



west virginia department of environmental protection

Division of Water and Waste Management
601 57th Street SE
Charleston, WV 25304
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Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
www.dep.wv.gov

**CONSENT ORDER
ISSUED UNDER THE
WATER POLLUTION CONTROL ACT
WEST VIRGINIA CODE, CHAPTER 22, ARTICLE 11**

TO: Allen Bell Properties, LLC
Edward Allen Bell
5521 Ohio River Rd
Pt Pleasant, WV 25550

DATE: November 3, 2015

ORDER NO.: 8480

INTRODUCTION

This Consent Order is issued by the Director of the Division of Water and Waste Management (hereinafter “Director”), under the authority of West Virginia Code, Chapter 22, Article 11, Section 1 et seq. to Allen Bell Properties, LLC (hereinafter “AB Properties”).

FINDINGS OF FACT

In support of this Order, the Director hereby finds the following:

1. AB Properties is conducting land disturbance activity at two sites, known as Eagle View - Phases II and III, near Charleston, Kanawha County, West Virginia.
2. On March 20, 2014, AB Properties applied for WV/NPDES permit coverage for construction activity at the Eagle View Phase III site that would disturb four (4) acres. AB Properties was assigned Registration No. WVR106989, but was not granted WV/NPDES permit coverage, because the application was not complete.
3. On April 10, 2014, August 27, 2014, September 16, 2015, and October 5, 2015, West Virginia Department of Environmental Protection (WVDEP) personnel requested technical corrections from AB Properties concerning its incomplete WV/NPDES permit application.
4. On September 30, 2014, AB Properties was issued WV/NPDES General Permit No. WV0115924, Registration No. WVR107009, for the Eagle View - Phase II site.

5. On April 22, 2015, WVDEP personnel conducted an inspection of the facility. During the inspection, a violation of the following section of WV/NPDES Permit No. WVR107009 was observed and documented:
 - a. Section G.4.e.2.A.i- AB Properties failed to temporary seed and mulch all areas where construction activities had ceased for more than seven (7) days at the Eagle View Phase II site.

As a result of the aforementioned violation, Notice of Violation (NOV) No. I15-20-300-MBC was issued to AB Properties.

6. On August 20, 2015, WVDEP personnel conducted an inspection of the facilities. During the inspection, violations of the following sections of WV State Code, WV Legislative Rule, and AB Properties' WV/NPDES Permit No. WVR107009 were observed and documented:
 - a. 22-11-8 and 47CSR10 Section 3.1-AB Properties failed to obtain a WV/NPDES permit prior to commencing construction activity with land disturbance greater than one (1) acre at the Eagle View Phase III site.
 - b. Section D.1-AB Properties failed to operate and maintain all erosion control devices at the Eagle View Phase II site. Sumps were full of sediment deposits and nearing their holding capacities, and stormwater was eroding under wattles, rendering them ineffective.

As a result of the aforementioned violations, NOV Nos. I15-20-311-MBC and I15-20-313-MBC were issued to AB Properties.

7. On October 19, 2015, WVDEP personnel determined that AB Properties' WV/NPDES permit application was administratively complete, and the application was approved.

ORDER FOR COMPLIANCE

Now, therefore, in accordance with Chapter 22, Article 11, Section 1 et seq. of the West Virginia Code, it is hereby agreed between the parties, and ORDERED by the Director:

1. AB Properties shall immediately take all measures to initiate compliance with all pertinent laws and rules.
2. Within fifteen (15) days of the effective date of this Order, AB Properties shall submit for approval a proposed plan of corrective action and schedule, outlining action items and completion dates for how and when AB Properties will achieve compliance with all pertinent laws and rules. The plan of corrective action shall make reference to Order No. 8480. The plan of corrective action shall be submitted to:

**WVDEP Environmental Inspector Supervisor
SW Regional Environmental Enforcement Office
PO Box 662
Teays, WV 25569**

A copy of this plan shall be submitted to:

**Chief Inspector
Environmental Enforcement - Mail Code #031328
WVDEP
601 57th Street SE
Charleston, WV 25304**

Upon approval, the plan of corrective action and schedule shall be incorporated into and become part of this Order, as if fully set forth herein. Failure to submit an approvable plan of corrective action and schedule or failure to adhere to the approved schedule is a violation of this Order.

3. Because of AB Properties' West Virginia Code, Legislative Rule and permit violations, AB Properties shall be assessed a civil administrative penalty of six thousand six hundred thirty dollars (\$6,630) to be paid to the West Virginia Department of Environmental Protection for deposit in the Water Quality Management Fund within thirty (30) days of the effective date of this Order. Payments made pursuant to this paragraph are not tax-deductible for purposes of State or federal law. **Payment shall include a reference to the Order No. and shall be mailed to:**

**Chief Inspector
Environmental Enforcement - Mail Code #031328
WV-DEP
601 57th Street SE
Charleston, WV 25304**

OTHER PROVISIONS

1. AB Properties hereby waives its right to appeal this Order under the provisions of Chapter 22, Article 11, Section 21 of the Code of West Virginia. Under this Order, AB Properties agrees to take all actions required by the terms and conditions of this Order and consents to and will not contest the Director's jurisdiction regarding this Order. However, AB Properties does not admit to any factual and legal determinations made by the Director and reserves all rights and defenses available regarding liability or responsibility in any proceedings regarding AB Properties other than proceedings, administrative or civil, to enforce this Order.
2. The Director reserves the right to take further action if compliance with the terms and conditions of this Order does not adequately address the violations noted herein and reserves all rights and defenses which he may have pursuant to any legal authority, as well as the right to raise, as a basis for supporting such legal authority or defenses, facts other than those contained in the Findings of Fact.
3. If any event occurs which causes delay in the achievement of the requirements of this Order, AB Properties shall have the burden of proving that the delay was caused by circumstances beyond its reasonable control which could not have been overcome by due diligence (i.e., force majeure). Force majeure shall not include delays caused or

contributed to by the lack of sufficient funding. Within three (3) working days after AB Properties becomes aware of such a delay, notification shall be provided to the Director/Chief Inspector and AB Properties shall, within ten (10) working days of initial notification, submit a detailed written explanation of the anticipated length and cause of the delay, the measures taken and/or to be taken to prevent or minimize the delay, and a timetable by which AB Properties intends to implement these measures. If the Director agrees that the delay has been or will be caused by circumstances beyond the reasonable control of AB Properties (i.e., force majeure), the time for performance hereunder shall be extended for a period of time equal to the delay resulting from such circumstances. A force majeure amendment granted by the Director shall be considered a binding extension of this Order and of the requirements herein. The determination of the Director shall be final and not subject to appeal.

4. Compliance with the terms and conditions of this Order shall not in any way be construed as relieving AB Properties of the obligation to comply with any applicable law, permit, other order, or any other requirement otherwise applicable. Violations of the terms and conditions of this Order may subject AB Properties to additional penalties and injunctive relief in accordance with the applicable law.
5. The provisions of this Order are severable and should a court or board of competent jurisdiction declare any provisions to be invalid or unenforceable, all other provisions shall remain in full force and effect.
6. This Order is binding on AB Properties, its successors and assigns.
7. This Order shall terminate upon AB Properties' notification of full compliance with the "Order for Compliance" and verification of this notification by WVDEP.


 Edward Allen Bell
 Allen Bell Properties, LLC

11/12/15
 Date

Public Notice begin:

 Date

Public Notice end:

 Date

 Scott G. Mandirola, Director
 Division of Water and Waste Management

RECEIVED

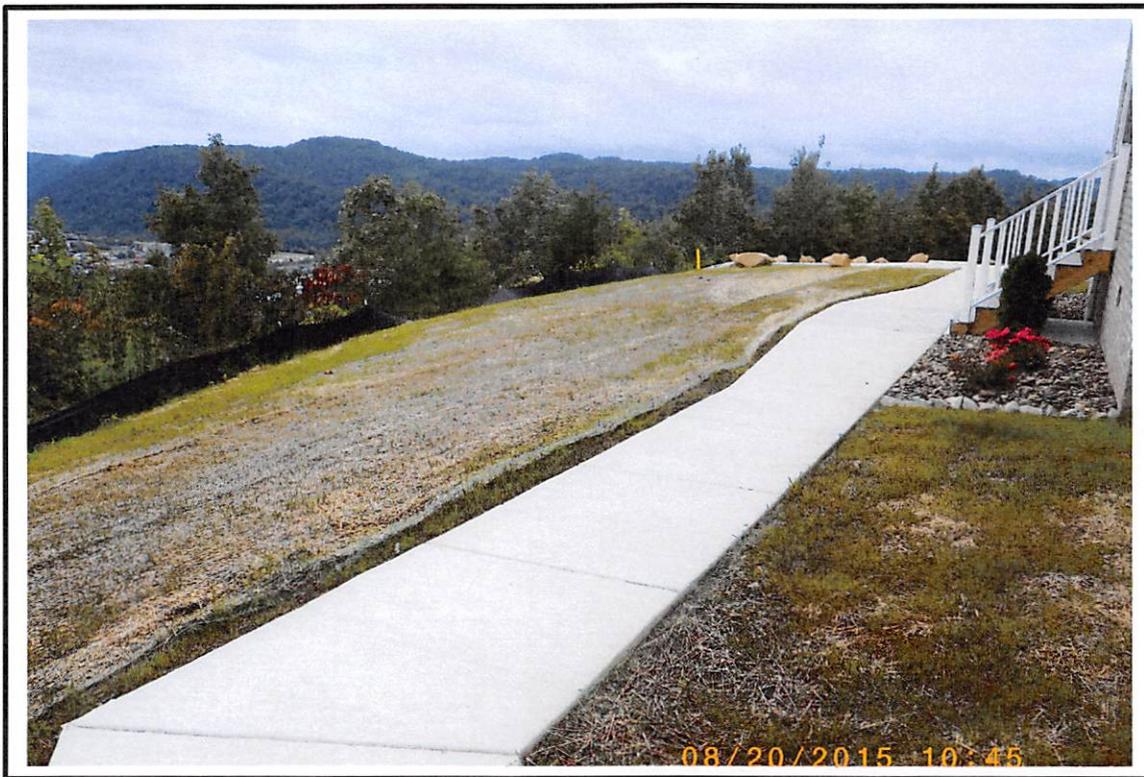
NOV 13 2015

ENVIRONMENTAL
 ENFORCEMENT

Photo Attachment



8/20/2015 – Silt fence along the perimeter. This area has been permanently seeded



8/20/2015 – Area that has been seeded with silt fence along the perimeter. Silt fence needs to be repaired.

Photo Attachment



8/20/2015- Silt fence is disrepair. Area has been seeded and mulched.



8/20/2015- Area has been seeded and mulched. Silt fence installed along the perimeter.

Photo Attachment



8/20/2015- Area that had recently been disturbed. No seed/mulch installed. Wattles installed along the perimeter.



8/20/2015- Area that has recently seeded. Wattles installed along the perimeter.

Photo Attachment



8/20/2015- Slope with wattles installed. Slope has dense vegetative cover.



8/20/2015- Stabilized diversion leaving the area.

Photo Attachment



8/20/2015- Stabilized diversions directing flow to the detention pond.



8/20/2015- Stabilized discharge from the detention pond

Photo Attachment



8/20/2015- Wattles installed along slope. Seed and matting installed on the slope.

Base Penalty Calculation

(pursuant to 47CSR1-6.1)

Responsible Party: Allen Bell Properties, LLC **Receiving Stream:** unnamed trib of Campbells Creek/ Kanawha River.

Treatment System Design Maximum Flow: MGD

Treatment System Actual Average Flow: MGD (if known)

Enter FOF# and rate each finding as to Potential and Extent.

1)	Potential for Harm Factor	Factor Range	FOF#											
			5a	6a	6b									
a)	Amount of Pollutant Released	1 to 3	1	1	1									
b)	Toxicity of Pollutant	0 to 3	1	1	1									
c)	Sensitivity of the Environment	0 to 3	1	1	1									
d)	Length of Time	1 to 3	1	1	1									
e)	Actual Exposure and Effects thereon	0 to 3	1	1	1									
Average Potential for Harm Factor			1	1	1	No								
2)	Extent of Deviation Factor	Factor Range												
	Degree of Non-Compliance	1 to 3	3	3	3									

Potential for Harm Factors:

- 1)c - Sensitivity of the Environment Potentially Affected (0 for "dead" stream)
- 1)d - Length of Time of Violation
- 1)e - Actual Human/Environmental Exposure and Resulting Effects thereon

Examples/Guidance:

Note: Rate as 1 for Minor, 2 for Moderate and 3 for Major. Rate as 0 if it does not apply.

Minor = exceedance of permit limit by <=40% for Avg. Monthly or <=100% for Daily Max., exceed numeric WQ standard by <= 100%, or report doesn't contain some minor information.

Moderate = exceedance of permit limit by >= 41% and <= 300% for Avg. Monthly , >= 101% and <= 600% for Daily Max., exceed numeric WQ standard by >= 101% and <= of 600% or report doesn't fully address intended subject matter.

Major = exceedance of permit limit by >= 301% for Avg. Monthly, >= 601% for Daily Max., exceed numeric WQ standard by >= 601%, failure to submit a report, failure to obtain a permit, failure to report a spill, etc. Note that a facility in SNC should be rated as major for length of time and degree of non-compliance.

Narrative WQ standard violations - case-by-case.

Penalty Adjustment Factors

(pursuant to 47CSR1-6.2)

Penalty Adjustment Factor

6.2.b.1 - Degree of or absence of willfulness and/or negligence - 0% to 30% increase
 6.2.b.4 - Previous compliance/noncompliance history - 0% to 100% increase - based upon review of last three (3) years - Warning = maximum of 5% each, N.O.V. = maximum of 10% each, previous Order = maximum of 25% each - Consistent DMR violations for <1 year = 10% maximum, for >1 year but <2 years = 20% maximum, for >2 years but <3 years = 30% maximum, for >3 years = 40 % maximum

6.2.b.6 - Economic benefits derived by the responsible party (increase to be determined)

6.2.b.7 - Public Interest (increase to be determined)

6.2.b.8 - Loss of enjoyment of the environment (increase to be determined)

6.2.b.9 - Staff investigative costs (increase to be determined)

6.2.b.10 - Other factors

Size of Violator: 0 - 50% decrease

NOTE: This factor is not available to discharges that are causing a water quality violation. This factor does not apply to a commercial or industrial facility that employees or is part of a corporation that employees more than 100 individuals.

Avg. Daily WW Discharge Flow (gpd)	% Reduction Factor
< 5,000	50
5,000 to 9,999	40
10,000 to 19,999	30
20,000 to 29,999	20
30,000 to 39,999	10
40,000 to 99,999	5
> 100,000	0

Additional Other factors to be determined for increases or decreases on a case-by-case basis.

Public Notice Costs (cost for newspaper advertisement)

6.2.b.2 - Good Faith - 10% decrease to 10% increase

6.2.b.3 - Cooperation with the Secretary - 0% to 10% decrease

6.2.b.5 - Ability to pay a civil penalty - 0% to 100% decrease

Base Penalty Adjustments

(pursuant to 47CSR1-6.2)

Penalty Adjustment Factor	% Increase	% Decrease	Base Penalty Adjustments
6.2.b.1 - Willfulness and/or negligence -	10		\$600
6.2.b.4 - Compliance/noncompliance history			\$0
6.2.b.6 - Economic benefits - (flat monetary increase)	\$0		\$0
6.2.b.7 - Public Interest - (flat monetary increase)			\$0
6.2.b.8 - Loss of enjoyment - (flat monetary increase)			\$0
6.2.b.9 - Investigative costs - (flat monetary increase)			\$0
6.2.b.10 - Other factors (size of violator)			\$0
6.2.b.10 - Additional Other Factors - Increase (flat monetary increase)			\$0
6.2.b.10 - Additional Other Factors - Decrease (flat monetary decrease)			\$0
Public Notice Costs (flat monetary increase)	\$30		\$30
6.2.b.2 - Good Faith - Increase			\$0
6.2.b.2 - Good Faith - Decrease			\$0
6.2.b.3 - Cooperation with the Secretary			\$0
6.2.b.5 - Ability to Pay			\$0
Penalty Adjustments			\$630
Penalty =			\$6,630

Estimated Economic Benefit Item	Estimated Benefit (\$)
Monitoring & Reporting	
Installation & Maintenance of Pollution Control Equipment	
O&M expenses and cost of equipment/materials needed for compliance	
Permit Application or Modification	
Competitive Advantage	
Estimated Economic Benefit	\$0
Comments: Economic benefit not warranted.	