



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTHERN REGIONAL OFFICE

13901 Crown Court, Woodbridge, Virginia 22193
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Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

Thomas A. Faha
Regional Director

**STATE WATER CONTROL BOARD
ENFORCEMENT ACTION - ORDER BY CONSENT
ISSUED TO
Welbourne L.P.
FOR
Welbourne Bed and Breakfast
Unpermitted Discharge**

SECTION A: Purpose

This is a Consent Order issued under the authority of Va. Code § 62.1-44.15, between the State Water Control Board and Welbourne L.P., regarding the Welbourne Bed and Breakfast, for the purpose of resolving certain violations of the State Water Control Law and the applicable regulation.

SECTION B: Definitions

Unless the context clearly indicates otherwise, the following words and terms have the meaning assigned to them below:

1. "305(b) report" means the report required by Section 305(b) of the Clean Water Act (33 United States Code § 1315(b)), and Va. Code § 62.1-44.19:5 for providing Congress and the public an accurate and comprehensive assessment of the quality of State surface waters.
2. "Board" means the State Water Control Board, a permanent citizens' board of the Commonwealth of Virginia, as described in Va. Code §§ 10.1-1184 and 62.1-44.7.
3. "Department" or "DEQ" means the Department of Environmental Quality, an agency of the Commonwealth of Virginia, as described in Va. Code § 10.1-1183.

4. "Director" means the Director of the Department of Environmental Quality, as described in Va. Code § 10.1-1185.
5. "Discharge" means discharge of a pollutant. 9 VAC 25-31-10
6. "Discharge of a pollutant" when used with reference to the requirements of the VPDES permit program means:
 - (a) Any addition of any pollutant or combination of pollutants to surface waters from any point source; or
 - (b) Any addition of any pollutant or combination of pollutants to the waters of the contiguous zone or the ocean from any point source other than a vessel or other floating craft which is being used as a means of transportation.
7. "Effluent" means wastewater – treated or untreated – that flows out of a treatment plant, sewer, or industrial outfall.
8. "Facility" or "Plant" means the unpermitted sewage treatment plant located at 22314 Welbourne Farm Lane, Middleburg, Virginia, which treats and discharges treated sewage, for the Welbourne Bed and Breakfast.
9. "Notice of Violation" or "NOV" means a type of Notice of Alleged Violation under Va. Code § 62.1-44.15.
10. "NRO" means the Northern Regional Office of DEQ, located in Woodbridge, Virginia.
11. "Order" means this document, also known as a "Consent Order" or "Order by Consent," a type of Special Order under the State Water Control Law.
12. "Permit" means a VPDES General Permit for Domestic Sewage Discharges of Less than or Equal to 1,000 Gallons Per Day, effective August 2, 2016 and expiring August 1, 2021, which is issued under the State Water Control Law and the Regulation to a Responsible Party.
13. "Pollutant" means dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended (42 USC § 2011 *et seq.*)), heat, wrecked or discarded equipment, rock, sand, cellar dirt and industrial, municipal, and agricultural waste discharged into water... 9 VAC 25-31-10.
14. "Pollution" means such alteration of the physical, chemical, or biological properties of any state waters as will or is likely to create a nuisance or render such waters (a) harmful or detrimental or injurious to the public health, safety, or welfare or to the health of

animals, fish, or aquatic life; (b) unsuitable with reasonable treatment for use as present or possible future sources of public water supply; or (c) unsuitable for recreational, commercial, industrial, agricultural, or other reasonable uses, provided that (i) an alteration of the physical, chemical, or biological property of state waters or a discharge or deposit of sewage, industrial wastes or other wastes to state waters by any owner which by itself is not sufficient to cause pollution but which, in combination with such alteration of or discharge or deposit to state waters by other owners, is sufficient to cause pollution; (ii) the discharge of untreated sewage by any owner into state waters; and (iii) contributing to the contravention of standards of water quality duly established by the Board, are “pollution.” Va. Code § 62.1-44.3.

15. “Regulation” means the VPDES Permit Regulation, 9 VAC 25-31-10 *et seq.*
16. “State Water Control Law” means Chapter 3.1 (§ 62.1-44.2 *et seq.*) of Title 62.1 of the Va. Code.
17. “State waters” means all water, on the surface and under the ground, wholly or partially within or bordering the Commonwealth or within its jurisdiction, including wetlands. Va. Code § 62.1-44.3.
18. “Va. Code” means the Code of Virginia (1950), as amended.
19. “VAC” means the Virginia Administrative Code.
20. “VPDES” means Virginia Pollutant Discharge Elimination System.
21. “Welbourne L.P.” means Welbourne L.P., a limited partnership, and its affiliates, partners, and subsidiaries. Welbourne L.P. is a “person” within the meaning of Va. Code §62.1-44.3.

SECTION C: Findings of Fact and Conclusions of Law

1. Welbourne L.P. owns and operates the Plant. Welbourne L.P. does not have Permit coverage for the discharge of treated sewage from the Plant to the receiving water, an unnamed tributary (UT) to Goose Creek.
2. Goose Creek is located in the Potomac River Basin. Goose Creek is listed in DEQ’s 305(b) report as impaired for recreational use due to *E. coli* bacterial monitoring (included in TMDL). Aquatic life and wildlife use was assessed as supporting. Fish consumption use was not assessed.
3. DEQ investigated the Facility on January 30, 2018 after receiving information from the Loudoun County Health Department on the existence of an unpermitted sewage treatment plant on site. DEQ observed a Plant on site that was comprised of a distribution box, at least one septic tank, an upstream chlorine tablet tank, a chlorine holding tank, a

downstream dechlorination tablet tank, a sampling port, and an unpermitted, discharging, outfall.

4. Prior to the formation of the Department of Environmental Quality in 1993, treated domestic sewage plants were permitted through the Virginia Department of Health (VDH). The Welbourne Plant was originally installed in 1968 and upgraded in 1990. All existing discharge permits were supposed to be transferred from VDH to DEQ in 1993; however, Welbourne's permit was not transferred and it was not permitted by DEQ.
5. Due to the failure to properly transfer the permit, DEQ permitting staff gave Welbourne L.P. until September 13, 2018, a 180 day grace period, to submit an application for a Permit.
6. NRO issued a Notice of Violation for the unpermitted discharge as follows: W2018-N-04-001, issued April 13, 2018.
7. Welbourne L.P. responded to the Notice of Violation by agreeing to submit an application prior to the September 13, 2018 deadline. DEQ did not receive an application by the deadline.
8. Va. Code § 62.1-44.5 states that: "[E]xcept in compliance with a certificate issued by the Board, it shall be unlawful for any person to discharge into state waters sewage, industrial wastes, other wastes, or any noxious or deleterious substances."
9. The Regulation, at 9VAC25-31-50, also states that except in compliance with a VPDES permit, or another permit issued by the Board, it is unlawful to discharge into state waters sewage, industrial wastes or other wastes.
10. Va. Code § 62.1-44.15(5a) states that a VPDES permit is a "certificate" under the statute.
11. The Department has issued no permits or certificates to Welbourne L.P.
12. UT of Goose Creek is a surface water located wholly within the Commonwealth and is a "state water" under State Water Control Law.
13. Based on the results of the January 30, 2018, site visit and subsequent correspondence, the Board concludes that Welbourne L.P. has violated Va. Code §62.1-44.5 and 9 VAC25-31-50, by discharging treated sewage from the Plant to state waters while failing to apply for and obtain coverage under a Permit, as described in paragraphs C1-C11, above.
14. In order for Welbourne L.P. to return to compliance, DEQ staff and representatives of Welbourne L.P. have agreed to the Schedule of Compliance, which is incorporated as Appendix A of this Order.

SECTION D: Agreement and Order

Accordingly, by virtue of the authority granted it in Va. Code § 62.1-44.15, the Board orders Welbourne L.P., and Welbourne L.P. agrees to:

1. Perform the actions described in Appendix A of this Order; and
2. Pay a civil charge of **\$5,687.50** within 30 days of the effective date of the Order in settlement of the violations cited in this Order.

Payment shall be made by check, certified check, money order or cashier's check payable to the "Treasurer of Virginia," and delivered to:

Receipts Control
Department of Environmental Quality
Post Office Box 1104
Richmond, Virginia 23218

Welbourne L.P. shall include its Federal Employer Identification Number (FEIN) with the civil charge payment and shall indicate that the payment is being made in accordance with the requirements of this Order for deposit into the Virginia Environmental Emergency Response Fund (VEERF). If the Department has to refer collection of moneys due under this Order to the Department of Law, Welbourne L.P. shall be liable for attorneys' fees of 30% of the amount outstanding.

SECTION E: Administrative Provisions

1. The Board may modify, rewrite, or amend this Order with the consent of Welbourne L.P. for good cause shown by Welbourne L.P., or on its own motion pursuant to the Administrative Process Act, Va. Code § 2.2-4000 *et seq.*, after notice and opportunity to be heard.
2. This Order addresses and resolves only those violations specifically identified in Section C of this Order and in NOV W2018-N-04-001, issued April 13, 2018. This Order shall not preclude the Board or the Director from taking any action authorized by law, including but not limited to: (1) taking any action authorized by law regarding any additional, subsequent, or subsequently discovered violations; (2) seeking subsequent remediation of the facility; or (3) taking subsequent action to enforce the Order.
3. For purposes of this Order and subsequent actions with respect to this Order only, Welbourne L.P. admits the jurisdictional allegations, findings of fact, and conclusions of law contained herein.
4. Welbourne L.P. consents to venue in the Circuit Court of the City of Richmond for any civil action taken to enforce the terms of this Order.

5. Welbourne L.P. declares it has received fair and due process under the Administrative Process Act and the State Water Control Law and it waives the right to any hearing or other administrative proceeding authorized or required by law or regulation, and to any judicial review of any issue of fact or law contained herein. Nothing herein shall be construed as a waiver of the right to any administrative proceeding for, or to judicial review of, any action taken by the Board to modify, rewrite, amend, or enforce this Order.
6. Failure by Welbourne L.P. to comply with any of the terms of this Order shall constitute a violation of an order of the Board. Nothing herein shall waive the initiation of appropriate enforcement actions or the issuance of additional orders as appropriate by the Board or the Director as a result of such violations. Nothing herein shall affect appropriate enforcement actions by any other federal, state, or local regulatory authority.
7. If any provision of this Order is found to be unenforceable for any reason, the remainder of the Order shall remain in full force and effect.
8. Welbourne L.P. shall be responsible for failure to comply with any of the terms and conditions of this Order unless compliance is made impossible by earthquake, flood, other acts of God, war, strike, or such other unforeseeable circumstances beyond its control and not due to a lack of good faith or diligence on its part. Welbourne L.P. shall demonstrate that such circumstances were beyond its control and not due to a lack of good faith or diligence on its part. Welbourne L.P. shall notify the DEQ Regional Director verbally within 24 hours and in writing within three business days when circumstances are anticipated to occur, are occurring, or have occurred that may delay compliance or cause noncompliance with any requirement of the Order. Such notice shall set forth:
 - a. the reasons for the delay or noncompliance;
 - b. the projected duration of any such delay or noncompliance;
 - c. the measures taken and to be taken to prevent or minimize such delay or noncompliance; and
 - d. the timetable by which such measures will be implemented and the date full compliance will be achieved.

Failure to so notify the Regional Director verbally within 24 hours and in writing within three business days, of learning of any condition above, which the parties intend to assert will result in the impossibility of compliance, shall constitute a waiver of any claim to inability to comply with a requirement of this Order.

9. This Order is binding on the parties hereto and any successors in interest, designees and assigns, jointly and severally.

10. This Order shall become effective upon execution by both the Director or his designee and Welbourne L.P. Nevertheless, Welbourne L.P. agrees to be bound by any compliance date which precedes the effective date of this Order.

11. This Order shall continue in effect until:

- a. The Director or his designee terminates the Order after Welbourne L.P. has completed all of the requirements of the Order;
- b. Welbourne L.P. petitions the Director or his designee to terminate the Order after it has completed all of the requirements of the Order and the Director or his designee approves the termination of the Order; or
- c. the Director or Board terminates the Order in his or its sole discretion upon 30 days' written notice to Welbourne L.P.

Termination of this Order, or any obligation imposed in this Order, shall not operate to relieve Welbourne L.P. from its obligation to comply with any statute, regulation, permit condition, other order, certificate, certification, standard, or requirement otherwise applicable.

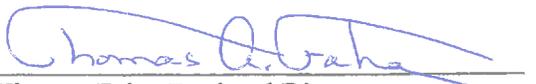
12. Any plans, reports, schedules or specifications attached hereto or submitted by Welbourne L.P. and approved by the Department pursuant to this Order are incorporated into this Order. Any non-compliance with such approved documents shall be considered a violation of this Order.

13. The undersigned representative of Welbourne L.P. certifies that he or she is a responsible official authorized to enter into the terms and conditions of this Order and to execute and legally bind Welbourne L.P. to this document. Any documents to be submitted pursuant to this Order shall also be submitted by a responsible official of Welbourne L.P.

14. This Order constitutes the entire agreement and understanding of the parties concerning settlement of the violations identified in Section C of this Order, and there are no representations, warranties, covenants, terms or conditions agreed upon between the parties other than those expressed in this Order.

15. By its signature below, Welbourne L.P. voluntarily agrees to the issuance of this Order.

And it is so ORDERED this 29th day of January, ~~2018~~ 2019


Thomas Faha, Regional Director

Department of Environmental Quality

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Welbourne L.P. voluntarily agrees to the issuance of this Order.

Date: 11/27/2018 By: [Signature] Owner
(Person) (Title)
Welbourne L.P.

Commonwealth of Virginia
City/County of Loudoun

The foregoing document was signed and acknowledged before me this 27 day of November, 2018, by Joshua W. Morrison who is Owner of Welbourne L.P., on behalf of the corporation.

[Signature]
Notary Public
7172636
Registration No.

My commission expires: 5-31-2020

Notary seal:



APPENDIX A SCHEDULE OF COMPLIANCE

1. Unpermitted Discharge

- A. Welbourne L.P. shall, within 30 days of the execution of this Order, submit a complete application for permit coverage under the VPDES General Permit for Domestic Sewage Discharges of Less than or Equal to 1,000 Gallons Per Day (DSD GP) for the treatment discharge.
- B. Welbourne L.P. shall, while discharging under authorization from the DSD GP, increase recorded monitoring frequency for all required effluent characteristics (9VAC25-110-80 Part I.A.1) from 1/year to 1/month, for the twelve full months following execution of this Order. These records shall be reported to DEQ in accordance with 9VAC25-110-80 Part II.C, and shall be accompanied by the associated chain of custody and certificate of analysis.
- C. Welbourne L.P. shall continue to monitor daily water usage to determine the Facility's sustained eligibility under the DSD GP (9VAC25-110 *et seq.*). Daily flow rates shall be reported to DEQ along with the monthly DMRs for the twelve full months following execution of this Order.
- D. Welbourne L.P. shall pursue coverage under an individual discharge permit (IP), or a subsurface disposal permit from the Virginia Department of Health, or other approved method for proper sewage disposal, if DEQ determines that this treatment system is ineligible for coverage under the DSD GP. As necessary, a completed application to DEQ for an individual permit, or evidence of VDH permit application submission in the case of subsurface disposal system, or documentation for other disposal methods shall be presented to DEQ within 60 days of the DSD GP ineligibility determination.

2. DEQ Contact

Unless otherwise specified in this Order, Welbourne L.P. shall submit all requirements of Appendix A of this Order to:

**VA DEQ – NRO Regional Office
Attention: Enforcement
13901 Crown Court
Woodbridge, VA 22193**