

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

IN THE MATTER OF )
ENGLER REI, LLC ) ORDER 24-XXX-CLD
PARADISE FOUND LUXURY RV RESORT & MARINA )
THEODORE, T7S, R1E, S9 )
MOBILE COUNTY, ALABAMA )
NPDES REGISTRATION NO. ALR10C1TZ )

PREAMBLE

This Special Order by Consent is made and entered into by the Alabama Department of Environmental Management (hereinafter "Department" or "ADEM") and Engler REI, LLC (hereinafter "Operator") pursuant to the provisions of the Alabama Environmental Management Act, Ala. Code §§ 22-22A-1 to 22-22A-16, as amended, the Alabama Water Pollution Control Act (hereinafter "AWPCA"), Ala. Code §§ 22-22-1 to 22-22-14, as amended, and the regulations promulgated pursuant thereto, and § 402 of the Federal Water Pollution Control Act, 33 U.S.C. § 1342, as amended.

STIPULATIONS

- 1. The Operator is a Limited Liability Company (LLC) that is registered with the Alabama Secretary of State's Office which is constructing the commercial development, Paradise Found Luxury RV Resort and Marina (hereinafter "Facility") located in T7S, R1E, S9, in Theodore, Mobile County, Alabama. Sediment and other pollutants in stormwater runoff from the Facility have the potential to discharge and/or have discharged to Fowl River, a water of the State.
2. The Department is a duly constituted department of the State of Alabama pursuant to Ala. Code §§ 22-22A-1 to 22-22A-16, as amended.
3. Pursuant to Ala. Code § 22-22A-4(n), as amended, the Department is the State Agency responsible for the promulgation and enforcement of the water pollution control regulations in accordance with the Federal Water Pollution Control Act, 33 U.S.C. §§ 1251 to 1387, as amended. In addition, the Department is authorized to administer and enforce the provisions of the AWPCA, Ala. Code §§ 22-22-1 through 22-22-14, as amended.

4. The following references and acronyms are used in this Consent Order and, when used, shall have the meaning of the name or title referenced below.

BMPs	Best Management Practices
CBMPP	Construction Best Management Practices Plan
NTUs	Nephelometric Turbidity Units
NOI	Notice of Intent
NOV	Notice of Violation
NPDES	National Pollutant Discharge Elimination System
QCP	ADEM-recognized Qualified Credentialed Professional

5. Pursuant to ADEM Admin. Code rs. 335-6-12-.05(1) and 335-6-12-.11(1), the Operator is required to register for and obtain NPDES coverage prior to commencing and/or continuing regulated disturbance activities.

6. On December 16, 2021, the Operator submitted to the Department a NOI requesting NPDES coverage under NPDES General Permit ALR10000 (hereinafter "Permit") for regulated disturbance activities and discharges of treated stormwater from the Facility. The Department granted registration AL10C1TZ to the Operator on January 5, 2022.

7. Pursuant to Part III. A. of the Permit, the Permittee shall design, install, and maintain effective erosion control and sediment controls, appropriate for site conditions. Sediment control measures, erosion control measures, and other site management practices must be properly selected based on site-specific conditions, must meet or exceed the technical standards outlined in the Alabama Handbook For Erosion Control, Sediment Control, And Stormwater Management On Construction Sites And Urban Areas published by the Alabama Soil and Water Conservation Committee (hereinafter the "Alabama Handbook") and the site-specific CBMPP prepared in accordance with Part III. E.

8. Pursuant to Part III. E. of the Permit, construction activity may not commence until a CBMPP has been prepared in a format acceptable to the Department and certified by a QCP as adequate to meet the requirements of this Permit. The Permittee shall properly implement and regularly maintain the controls, practices, devices, and measures specified in the CBMPP.

9. During the inspection of the Facility on May 31, 2022, the Department observed and documented that, although NPDES construction activity had commenced and was continuing,

the Operator had not properly implemented and maintained effective BMPs in violation of Parts III. A. and E. of the Permit.

10. Pursuant to Part III. I. of the Permit, the operator shall promptly take all reasonable steps to remove, to the maximum extent practical, pollutants deposited offsite or in any waterbody or stormwater conveyance structure.

11. During the inspection of the Facility on May 31, 2022, the Department observed and documented pollutants deposited offsite in wetlands and State Waters in violation of Part III. I. of the Permit.

12. On June 13, 2022, a NOV was sent to the Operator by the Department as a result of May 31, 2022, inspection. The NOV notified the Operator of deficiencies documented at the Facility, and required the Operator to submit to the Department, within ten (10) days of receipt of the NOV, a report prepared by a QCP showing steps that were taken at the Facility to correct the noted violations. The required report was received by the Department on June 21, 2022.

13. During the inspection of the Facility on July 12, 2023, the Department observed and documented that, although NPDES construction activity had commenced and was continuing, the Operator had not properly implemented and maintained effective BMPs in violation of Parts III. A. and E. of the Permit.

14. During the inspection of the Facility on July 12, 2023, the Department observed and documented pollutants deposited offsite in wetlands and State Waters in violation of Part III. I. of the Permit.

15. On July 17, 2023, a NOV was sent to the Operator by the Department as a result of July 12, 2023, inspection. The NOV notified the Operator of deficiencies documented at the Facility, and required the Operator to submit to the Department, within ten (10) days of receipt of the NOV, a report prepared by a QCP showing steps that were taken at the Facility to correct the noted violations within ten (10) days of receipt of the NOV. The required report was received by the Department on July 25, 2023.

16. During the inspection of the Facility on January 25, 2024, the Department observed

and documented that, although NPDES construction activity had commenced and was continuing, the Operator had not properly implemented and maintained effective BMPs in violation of Parts III. A. and E. of the Permit.

17. Pursuant to Part I. D. 11. of the Permit, the Permittee is not authorized to discharge stormwater where the turbidity of such discharge will cause or contribute an increase turbidity of the receiving water by more than 50 NTU's above background.

18. During the January 25, 2024 inspection, the Department observed and documented that the Operator had caused and contributed to a substantial visible contrast with the natural appearance of the receiving water and caused or contributed to an increased turbidity of the receiving water by more than 50 NTU's above background, in violation of Parts I. D. 10. and 11. of the Permit.

19. On March 5, 2024, a NOV was sent to the Operator by the Department as a result of January 25, 2024, inspection. The NOV notified the Operator of deficiencies documented at the Facility, and required the Operator to submit to the Department, within ten (10) days of receipt of the NOV, a report prepared by a QCP showing steps that were taken at the Facility to correct the noted violations within ten (10) days of receipt of the NOV. The required report was received by the Department on March 18, 2024.

20. The Operator consents to abide by the terms of the following Consent Order and to pay the civil penalty assessed herein.

#### DEPARTMENT'S CONTENTIONS

Pursuant to Ala. Code § 22-22A-5(18)(c), as amended, in determining the amount of any penalty, the Department must give consideration to the seriousness of the violations, including any irreparable harm to the environment and any threat to the health or safety of the public; the standard of care manifested by such person; the economic benefit which delayed compliance may confer upon such person; the nature, extent and degree of success of such person's efforts to minimize or mitigate the effects of such violations upon the environment; such person's history of previous violations; and the ability of such person to pay such penalty. Any civil penalty assessed pursuant to this authority shall not exceed \$25,000.00 for each violation,

provided however, that the total penalty assessed in an Order issued by the Department shall not exceed \$250,000.00. Each day such violation continues shall constitute a separate violation.

In arriving at this civil penalty, the Department has considered the following:

A. **SERIOUSNESS OF THE VIOLATIONS:** The Department considered the general nature of each violation, the magnitude and duration of each non-compliant discharge, their effects, if any, on impaired waters, and any available evidence of irreparable harm to the environment or threat to the public. The Department determined the base penalty to be \$14,500.

B. **THE STANDARD OF CARE:** In considering the standard of care manifested by the Operator, the Department noted that violations continued to be observed at the Facility after issuing less formal enforcement. The Department determined the standard of care penalty to be \$4,750.

C. **ECONOMIC BENEFIT WHICH DELAYED COMPLIANCE MAY HAVE CONFERRED:** The Operator avoided certain costs associated with proper implementation and maintenance of BMPs. Based on the Department's estimates of these delayed costs and the timeframe of non-compliance, the Department determined that the Operator did derive a significant economic benefit from these violations and increased the penalty by an additional \$4,600.

D. **EFFORTS TO MINIMIZE OR MITIGATE THE EFFECTS OF THE VIOLATIONS UPON THE ENVIRONMENT:** The Department is unaware of any efforts by the Operator to minimize or mitigate the effects of the violations upon the environment.

E. **HISTORY OF PREVIOUS VIOLATIONS:** The Department is not aware of historical violations previous to those addressed herein.

F. **THE ABILITY TO PAY:** The Department is unaware of any evidence regarding the Operator's inability to pay the civil penalty.

G. The Civil Penalty is summarized in the penalty synopsis.

H. It should be noted that this Special Order by Consent is a negotiated settlement and, therefore, the Department has compromised the amount of the penalty the Department believes is warranted in this matter in the spirit of cooperation and the desire to resolve this matter amicably, without incurring the unwarranted expense of litigation.

## OPERATOR'S CONTENTIONS

A. The Operator neither admits nor denies the Department's contentions. The Operator consents to abide by the terms of this Consent Order and to pay the civil penalty assessed herein.

B. The Operator understands the importance of its environmental regulatory responsibilities. Prior to commencement of construction and since that time, the Operator has engaged an environmental consultant specializing in construction stormwater to provide compliance assistance to the Operator. The Operator has been diligent in maintaining and implementing BMPs as needed.

C. Less than a week prior to the prior to the Department's July 12, 2023 inspection, the site received a significant amount of rain – over eleven inches within four days – which caused some of the onsite BMPs to malfunction. The Operator completed evaluation and correction of all BMPs by July 14, 2023.

D. As noted in the January 25, 2024, ADEM inspection report, the site received rain prior to and during the ADEM inspection. The rain gauge indicated the site had received 0.75" of rain.

E. On February 6, 2024, Mobile County issued a stop work order for the project site, indicating the site operator/Permittee would be fined \$100 per day for each day work was performed at the site, and leading to hindrance of BMP maintenance and installation. For example, the Operator had rip rap stockpiled onsite to create sediment forebay within the detention pond and a riprap stilling basin at the designed outfall location, but this work was delayed. The stop work order was lifted on March 27, 2024, allowing work at the site to resume.

F. As noted in the Operator's March 15, 2024 correspondence, the Operator has employed ALDOT-approved flocculation techniques in the sedimentation pond to remove suspended particles prior to release from the site. In addition, the Operator has observed adjacent land disturbance activities with no BMPs in place and has previously reported this information to the Department and to Mobile County.

G. As described in the Operator's March 15, 2024 correspondence, there are several factors preceding the Department's sampling event that may have influenced the elevated NTU values within the canal, including a high tide event, rainfall events, and strong winds.

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Therefore, the Operator, along with the Department, desires to resolve and settle the compliance issues cited above. The Department has carefully considered the facts available to the Department and has considered the six (6) penalty factors enumerated in Ala. Code § 22-22A-5(18)(c), as amended, as well as the need for timely and effective enforcement.

The Department believes that the following conditions are appropriate to address the violations alleged herein. Therefore, the Department and the Operator (hereinafter collectively "Parties") agree to enter into this Consent Order with the following terms and conditions:

A. That the Operator shall pay to the Department a civil penalty in the amount of \$23,850 in settlement of the violations alleged herein within forty-five (45) days from the issuance of this Consent Order. Failure to pay the civil penalty within forty-five (45) days from the date of issuance of this Consent Order may result in the Department's filing a civil action in the Circuit Court of Montgomery County to recover the civil penalty.

B. That all penalties due pursuant to this Consent Order shall be made payable to the Alabama Department of Environmental Management by certified or cashier's check and shall be remitted to:

Office of General Counsel  
Alabama Department of Environmental Management  
PO Box 301463  
Montgomery, Alabama 36130-1463

C. That the Operator shall take immediate action to prevent, to the maximum extent practicable, sediment and other pollutants in stormwater leaving the Facility and prevent noncompliant and/or unpermitted discharges of pollutants to waters of the State.

D. That, within five (5) days of the date of issuance of this Consent Order, the Operator shall have a QCP perform a comprehensive inspection of the Facility, offsite conveyances, and affected State waters.

E. That, within thirty (30) days of the date of issuance of this Consent Order, the Operator shall fully implement effective BMPs, designed by a QCP, that meet or exceed the technical standards outlined in the Alabama Handbook, the site CBMPP plan, and NPDES General Permit ALR100000, and correct all deficiencies at the Facility and offsite conveyances, including sediment removal or remediation.

F. That within seven (7) days of the completion of the activities required in paragraph E. above, the Operator shall submit to the Department a certification signed by the QCP that effective BMPs that meet or exceed the technical standards outlined in the Alabama Handbook, the site CBMPP plan, and NPDES Permit ALR100000 have been implemented, all deficiencies have been corrected, and full compliance with the requirements of NPDES Permit ALR100000, has been achieved at the Facility, offsite conveyances, and affected State waters.

G. That this Consent Order shall apply to and be binding upon both parties, their directors, officers, and all persons or entities acting under or for them. Each signatory to this Consent Order certifies that he or she is fully authorized by the party he or she represents to enter into the terms and conditions of this Consent Order, to execute the Consent Order on behalf of the party represented, and to legally bind such party.

H. That, subject to the terms of these presents and subject to provisions otherwise provided by statute, this Consent Order is intended to operate as a full resolution of the violations which are cited in this Consent Order.

I. That the Operator is not relieved from any liability if the Operator fails to comply with any provision of this Consent Order.

J. That, for purposes of this Consent Order only, the Department may properly bring an action to compel compliance with the terms and conditions contained herein in the Circuit Court of Montgomery County. In any action brought by the Department to compel compliance with the terms of this Agreement, the Operator shall be limited to the defenses of Force Majeure, compliance with this Agreement and physical impossibility. A Force Majeure is defined as any event arising from causes that are not foreseeable and are beyond the reasonable control of the Operator, including the Operator's contractors and consultants, which could not be overcome by



due diligence (i.e., causes which could have been overcome or avoided by the exercise of due diligence will not be considered to have been beyond the reasonable control of the Operator) and which delays or prevents performance by a date required by the Consent Order. Events such as unanticipated or increased costs of performance, changed economic circumstances, normal precipitation events, or failure to obtain federal, state, or local permits shall not constitute Force Majeure. Any request for a modification of a deadline must be accompanied by the reasons (including documentation) for each extension and the proposed extension time. This information shall be submitted to the Department a minimum of ten (10) working days prior to the original anticipated completion date. If the Department, after review of the extension request, finds the work was delayed because of conditions beyond the control and without the fault of the Operator, the Department may extend the time as justified by the circumstances. The Department may also grant any other additional time extension as justified by the circumstances, but the Department is not obligated to do so.

K. That the sole purpose of this Consent Order is to resolve and dispose of all allegations and contentions stated herein concerning the factual circumstances referenced herein. Should additional facts and circumstances be discovered in the future concerning the Facility which would constitute possible violations not addressed in this Consent Order, then such future violations may be addressed in future Orders as may be issued by the Director, litigation initiated by the Department, or such other enforcement action as may be appropriate, and the Operator shall not object to such future Orders, litigation or enforcement action based on the issuance of this Consent Order if future orders, litigation or other enforcement action address new matters not raised in this Consent Order.

L. That this Consent Order shall be considered final and effective immediately upon signature of all parties. This Consent Order shall not be appealable, and the Operator does hereby waive any hearing on the terms and conditions of the same.

M. That this Consent Order shall not affect the Operator's obligation to comply with any federal, State, or local laws or regulations.

N. That final approval and entry into this Consent Order are subject to the requirements that the Department give notice of proposed penalty Orders to the public, and that the public have at least thirty (30) days within which to comment on the Consent Order.

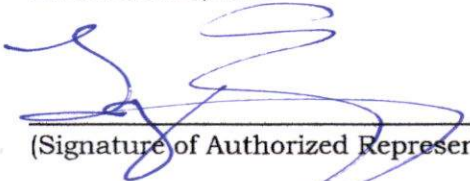
O. That, should any provision of this Consent Order be declared by a court of competent jurisdiction or the Environmental Management Commission to be inconsistent with federal or State law and therefore unenforceable, the remaining provisions herein shall remain in full force and effect.

P. That any modifications of this Consent Order must be agreed to in writing and signed by both Parties.

Q. That, except as otherwise set forth herein, this Consent Order is not and shall not be interpreted to be a permit or modification of an existing permit under federal, State or local law, and shall not be construed to waive or relieve the Operator of the Operator's obligations to comply in the future with any permit coverage.

Executed in duplicate with each part being an original.

ENGLER REI, LLC



(Signature of Authorized Representative)

Ty Engler

(Print Name of Authorized Representative)

OWNER, Managing Member  
Title

Date Signed: 06/10/2024

ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

\_\_\_\_\_  
Lance R. LeFleur  
Director

Date Signed: \_\_\_\_\_

## ATTACHMENT 1 - PENALTY SYNOPSIS

**Engler REI LLC – Paradise Found Luxury RV Resort & Marina - Mobile County  
NPDES ALR10C1TZ**

Violation	Number of Violations	Seriousness of Violation & Base Penalty*	Standard of Care*	History of Previous Violations*
Water Quality Standard Violation	1	\$4,500	\$2,250	\$0
Effective Best Management Practices (BMPs) not implemented and/or maintained	3	\$10,000	\$2,500	\$0
<b>Totals:</b>	<b>4</b>	<b>\$14,500</b>	<b>\$4,750</b>	<b>\$0</b>

<b>Economic Benefit*:</b>	<b>\$4,600</b>
<b>Sub-Total:</b>	<b>\$23,850</b>
<b>Mitigating Factors*:</b>	<b>\$0</b>
<b>Ability to Pay*:</b>	<b>\$0</b>
<b>Other Factors*:</b>	<b>\$0</b>
<b>Amount of Initial Penalty:</b>	<b>\$23,850</b>
<b>Total Adjustments:</b>	<b>\$0</b>
<b>Final Penalty:</b>	<b>\$23,850</b>

\*See the "Department's Contentions" portion of the Order for a detailed description of each violation and the penalty factors.