereunder, except as specifically set forth herein.
- 31. 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 Respondent for noncompliance with this CA/FO. A violation of this CA/FO shall be deemed a violation of the SDWA.

- 32. Unless otherwise specified, the Parties shall each bear their own costs and attorneys' fees incurred in this proceeding.
- 33. 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.
- 34. The undersigned representative of each party certifies that he or she is duly and fully authorized to enter into and ratify this CA/FO.

B. COMPLIANCE

- 35. 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, Respondent shall
 - a. By June 30, 2020, close the LCCs located at the Property 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;
 - b. For the installation and operation of the replacement system to receive wastes currently received by the LCCs, such as an on-site treatment plant or individual wastewater system ("IWS"), comply with HDOH requirements; and
 - c. Within twenty (20) days of closure of the last of the two LCCs, submit to EPA receipt of approval to operate any replacement system from HDOH, such as

an on-site treatment plant or IWS, and a description of how the LCCs were closed and who closed them, including copies of the Backfill Closure Reports and other approvals issued by HDOH.

36. Respondent shall submit quarterly status reports no later than the fifteenth day of every third month, beginning the fourth month following the Effective Date of this CA/FO.

These status reports shall describe the progress that has been made toward closure of the LCCs in accordance with Paragraph 35. Respondent shall submit quarterly status reports until Respondent's closure of the LCCs in accordance with Paragraph 35.

C. PENALTY

- 37. Respondent agrees to the assessment of a civil penalty in the amount of eighty-one thousand five-hundred forty-nine dollars (\$81,549).
- 38. Respondent shall pay the assessed penalty no later than thirty (30) days from the Effective Date of this CA/FO.
- 39. Respondent may pay the penalty by check (mail or overnight delivery), wire transfer, automated clearing house, or online payment. Payment instructions are available at http://www2.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 979077 St. Louis, Missouri 63197-9000

40. Respondent must provide a letter with evidence of the payment made pursuant to this CA/FO, accompanied by the title and docket number of this action, to EPA Region IX's Regional Hearing Clerk, Enforcement Division Compliance Officer, and Office of Regional

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Counsel attorney, via United States mail, at the following addresses:

Regional Hearing Clerk U.S. Environmental Protection Agency Region IX - Office of Regional Counsel 75 Hawthorne Street (ORC-1) San Francisco, CA 94105

Jelani Shareem, Enforcement Officer U.S. Environmental Protection Agency Region IX - Enforcement Division 75 Hawthorne Street (ENF-3-3) San Francisco, CA 94105

Nathaniel Boesch, Attorney-Advisor U.S. Environmental Protection Agency Region IX – Office of Regional Counsel 75 Hawthorne Street (ORC-2) San Francisco, CA 94105

- 41. In accordance with the Debt Collection Act of 1982 and 40 C.F.R. Part 13, interest, penalty charges, and administrative costs will be assessed against the outstanding amount that Respondent owes to EPA for Respondent's failure to pay the civil administrative penalty by the deadline specified in Paragraph 38.
 - a. Interest on delinquent penalties will be assessed at an annual rate that is equal to the rate of current value of funds to the United States Treasury (i.e., the Treasury tax and loan account rate) as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins. 40 C.F.R. § 13.11(a)(1).
 - b. A penalty charge will be assessed on all debts more than ninety (90) days delinquent. The penalty charge will be at a rate of 6% per annum and will be assessed monthly. 40 C.F.R. § 13.11(c).
 - Administrative costs for handling and collecting Respondent's overdue debt will be based on either actual or average cost incurred, and will include both direct and indirect costs. 40 C.F.R. § 13.11(b).

- 42. Failure to pay any civil administrative penalty by the deadline may also lead to any or all of the following actions:
 - a. EPA may refer the debt to a credit reporting agency, a collection agency, or to the Department of Justice for filing of a collection action in the appropriate United States District Court. 40 C.F.R. §§ 13.13-14, 13.33. In any such collection action, the validity, amount, and appropriateness of the assessed penalty and of this CA/FO shall not be subject to review.
 - b. The department or agency to which this matter is referred (e.g., the Department of Justice, the Internal Revenue Service) may assess administrative costs for handling and collecting Respondent's overdue debt in addition to EPA's administrative costs.
 - c. EPA may (i) suspend or revoke Respondent's licenses or other privileges; or (ii) suspend or disqualify Respondent from doing business with EPA or engaging in programs EPA sponsors or funds. 40 C.F.R. § 13.17.
- 43. Respondent shall tender any interest, handling charges, late penalty payments, and stipulated penalties in the same manner as described in Paragraphs 39 and 40.

D. STIPULATED PENALTIES

- 44. Respondent shall pay stipulated penalties in accordance with this Section for any violations of this CA/FO.
- 45. If Respondent fails to meet the LCC closure requirements set forth in Paragraph 35, Respondent agrees to pay the following amounts:
 - a. \$75 for each and every day for the first 90 days that Respondent fails to properly close the cesspools;
 - b. \$150 for each and every day from days 91 through 365 that Respondent fails to properly close the cesspools; and
 - c. \$250 for each and every day from day 366 and afterwards that Respondent fails to properly close the cesspools.

- 46. If Respondent fails to pay the assessed civil administrative penalty specified in Paragraph 37 by the deadline specified in Paragraph 38, Respondent agrees to pay a stipulated penalty of \$250 per day for each day the assessed penalty is late, in addition to the assessed penalty and other fees assessed pursuant to Paragraph 41.
- 47. If Respondent fails to timely submit any reports, including any of the quarterly status reports required by Paragraph 36, in accordance with the timelines set forth in this CA/FO, Respondent agrees to pay a stipulated penalty of \$100 for each day after the report was due until it submits the report.
- 48. Respondent agrees 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. Respondent will use the method of payment specified in Paragraphs 39 and 40, and agrees to pay interest, handling charges and penalties that accrue for late payment of the stipulated penalty in the same manner as set forth in Paragraphs 41 through 43.
- 49. Neither the demand for, nor payment of, a stipulated penalty relieves Respondent of its 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 in addition to or in lieu of assessing stipulated penalties and/or reduce or waive stipulated penalties due under this CA/FO.

E. FORCE MAJEURE

51. Respondent shall exercise its 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, Respondent or its attorney shall, within two (2) business days of the delay or within two (2) business days of Respondent's knowledge of the anticipated delay, whichever is earlier, notify EPA in writing, by email or overnight mail. Within fifteen (15) days

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thereafter, Respondent 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 Respondent from asserting any claim of *force majeure*.

- 52. 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 entirely beyond the control of Respondent, the time for performance may be extended for a period of no longer than 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.
- 53. EPA will not impose stipulated penalties for performance of a task during any time period covered by an extension of time for that task granted pursuant to Paragraph 52.

F. NOTICES

54. Respondent must send any written communications and/or submittals, including any requests for extensions of time to meet the compliance deadlines, to the following:

Jelani Shareem, Enforcement Officer U.S. Environmental Protection Agency Region IX - Enforcement Division 75 Hawthorne Street (ENF-3-3) San Francisco, CA 94105 shareem.jelani@epa.gov

Nathaniel Boesch, Attorney Advisor U.S. Environmental Protection Agency Region IX – Office of Regional Counsel 75 Hawthorne Street (ORC-2) San Francisco, CA 94105 boesch.nathaniel@epa.gov

For each written communication and/or submittal, Respondent shall identify the case name, the case Docket Number, and the paragraph and/or requirement of this CA/FO under which the submission is being made.

55. Respondent shall include the following signed certification made in accordance with 40 C.F.R. § 144.32(b) and (d) with all written communications required by this CA/FO:

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 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.

56. EPA must send any written communications to the following addresses:

Smith Waterhouse Family of Koloa - Old Koloa Town - LLC 2930 Kolepa Street Koloa, Hawaii 96756

IV. EFFECTIVE DATE

- 57. Pursuant to 40 C.F.R. § 22.45, the CA/FO will be subject to a thirty (30)-day public notice and comment period at least forty (40) days prior to it becoming effective through the issuance of the Final Order by the Regional Judicial Officer.
- 58. 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.
- 59. This CA/FO shall terminate only after Respondent has complied with all requirements of the CA/FO, including payment of any interest and late fees, and after EPA has issued a written notice of termination.

1	FOR THE CONSENTING PARTIES:		
2	FOR SMITH WATERHOUSE FAMILY OF KOLOA – OLD KOLOA TOWN – LLC		
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4	Prisalla a Baila Date: 7-11-18		
5	Name Managing Member Title Date: 7-11-18		
6	Title Title		
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1	FOR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY:	
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2	Kathleen H. Johnson Date: July 25, 2018	
3	Kathleen H. Johnson Director, Enforcement Division	
4	U.S. Environmental Protection Agency, Region IX	
5	75 Hawthorne Street San Francisco, CA 94105	
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	Of counsel:	
8	Nathaniel D. Boesch	
9	Attorney-Advisor	
10	Office of Regional Counsel U.S. Environmental Protection Agency, Region IX	
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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REGION IX

75 Hawthorne Street San Francisco, California 94105

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4	IN THE MATTER OF:)	DOCKET NO. UIC-09-2018-0006
5	Smith Waterhouse Family of Koloa – Old Koloa Town – LLC,	
6	149 Irving St., Watertown, MA 02472	FINAL ORDER
7	Respondent.	
8	Proceedings under Section 1423(c) of the Safe	
9	Drinking Water Act, 42 U.S.C. § 300h-2(c).	
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FINAL ORDER

The United States Environmental Protection Agency Region IX ("EPA") and Smith Waterhouse Family of Koloa – Old Koloa Town ("Respondent"), having entered into the foregoing Consent Agreement, and EPA having duly publicly noticed the Consent Agreement and Final Order,

IT IS HEREBY ORDERED THAT:

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- 1. The foregoing Consent Agreement and this Final Order (Docket No. UIC-09-2018-0006) be entered;
- Respondent close the LCCs in accordance with the terms set forth in Paragraph 35 of the Consent Agreement; and
- Respondent pay an administrative civil penalty of \$81,549 dollars to the Treasurer of the United States of America in accordance with the terms set forth in the Consent Agreement.

This Final Order is effective on the date that it is filed. This Final Order constitutes full adjudication of the allegations in the Consent Agreement entered into by the Parties in this proceeding.

Steven L. Jawgiel
Regional Judicial Officer
U.S. EPA, Region IX

Date: 09/13/18

CERTIFICATE OF SERVICE

FIRST CLASS MAIL - CERTIFIED
Tracking Numbers: 7015 0640 0001 1121 8212

Respondent Priscilla Bailey, Managing Member

SWFOK

149 Irving Street

Watertown, MA 02472

HAND DELIVERED

EPA Region IX Attorney: Nathaniel D. Boesch, Attorney Advisor

United States Environmental Protection Agency Region IX – Office of Regional Counsel (ORC-2)

75 Hawthorne Street San Francisco, CA 94105

Dated at San Francisco, California: Sept. 14, 2018

Steven Armsey

Regional Hearing Clerk

U.S. EPA, Region 9

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