



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 Hawthorne Street  
San Francisco, CA 94105

Certified Mail No. 7015 3010 0000 3883 7332  
Return Receipt Requested

Merdad Ali Zamani  
President  
Ali's Construction & Remodeling Inc.  
1011 S. De Anza Blvd.  
San Jose, CA 95129

AUG - 1 2019

Re: Consent Agreement and Final Order  
In the Matter of: Ali's Construction & Remodeling Inc.

Dear Mr. Zamani:

Enclosed please find the final executed Consent Agreement and Final Order (CA/FO) between the United States Environmental Protection Agency, Region 9, and Ali's Construction & Remodeling Inc.

Full compliance by Ali's Construction & Remodeling Inc. with the payment terms and completion of all actions enumerated in this CA/FO will close this case.

If you have any questions, please contact David Kim, in the Office of Regional Counsel, at (415) 972-3882.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Trombadore".

Claire Trombadore *for*  
Acting Assistant Director  
Enforcement and Compliance Assurance Division

Enclosures

SYLVIA QUAST  
Regional Counsel  
United States Environmental Protection Agency, Region IX

DAVID H. KIM  
Assistant Regional Counsel  
United States Environmental Protection Agency, Region IX  
75 Hawthorne Street  
San Francisco, California 94105  
(415) 972-3882

\*\* FILED \*\*  
01AUG2019 - 11:33AM  
U.S.EPA - Region 09

Attorneys for Complainant

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 HAWTHORNE STREET  
SAN FRANCISCO, CALIFORNIA 94105

_____	)	Docket No. TSCA-09-2019- <u>0059</u>
	)	
Ali's Construction & Remodeling Inc.	)	CONSENT AGREEMENT
	)	AND FINAL ORDER PURSUANT TO
	)	40 C.F.R. §§ 22.13 and 22.18
Respondent	)	
_____	)	

I. CONSENT AGREEMENT

The United States Environmental Protection Agency, Region IX ("EPA Region IX") and Ali's Construction & Remodeling Inc. ("Respondent") agree to settle this case initiated under the Toxic Substances Control Act ("TSCA" or the "Act"), 15 U.S.C. §§ 2601 *et seq.*, and consent to the entry of this Consent Agreement and Final Order ("CAFO"), which simultaneously commences and concludes this matter pursuant to 40 C.F.R. §§ 22.13 and 22.18.

### A. AUTHORITY AND PARTIES

1. This is a civil administrative action brought against Respondent pursuant to Section 16(a) of TSCA, 15 U.S.C. § 2615(a), and the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties and the Revocation/Termination or Suspension of Permits at 40 C.F.R. Part 22 for violations of Section 409 of TSCA, 15 U.S.C. § 2689, associated with Respondent's failure to comply with Section 402 of TSCA, 15 U.S.C. § 2682, and its implementing regulations promulgated at 40 C.F.R. Part 745, Subpart E.
2. The Complainant is the Assistant Director of the Toxics Branch, Enforcement and Compliance Assurance Division, EPA Region IX. The Administrator of EPA delegated to the Regional Administrator of EPA Region IX the authority to bring this action under TSCA. In turn, the Regional Administrator of EPA Region IX further delegated the authority to bring this action under TSCA to the Assistant Director of the Toxics Branch, Enforcement and Compliance Assurance Division.
3. Respondent is a California corporation whose principal offices are located at 1011 S. De Anza Boulevard, San Jose, California.

### B. STATUTORY AND REGULATORY BASIS

4. Pursuant to Section 402(a) and (c) of TSCA, 15 U.S.C. § 2682(a) and (c), 40 C.F.R. Part 745, Subpart E provides requirements for certification of individuals and firms engaged in lead-based paint activities and work practice standards for renovation, repair, and painting activities in target housing and child occupied facilities.
5. "Target housing" means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling. Section 401 of TSCA, 15 U.S.C. § 2681.
6. "Person" means any natural or judicial person including any individual, corporation, partnership, or association; any Indian Tribe, State, or political subdivision thereof; any

interstate body; and any department, agency, or instrumentality of the Federal Government. 40 C.F.R. § 745.83.

7. “Firm” means a company, partnership, corporation, sole proprietorship, or individual doing business, association, or other business entity; a Federal, State, Tribal, or local government agency; or a nonprofit organization. 40 C.F.R. § 745.83.
8. “Renovation” means the modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces, unless that activity is part of an abatement as defined by 40 C.F.R. § 745.223. The term renovation includes (but is not limited to): the removal, modification or repair of painted surfaces or painted components (e.g., modification of painted doors, surface restoration, window repair, surface preparation activity (such as sanding, scraping, or other such activities that may generate paint dust)); the removal of building components (e.g., walls, ceilings, plumbing windows); weatherization projects (e.g., cutting holes in painted surfaces to install blown-in insulation or to gain access to attics, planning thresholds to install weatherstripping), and interim controls that disturb painted surfaces. The term renovation does not include minor repair and maintenance activities. 40 C.F.R. § 745.83.
9. “Renovator” means an individual who either performs or directs workers who perform renovations. 40 C.F.R. § 745.83.
10. “Certified renovator” means a renovator who has successfully completed a renovator course accredited by EPA or an EPA-authorized State or Tribal program. 40 C.F.R. § 745.83.
11. Section 16(a) of TSCA, 15 U.S.C. § 2615(a), authorizes the assessment of a civil penalty not to exceed \$25,000 per day for each violation of Section 409 of TSCA, 15 U.S.C. § 2689. This statutory maximum civil penalty has been raised to \$39,873 per day for each violation that occurred after November 2, 2015 and assessed after January 15, 2019 pursuant to the Federal Civil Penalties Inflation Adjustment Act of 1990, 28 U.S.C.

§ 2461, as amended, and its implementing regulation, the Civil Monetary Penalty Inflation Adjustment Rule codified at 40 C.F.R. Part 19.

### C. ALLEGED VIOLATIONS

12. Respondent is a “person” as that term is defined at 40 C.F.R. § 745.83.
13. At all times relevant to this CAFO, Respondent was a “firm” as that term is defined at 40 C.F.R. § 745.83.
14. Between April 2017 and October 2017, Respondent performed “renovations,” as that term is defined at 40 C.F.R. § 745.83, for compensation at a residential property located at 18510 Ravenswood Drive in Saratoga, California.
15. At all times relevant to the CAFO, the residential property located at 18510 Ravenswood Drive in Saratoga, California was “target housing” as that term is defined at 40 C.F.R. § 745.83.
16. Firms performing renovations for compensation must distribute the EPA lead hazard information pamphlet to the owner of the affected residential unit no more than 60 days prior to the renovation. 40 C.F.R. § 745.84(a)(1).
17. At all times relevant to this CAFO, Respondent failed to distribute the EPA lead hazard information pamphlet to the property owner prior to the renovation of the property at 18510 Ravenswood Drive in Saratoga, California.
18. Respondent’s failure to distribute the EPA lead hazard information pamphlet to the property owner no more than 60 days prior to the renovation of the property at 18510 Ravenswood Drive in Saratoga, California, constitutes a single violation of 40 C.F.R. § 745.84(a)(1) and Section 409 of TSCA, 15 U.S.C. § 2689.
19. Firms performing renovations for compensation must retain and make available to EPA all records necessary to demonstrate compliance with 40 C.F.R. Part 745, Subpart E for a period of 3 years following completion of the renovation. 40 C.F.R. § 745.86(a).

20. Records that must be retained pursuant to 40 C.F.R. § 745.86(a) shall include documentation that a certified renovator was assigned to the project. 40 C.F.R. § 745.86(b)(6).
21. At all times relevant to this CAFO, Respondent failed to keep documentation that a certified renovator was assigned to the renovation at 18510 Ravenswood Drive in Saratoga, California.
22. Respondent's failure to keep documentation that a certified renovator was assigned to the renovation at 18510 Ravenswood Drive in Saratoga, California, constitutes a single violation of 40 C.F.R. § 745.86(b)(6) and Section 409 of TSCA, 15 U.S.C. § 2689.
23. Records that must be retained pursuant to 40 C.F.R. § 745.86(a) shall include documentation that a certified renovator provided on-the-job training for workers used on a renovation. 40 C.F.R. § 745.86(b)(6).
24. At all times relevant to this CAFO, Respondent failed to keep documentation that a certified renovator provided on-the-job training for workers used on the renovation at 18510 Ravenswood Drive in Saratoga, California.
25. Respondent's failure to keep documentation that a certified renovation provided on-the-job training for workers used on the renovation at 18510 Ravenswood Drive in Saratoga, California constitutes a single violation of 40 C.F.R. § 745.86(b)(6) and Section 409 of TSCA, 15 U.S.C. § 2689.
26. Records that must be retained pursuant to 40 C.F.R. § 745.86(a) shall include documentation that a certified renovator performed or directed workers who performed all of the tasks described in 40 C.F.R. § 745.85(a) for the renovation. 40 C.F.R. § 745.86(b)(6).
27. At all times relevant to this CAFO, Respondent failed to keep documentation that a certified renovator performed or directed workers who performed all of the tasks described in 40 C.F.R. § 745.85(a) for the renovation at 18510 Ravenswood Drive in Saratoga, California.

28. Respondent's failure to keep documentation that a certified renovator performed or directed workers who performed all of the tasks described in 40 C.F.R. § 745.85(a) for the renovation at 18510 Ravenswood Drive in Saratoga, California, constitutes a single violation of 40 C.F.R. § 745.86(b)(6) and Section 409 of TSCA, 15 U.S.C. § 2689.
29. Records that must be retained pursuant to 40 C.F.R. § 745.86(a) shall include documentation that a certified renovator performed the post-renovation cleaning verification described in 40 C.F.R. § 745.85(b) for the renovation. 40 C.F.R. § 745.86(b)(6).
30. At all times relevant to this CAFO, Respondent failed to keep documentation that a certified renovator performed the post-renovation cleaning verification described in 40 C.F.R. § 745.85(b) for the renovation at 18510 Ravenswood Drive in Saratoga, California.
31. Respondent's failure to keep documentation that a certified renovator performed the post-renovation cleaning verification described in 40 C.F.R. § 745.85(b) for the renovation at 18510 Ravenswood Drive in Saratoga, California, constitutes a single violation of 40 C.F.R. § 745.86(b)(6) and Section 409 of TSCA, 15 U.S.C. § 2689.
32. Firms performing renovations for compensation must obtain from EPA initial certification to perform renovations or dust sampling. 40 C.F.R. § 745.89(a).
33. At all times relevant to this CAFO, Respondent failed to obtain its initial certification from EPA to perform renovations or dust sampling.
34. Respondent's failure to obtain its initial certification to perform renovations or dust sampling at all times relevant to this CAFO constitutes a single violation of 40 C.F.R. § 745.89(a) and Section 409 of TSCA, 15 U.S.C. § 2689.
35. Firms performing renovations must ensure that a certified renovator is assigned to each renovation performed by the firm and discharges all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90. 40 C.F.R. § 745.89(d)(2).

36. At all times relevant to this CAFO, Respondent failed to ensure that a certified renovator was assigned who discharged all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90 for the renovation performed at 18510 Ravenswood Drive in Saratoga, California.
37. Respondent's failure to ensure that a certified renovator was assigned who discharged all of the certified renovator responsibilities identified in 40 C.F.R. § 745.90 for the renovation performed at 18510 Ravenswood Drive in Saratoga, California constitutes a single violation of 40 C.F.R. § 745.89(d)(2) and Section 409 of TSCA, 15 U.S.C. § 2689.

#### D. RESPONDENT'S ADMISSIONS

38. In accordance with 40 C.F.R. § 22.18(b)(2) and for the purpose of this proceeding, Respondent (i) admits that EPA has jurisdiction over the subject matter of this CAFO and over Respondent; (ii) neither admits nor denies the specific factual allegations contained in the CAFO; (iii) consents to any and all conditions specified in this CAFO, including the assessment of the civil administrative penalty under Section I.E of this CAFO; (iv) waives any right to contest the allegations contained in the CAFO; and (v) waives the right to appeal the proposed final order contained in this CAFO.

#### E. CIVIL ADMINISTRATIVE PENALTY

39. In settlement of the civil claims alleged in Section I.C of the CAFO, Respondent hereby consents to the assessment of a civil penalty in the amount of ELEVEN THOUSAND ONE HUNDRED THIRTY-ONE DOLLARS (\$11,131). The civil penalty shall be paid within thirty (30) days of the effective date of this CAFO, according to the terms of this CAFO. Payment shall be made by cashier's or certified check payable to the "Treasurer, United States of America," or paid by one of the other methods listed below and sent as follows:

Regular Mail:

U.S. Environmental Protection Agency  
Fines and Penalties  
Cincinnati Finance Center

P.O. Box 979077  
St. Louis, MO 63197-9000

Wire Transfers:

Wire transfers must be sent directly to the Federal Reserve Bank in New York City with the following information:

Federal Reserve Bank of New York  
ABA = 021030004  
Account = 68010727  
SWIFT Address = FRNYUS33  
33 Liberty Street  
New York, NY 10045  
Field Tag 4200 of the Fedwire message should read "D 68010727 Environmental Protection Agency"

Overnight Mail:

U.S. Bank  
1005 Convention Plaza  
Mail Station SL-MO-C2GL  
ATTN Box 979077  
St. Louis, MO 63101

ACH (also known as REX or remittance express):

Automated Clearinghouse (ACH) for receiving US currency  
PNC Bank  
808 17th Street, NW  
Washington, DC 20074  
ABA = 051036706  
Transaction Code 22 — checking  
Environmental Protection Agency  
Account 310006  
CTX Format

On Line Payment:

This payment option can be accessed from the information below:

[www.pay.gov](http://www.pay.gov)  
Enter "sfo l.1" in the search field  
Open form and complete required fields

If clarification regarding a particular method of payment remittance is needed, contact the EPA Cincinnati Finance Center at 513-487-2091.

The payment shall be accompanied by a transmittal letter identifying: (1) Respondent, (2) the case name, and (3) the case docket number. Concurrent with delivery of the payment of the penalty, Respondent shall send a copy of the check or notification that the payment has been made by one of the other methods listed above, including proof of the date payment was made, and transmittal letter to:

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

Max Weintraub  
Enforcement and Compliance Assurance Division (ENF-4-1)  
U.S. Environmental Protection Agency, Region IX  
75 Hawthorne Street  
San Francisco, CA 94105

40. Payment of the above civil administrative penalty shall not be used by Respondent or any other person as a tax deduction from Respondent's federal, state, or local taxes.
41. If Respondent fails to pay the civil administrative penalty specified in Paragraph 39 of this CAFO within 30 days of entry of this CAFO, then Respondent shall pay to EPA the stipulated penalty of FIVE HUNDRED DOLLARS (\$500.00) for each day the default continues, in addition to the assessed penalty upon written demand by EPA.
42. In addition, failure to pay the civil administrative penalty may lead to any or all of the following actions:
  - a. The debt being referred 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, 13.14, and 13.33. In any such collection action, the validity, amount, and appropriateness of the assessed penalty and of this CAFO shall not be subject to review.

- b. The debt being collected by administrative offset (i.e., the withholding of money payable by the United States to, or held by the United States for, a person to satisfy the debt the person owes the Government), which includes, but is not limited to, referral to the Internal Revenue Service for offset against income tax refunds. 40 C.F.R. Part 13, Subparts C and H.
- 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.
- d. In accordance with the Debt Collection Act of 1982 and 40 C.F.R. Part 13 interest, penalties 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 39. Interest 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). Penalty charges will be assessed monthly at a rate of 6% per annum. 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). In addition, if this matter is referred to another department or agency (e.g., the Department of Justice, the Internal Revenue Service), that department or agency may assess its own administrative costs, in addition to EPA's administrative costs, for handling and collecting Respondent's overdue debt.

#### F. RESPONDENT'S CERTIFICATION

43. In executing this CAFO, Respondent certifies that it is now in compliance with the federal regulations promulgated at 40 C.F.R. Part 745, Subpart E.

#### G. RETENTION OF RIGHTS

44. In accordance with 40 C.F.R. § 22.18(c), this CAFO only resolves Respondent's liability for federal civil penalties for the violations and facts specifically alleged in the CAFO. Nothing in this CAFO is intended to or shall be construed to resolve (i) any civil liability for violations of any provision of any federal, state, or local law, statute, regulation, rule, ordinance, or permit not specifically alleged in Section I.C of the CAFO; or (ii) any criminal liability. EPA specifically reserves any and all authorities, rights, and remedies available to it (including, but not limited to, injunctive or other equitable relief or criminal sanctions) to address any violation of this CAFO or any violation not specifically alleged in the CAFO.
45. This CAFO does not exempt, relieve, modify, or affect in any way Respondent's duty to comply with all applicable federal, state, and local laws, regulations, rules, ordinances, and permits.

#### H. ATTORNEYS' FEES AND COSTS

46. Each party shall bear its own attorneys' fees, costs, and disbursements incurred in this proceeding.

#### I. EFFECTIVE DATE

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

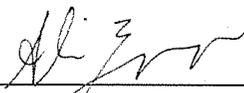
#### J. BINDING EFFECT

48. The undersigned representative of Complainant and the undersigned representative of Respondent each certifies that he or she is fully authorized to enter into the terms and conditions of this CAFO and to bind the party he or she represents to this CAFO.

49. This CAFO constitutes the entire agreement between the parties resolving this matter arising under TSCA.
50. The provisions of this CAFO shall apply to and be binding upon Respondent and its officers, directors, employees, agents, trustees, servants, authorized representatives, successors, and assigns.

FOR RESPONDENT ALI'S CONSTRUCTION & REMODELING INC.:

6/12/2019  
DATE

  
By: Merdad Ali Zamani  
Title: President  
Address: 1011 S. De Anza Boulevard  
San Jose, CA 95129

FOR COMPLAINANT EPA REGION IX:

7/23/19  
DATE

  
for  
Claire Trombadore  
Acting Assistant Director  
Toxics Branch  
Enforcement and Compliance Assurance Division (ENF-2)  
United States Environmental  
Protection Agency, Region IX  
75 Hawthorne Street  
San Francisco, California 94105

II. FINAL ORDER

EPA Region IX and Respondent having entered into the foregoing Consent Agreement,  
IT IS HEREBY ORDERED that this CAFO (Docket No. TSCA-09-2019-<sup>0059</sup>\_\_\_\_) be entered,  
and that Respondent shall pay a civil administrative penalty in the amount of ELEVEN  
THOUSAND ONE HUNDRED THIRTY-ONE DOLLARS (\$11,131), and otherwise comply  
with the terms and conditions set forth in the Consent Agreement. This CAFO shall become  
effective upon filing.

07/29/19  
DATE

  
\_\_\_\_\_  
STEVEN JAWGIEL  
Regional Judicial Officer  
United States Environmental Protection  
Agency, Region IX

Certificate of Service

I hereby certify <sup>that a copy of</sup> the attached Consent Agreement and Final Order was sent to Respondent by U.S. Certified Mail, Return Receipt Requested this 1<sup>st</sup> day of Aug 2019 to:

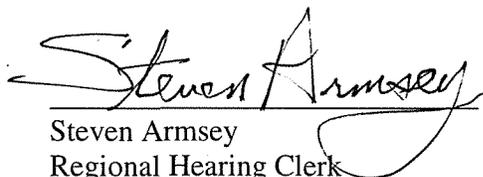
Merdad Ali Zamani  
President  
Ali's Construction & Remodeling Inc.  
1011 S. De Anza Blvd.  
San Jose, CA 95129

Certified Mail # 7015 3010 0000 3883 7332

I hereby certify a copy of the Consent Agreement and Final Order was delivered to the following Agency Attorney:

David Kim  
U.S. EPA, Region IX  
75 Hawthorne Street (ORC-2-1)  
San Francisco, CA 94105

Aug 1, 2019  
Date

  
Steven Armsey  
Regional Hearing Clerk  
U.S. EPA, Region IX  
75 Hawthorne Street (ORC-1)  
San Francisco, CA 94105