



# Oregon

Tina Kotek, Governor

Department of Environmental Quality  
Office of Compliance and Enforcement  
700 NE Multnomah Street, Suite 600  
Portland, OR 97232-4100  
(503) 229-5696  
FAX (503) 229-5100  
TTY 711

February 5, 2026

CERTIFIED MAIL: 9589 0710 5270 3236 6723 90

Airpark Development LLC  
c/o Weston Investment Co. LLC, Registered Agent  
2154 NE Broadway St, Ste. 200  
Portland, OR 97232

Re: Final Order and Stipulated Penalty Demand Notice  
Case No. WQ/401-NWR-2026-520

This letter is to inform you that the Department of Environmental Quality (DEQ) has issued you a Final Order and Stipulated Penalty Demand Notice for violations of the Mutual Agreement and Final Order (MAO) you signed with DEQ on March 20, 2023, in Case No. WQ/401-NWR-2021-120. Specifically, you failed to submit documentation by the deadline set forth in the MAO showing that you had implemented the Remedial Planting Plan.

As described in the MAO, upon receipt of a written notice from DEQ for any violation of the MAO you are required to pay stipulated penalties as prescribed in the MAO. This letter and the attached Order serve as notice that a violation occurred, the penalty for the violations is \$1,600, and is now due.

Your right to appeal the Order is outlined in the document as well as in the MAO.

If you have any questions about the attached Order please contact Emily Knobbe in DEQ's Office of Compliance and Enforcement at (971) 300-9770. Questions about compliance with the 401 WQC and Remedial Planting Plan should be directed to Shelley Tattam at (971) 276-9201.

Sincerely,

Erin Saylor, Manager  
Office of Compliance and Enforcement

cc: Shelley Tattam, Northwest Region  
Haley Teach, DEQ  
Theresa Burcsu, DEQ

BEFORE THE ENVIRONMENTAL QUALITY COMMISSION  
OF THE STATE OF OREGON

IN THE MATTER OF: ) FINAL ORDER AND STIPULATED  
AIRPARK DEVELOPMENT LLC ) PENALTY DEMAND NOTICE  
)  
Respondent. ) CASE NO. WQ-401-NWR-2026-520

I. FINDINGS OF FACT AND CONCLUSIONS

1. On March 20, 2023, Respondent and the Department of Environmental Quality (DEQ) entered into Mutual Agreement and Final Order No. WQ/401-NWR-2021-120 (the MAO).
2. Section II, Paragraph 3, of the MAO requires “Respondent must send documentation of [Remedial Planting] Plan implementation to: DEQ . . . by August 1, 2025.”
3. Respondent submitted the Remedial Planting Plan to DEQ on January 13, 2026.
4. Pursuant to Section I, Paragraph 9 of the MAO, “Respondent shall pay a civil penalty of \$1,600 for each day of each violation of this MAO until such violation is corrected.”
5. DEQ has elected to assess a single penalty of \$1,600 for Respondent’s violation of failing to timely submit the Remedial Planting Plan.

II. ORDER TO PAY CIVIL PENALTY

Based up on the foregoing FINDINGS OF FACTS and CONCLUSIONS, Respondent is hereby ORDERED TO: Pay a total civil penalty of \$1,600.

If you do not file a request for hearing as set forth in Section III below, please pay the penalty as follows:

Pay online with e-check (ACH) or Credit Card. Go to Your DEQ Online here: <https://ydo.oregon.gov>. Select Register Account or Login, then select Pay Invoices/Fees on your account dashboard. Enter the Reference Number and FIMS Account ID included on the attached payment slip. Note: US Bank charges a 2.3% convenience charge for credit card transactions. ACH payments have no additional charges.

Pay by check or money order: Make checks payable to “Department of Environmental Quality” and mail to the address on the enclosed payment slip. Please make sure to include the

1 payment slip with your check or money order.

2 III. NOTICE OF RIGHT TO REQUEST A CONTESTED CASE HEARING

3 You have a right to a contested case hearing on this Order and Demand for Payment of  
4 Stipulated Penalty. **As described in Section I, paragraph 9 of the MAO, the issue shall be**  
5 **limited to Respondent's compliance or non-compliance with the MAO.** DEQ must receive  
6 the written request for hearing **within 20 calendar days** from the date you receive this Final  
7 Order and Stipulated Penalty Demand Notice. If you have any affirmative defenses or wish to  
8 dispute any allegations of fact in this Order, you must do so in your request for hearing, as  
9 factual matters not denied will be considered admitted, and failure to raise a defense will be a  
10 waiver of the defense. (See OAR 340-011-0530 for further information about requests for  
11 hearing.) You must send your request to: **DEQ, Office of Compliance and Enforcement, 700**  
12 **NE Multnomah Street, Suite 600, Portland, Oregon 97232**, fax it to **503-229-6762** or email it  
13 to **DEQappeals@deq.oregon.gov**. An administrative law judge employed by the Office of  
14 Administrative Hearings will conduct the hearing, according to ORS Chapter 183, OAR Chapter  
15 340, Division 011 and OAR 137-003-0501 to 0700. You have a right to be represented by an  
16 attorney at the hearing, however you are not required to be. If you are an individual, you may  
17 represent yourself. If you are a corporation, partnership, limited liability company,  
18 unincorporated association, trust or government body, you must be represented by an attorney or  
19 a duly authorized representative, as set forth in OAR 137-003-0555.

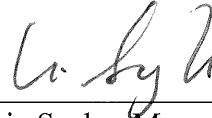
20 Active duty Service members have a right to stay proceedings under the federal Service  
21 Members Civil Relief Act. For more information contact the Oregon State Bar at 1-800-  
22 452-8260, the Oregon Military Department at 503-584-3571, or the nearest United States Armed  
23 Forces Legal Assistance Office through <http://legalassistance.law.af.mil>. The Oregon Military  
24 Department does not have a toll-free telephone number.

25 If you fail to file a request for hearing in writing within 20 calendar days of receipt of this  
26  
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1 Order, the Order will become a final order by default without further action by DEQ as per OAR  
2 340-011-0535(5). DEQ designates the relevant portions of its files, including information  
3 submitted by you, as the record for purposes of proving a prima facie case.  
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6  
7 2/5/2020

8 Date

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8 Erin Saylor, Manager  
9 Office of Compliance and Enforcement  
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Oregon Department of Environmental Quality  
 700 NE Multnomah Street, Suite 600  
 Portland, OR 97232-4100



State of Oregon  
**Department of Environmental Quality**

Phone: 503-229-5437  
 Fax: 503-229-5850

**CIVIL PENALTY - ORS 468.135(2)**

<b>DATE:</b>	February 5, 2026
<b>RESPONSE DATE*:</b>	April 16, 2026
<b>TOTAL PENALTY:</b>	\$1,600.00

Account Name:	AIRPARK DEVELOPMENT LLC		
Account Type:	Vendor/Organization/Company	Reference Number:	CPGFD2600073
SubSystem ID:	N/A	FIMS Acct. ID:	6783

**Penalty Summary**

Penalty Amount	Interest	Adjustment	Amount Paid	Total Penalty
\$ 1,600.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,600.00

\*This is the date the penalty is due if you do not exercise your right to appeal the attached order. Payment of this penalty is subject to the exercise of your options or right to appeal as described in the enclosed enforcement documents.

To Pay Online with ACH or Credit Card Visit <https://ydo.oregon.gov> and select 'Register Account'

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 PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



REFERENCE NO.	CPGFD2600073		
PAYCODE:	00401 7400 10040 74001 0500 000000 00		
FEE PROGRAM ID:	950	RESPONSE DATE:	April 16, 2026
FIMS ACCT. ID:	6783	TOTAL PENALTY DUE:	\$1600.00

AMOUNT ENCLOSED:

MAKE CHECK PAYABLE TO: Department of Environmental Quality

DEQ FINANCIAL SERVICES - LBX4244  
 PO BOX 4244  
 PORTLAND OR 97208-4244

Check this box if updated address information has been provided on the back of the form.

00401 7400 10040 74001 0500 000000 0095000067831CPGFD260007300001600004



State of Oregon  
Department of  
Environmental  
Quality

# State of Oregon Department of Environmental Quality

**CIVIL PENALTY - ORS 468.135(2)**

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## Penalty Detail

Transaction Date	Description	Amount
2/4/2026	2026-520 WQ-401-NWR-2026-520	\$1,600.00

### SFMS Agencies Use:

Trans Code	Treasury Fund	SFMS	Index	PCA (5)	Agency Object	Project #	Phase
723	00401	7400	10040	74001	0500	00000	00

## Address Changes

Please visit <https://ydo.oregon.gov> to update your mailing address online or provide the following information:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

# CERTIFICATE OF MAILING

I hereby certify that I served DEQ Case No. WQ/401-NWR-2026-520 upon:

9589 0710 5270 3236 6723 90

<b>U.S. Postal Service™</b>	
<b>CERTIFIED MAIL® RECEIPT</b>	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
OFFICIAL USE	
Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postmark Here	
Airpark Development LLC c/o Weston Investment Co. LLC, Registered Agent 2154 NE Broadway St, Ste.200 Portland, OR 97232	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

By mailing a true copy of the above by placing it in a sealed envelope, with postage prepaid at the DEQ/DAS mail services in Portland, Oregon on February 5, 2026

Isaac Griffith

Isaac Griffith, Case Coordinator

Office of Compliance & Enforcement

Department of Environmental Quality