

Maryland Manor MHC, LLC and Horizon Land Management, LLC

NOTICE OF INTENT TO FILE CONSENT AGREEMENT AND FINAL ORDER ASSESSING ADMINISTRATIVE PENALTY AND OPPORTUNITY FOR PUBLIC COMMENT

U.S. ENVIRONMENTAL PROTECTION AGENCY MID-ATLANTIC REGION
Enforcement & Compliance Assurance Division (3ED31)
1600 John F. Kennedy Boulevard
Philadelphia, Pennsylvania 19103

Date of Notice: April 8, 2024

Permit No.: NPDES Permit MD0024333

Docket Number: CWA-03-2024-0012

Comments will be accepted until May 20, 2024.

In accordance with Section 309(g)(4)(A) of the Clean Water Act, 33 U.S.C. § 1319(g)(4)(A) and 40 C.F.R. § 22.45(b)(1), the United States Environmental Protection Agency (EPA), Region 3 is hereby giving notice that it is proposing to file a Consent Agreement and Final Order (“CAFO”) assessing an administrative penalty under the Clean Water Act of Two-Hundred and Ten Thousand Dollars (\$210,000) against Respondents manufactured home community Maryland Manor MHC, LLC and its property management company Horizon Land Management, LLC, for alleged violations of Section 301(a) of the Clean Water Act, 33 U.S.C. § 1311(a), for violations of the community’s Wastewater Treatment Plant’s National Pollutant Elimination Discharge permit.

The Respondents previously entered into an Administrative Order on Consent (“AOC”) addressing injunctive relief to improve operations at the Wastewater Treatment Plant. See EPA Docket No. CWA-03-2024-0008DN. The AOC was finalized on December 11, 2023. Please contact the EPA contacts listed below if you would like a copy of the AOC.

There are three other proposed CAFOs for three other manufactured communities also managed by Horizon Land Management, LLC that were publicly noticed on January 23, 2024: Boone’s Estates MHC, LLC (Dkt. No. CWA-03-2024-0010); Lyons Creek MHC, LLC (Dkt. No. CWA-03-2024-0011); Patuxent MHC, LLC (Dkt. No. CWA-03-2024-0013).

Notice of this proposed administrative penalty and CAFO was previously posted to EPA’s website from February 22, 2024 to April 1, 2024, but the public notice was missing EPA’s full mailing address. The administrative penalty and CAFO are being re-noticed here to cure this error. Any comments received during the previous comment period will be considered in conjunction with any comments received during this current comment period.

RESPONDENT:

Maryland Manor, MHC, LLC
4642 Sands Road
Harwood, MD 20776

Horizon Land Management, LLC

2151 Priest Bridge Drive, Suite 7
Crofton, MD 21114

SUMMARY OF VIOLATIONS: EPA Mid-Atlantic Region alleges the following violation of the Clean Water Act:

Respondents allegedly violated Section 301 of the CWA, 33 U.S.C. § 1311 by failing to comply with the terms of its NPDES Permit as follows:

- **Count I – Effluent Exceedances:** From August 2019 through September 2023, the WWTP recorded 33 effluent exceedances for BOD, pH, TSS, DO, and *E. coli*.
- **Count II – Insufficient or Missing Flow Reporting:** Failure to timely submit annual total cumulative flow reports for 2019, 2020, and 2021.
- **Count III – Non-Operational and Malfunctioning Equipment and Infrastructure:** Failure to operate the WWTP efficiently to minimize upsets and discharges of excessive pollutants by fixing non-operational or malfunctioning equipment and infrastructure from March 22, 2016 to present.

OPPORTUNITY FOR COMMENT: Persons wishing to comment on the penalty action are invited to submit via email a statement to the EPA Mid-Atlantic Region Enforcement & Compliance Assurance Division Director. This statement should be e-mailed directly to the Regional Hearing Clerk (email below) within 40 days of the date of this public notice. Comments received within this 40-day period will be considered. All comments must include the name, address, and telephone number of the writer and a concise statement of the basis for any comment and any relevant facts on which it is based.

All comments should be emailed to:

Regional Hearing Clerk: R3_Hearing_Clerk@epa.gov

OR

Mailed/Submitted to:

U. S. Environmental Protection Agency, Region 3
Regional Hearing Clerk – Mail Code 3RC00
1600 John F. Kennedy Boulevard
Philadelphia, PA 19103

AVAILABILITY OF INFORMATION: You may request information relevant to the Consent Order and Final Agreement and/or related Administrative Order through the Regional Hearing Clerk.

REGISTRY OF INTERESTED PERSONS: Any person interested in a particular case or group of cases may leave their name, address, and telephone number on a registry of interested persons which will be maintained in each file. The list of names will be maintained as a means for persons with an interest in the case to contact others with the same interest.

FOR FURTHER INFORMATION: Interested parties may contact the following EPA representatives to learn more about this action.

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