

## Region 6 - Enforcement & Compliance Assurance Division

### INSPECTION REPORT

|                                        |                                                                                                             |                                                      |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Inspection Date(s):                    | February 26, 2026                                                                                           |                                                      |
| Media Program:                         | Water                                                                                                       |                                                      |
| Regulatory Program(s)                  | NPDES Stormwater/CWA 402                                                                                    |                                                      |
| Company Name(s):                       | <b>The Ridgemont Company &amp; Kroger Texas L.P.</b>                                                        |                                                      |
| Facility Name:                         | <b>Rosamond Crossing Southeast Corner Phase 1 – Kroger 651</b>                                              |                                                      |
| Facility Physical Location:            | Southeast Corner of Rosamond Parkway and US Highway 75                                                      |                                                      |
| (city, state, zip code)                | Anna, TX 75409                                                                                              |                                                      |
| Mailing address (1):                   | The Ridgemont Company: 1520 West Walnut Hill Lane                                                           |                                                      |
| (city, state, zip code)                | Irving, TX 75038                                                                                            |                                                      |
| Mailing address (2):                   | Kroger Texas L.P.: 751 Freeport Parkway                                                                     |                                                      |
| (city, state, zip code)                | Coppell, TX 75019                                                                                           |                                                      |
| County/Parish:                         | Collin                                                                                                      |                                                      |
| Facility Phone Number                  | 817-366-9400                                                                                                |                                                      |
| Facility Contact 1:                    | Brian Kirby                                                                                                 | General Superintendent (The Ridgemont Company)       |
|                                        | <a href="mailto:bkirby@ridgemont.com">bkirby@ridgemont.com</a> , 817-366-9400                               |                                                      |
| Facility Contact 2:                    | Craig Winkler                                                                                               | Dallas Regional Construction Manager (Kroger)        |
|                                        | <a href="mailto:craig.winkler@kroger.com">craig.winkler@kroger.com</a> , 281-905-4275                       |                                                      |
| Facility Contact 3:                    | Mike Wofford                                                                                                | Environmental Services Manager (Cardinal Strategies) |
|                                        | <a href="mailto:mike.wofford@cardinalstrategies.com">mike.wofford@cardinalstrategies.com</a> , 972-679-5721 |                                                      |
| FRS Number:                            | 110071959579, 110071961723                                                                                  |                                                      |
| Identification/Permit Number:          | TXR1573UZ, TXR1597UX                                                                                        |                                                      |
| Media Identifier Number:               | N/A                                                                                                         |                                                      |
| NAICS:                                 | 445110, 452319                                                                                              |                                                      |
| SIC:                                   | 5411, 5331                                                                                                  |                                                      |
| Personnel participating in inspection: |                                                                                                             |                                                      |
| Destinee Agwuna                        | ECADWA                                                                                                      | Inspector                                            |
| Kamilah Hutchinson                     | ECADWA                                                                                                      | Inspector                                            |
| Brian Kirby                            | The Ridgemont Company                                                                                       | General Superintendent                               |
| EPA Lead Inspector<br>Signature/Date   |                                                                                                             |                                                      |
|                                        | Destinee Agwuna                                                                                             | Date                                                 |
| Supervisor<br>Signature/Date           |                                                                                                             |                                                      |
|                                        | Anthony Loston                                                                                              | Date                                                 |

## **Section I – INTRODUCTION**

### **PURPOSE OF THE INSPECTION**

U.S. EPA Region 6 inspectors Destinee Agwuna and Kamilah Hutchinson arrived at Rosamond Crossing Southeast Corner Phase 1 - Kroger 651 (herein after referred to as “Kroger” or “site”) in Anna, TX on February 26, 2026, at approximately 11:45 AM for an announced Compliance Evaluation Inspection (CEI). Upon arrival, the inspectors met Brian Kirby (General Superintendent) of The Ridgemont Company at the construction trailer to conduct an opening conference. Both inspectors presented their credentials to Mr. Kirby and informed him that a random stormwater inspection was being performed to determine compliance with the Texas Pollutant Discharge Elimination System (TPDES) program and the Construction General Permit (CGP), in accordance with the Clean Water Act (CWA).

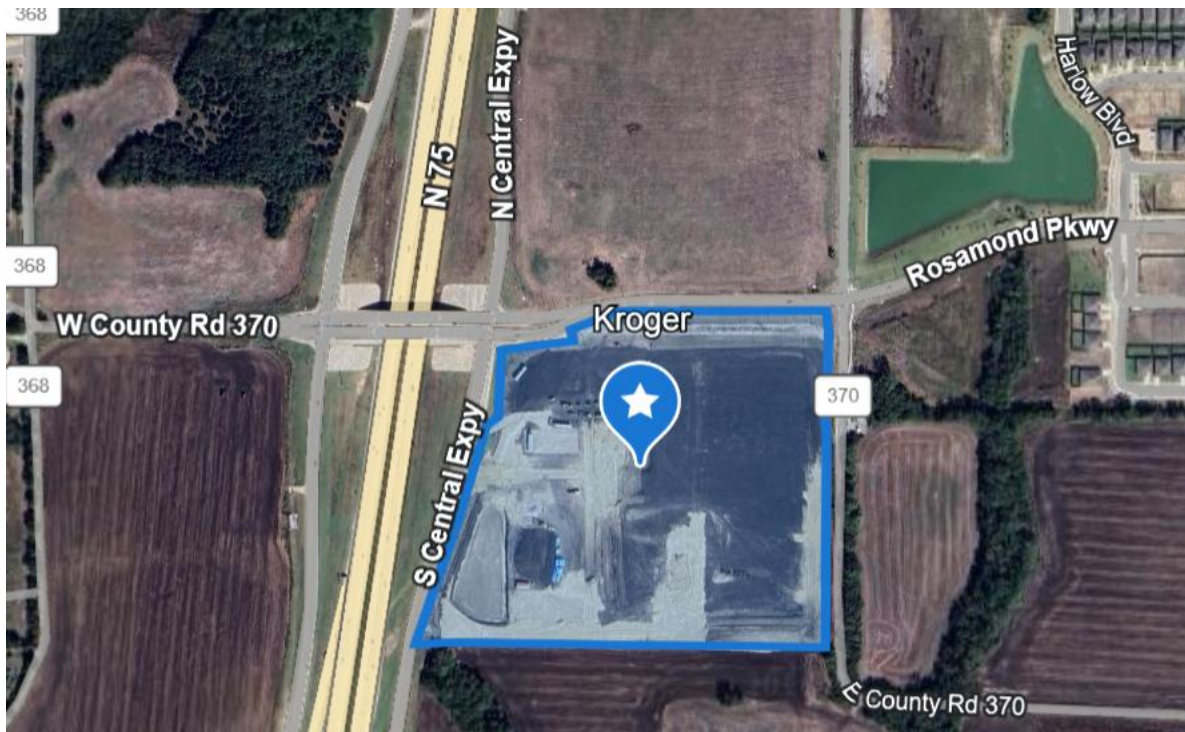
After discussing the purpose and procedures for the inspection, Mr. Kirby accompanied the inspectors for the duration of the inspection. Before leaving the site, the EPA inspectors conducted a closing conference with Mr. Kirby informing him of the Areas of Concern (AOC) observed on-site (See Section III of this report). The Storm Water Pollution Prevention Plan (SWPPP) review was performed at a later date and its associated AOCs were discussed by email with the operators (The Ridgemont Company and Kroger Texas L.P.) as detailed in Section III and IV of this report.

The generation of this report is based on information supplied by The Ridgemont Company and Kroger Texas L.P. representatives (the permittees), observations made by the inspectors, and records and reports maintained by the permittees, the state of Texas, and the U.S. EPA.

### **FACILITY DESCRIPTION**

Kroger is a commercial construction site co-owned by Kroger Texas L.P. (primary operator, TCEQ Permit # TXR1597UX) and SGI Anna SEC – I, LLC (secondary operator). Kroger Texas L.P.’s responsibilities include implementing and managing the site’s SWPPP program, hiring and overseeing Cardinal Strategies (environmental consultants) who perform the site’s stormwater inspections, and performing their own monthly inspections of the site to ensure SWPPP compliance. The Ridgemont Company (primary operator, TCEQ Permit # TXR1573UZ) is the general contractor responsible for day-to-day construction activities, best management practices (BMP) installation and maintenance, corrections of deficient BMPs, and ensuring subcontractors are adhering to the SWPPP through project completion. Both primary operators are discussed in this report since they both actively contribute to managing and implementing the site’s SWPPP.

Kroger is located at the southeast corner of Rosamond Parkway and US Highway 75 in Anna, TX (denoted in **Aerial Image 1** below) with coordinates in the vicinity of Latitude 33°21'43.9" North, Longitude 96°34'51.2" West. The project site totals 36.55 acres and discharges into Throckmorton Creek in the City of Anna’s Municipal Separate Storm Sewer System (MS4).



**Aerial Image 1:** The Kroger commercial construction site. The site is located within the approximate blue boundary lines depicted above.

## Section II – OBSERVATIONS

The following points of discussion are derived from on-site visual observations on February 26, 2026:

- The site was in the land development phase of construction, consisting mostly of exposed sediment.
- Silt fence was installed along the eastern and southern perimeters of the site (**Appendix 1, Photos 1-2**). The silt fence along the northern perimeter of the site had recently been removed with the stakes still in place (**Appendix 1, Photo 3**). Mr. Kirby advised that they were grading and the silt fence would be re-installed by the following Friday (March 6, 2026).
- The western perimeter was stabilized by vegetation/sod, a rock/gravel construction entrance, and was sloped towards the interior of the site (**Appendix 1, Photo 4**). Rock check dams were observed along the western perimeter ditch (**Appendix 1, Photo 5**).
- Two (2) permanent sedimentation basins (ponds) were observed on-site. One sediment basin was located near the west perimeter of the property (**Appendix 1, Photo 5**) and receives water from the area drains (as the site progresses most inlets will tie into this pond). The second sediment basin was observed along the southeast perimeter (**Appendix 1, Photo 6**) of the site and primarily collects surface water.
- A material storage area, roll-off dumpster, street sweeper, two (2) fuel storage containers, and one (1) concrete washout was observed on-site (**Appendix 1, Photos 7-8 and 10**). Potential pollutants in the material storage area were mostly stored off the ground on pallets. There was no evidence of spillage or leakage near the fuel storage containers or the concrete washout area.

- Inlet protection was observed on the inlets throughout the site (**Appendix 1, Photo 11**).

### Section III – AREAS OF CONCERN

The following areas of concern are derived from on-site observations from the February 26, 2026, Compliance Evaluation Inspection (CEI):

#### Site Conditions:

1. The Construction Site Notices (CSNs) were not posted on-site at the time of the inspection (**Appendix 1, Photo 12**).
2. Silt fence along the east perimeter of the site had sediment buildup (in excess of 50%), was not properly installed (not trenched), and was damaged with holes and tears in multiple areas (**Appendix 1, Photos 1 and 13-14**).
3. Sediment buildup (in excess of 50%) was observed along the southern perimeter silt fence near the southwest corner of the site (**Appendix 1, Photo 2**).
4. Slurry was observed discarded directly on the sediment where piers had recently been poured (**Appendix 1, Photo 15**).
5. KleenDef was stored directly on the ground near the fuel storage containment (near the northern perimeter of the site) and trash was discarded in a pile nearby (**Appendix 1, Photos 8-9**).

**Note:** AOCs 1-5 were addressed by The Ridgemont Company on or around March 3, 2026, with photo evidence provided by Mr. Kirk as illustrated in Appendix 2 of this report.

#### SWPPP Review:

I performed a detailed off-site SWPPP review after receiving digital copies of the site's documentation by email on March 13, 2026. The following errors and missing information were identified:

6. Dates for major grading activities and BMP installation schedule were missing.
7. The permit number was listed incorrectly multiple times throughout the SWPPP.

**Note:** AOCs 6-7 were addressed on March 25, 2026, when Mark Costilla of Kroger Texas L.P. emailed the missing documentation and illustrated that all necessary information was now included in the SWPPP.

### Section IV – FOLLOW UP

The following information was received by the U.S. EPA after leaving the site on February 26, 2026:

- On March 3, 2026, Mr. Kirby emailed photos illustrating that AOCs 1-5 had been addressed (See Appendix 2).
- On March 10, 2026, I contacted Mr. Craig Winkler of Kroger Texas L.P. to determine if the SWPPP and associated documentation that he emailed me prior to the February 26, 2026, inspection was up-to-date. On March 13, 2026, Kyle Trzupek of Cardinal Strategies emailed me the up-to-date SWPPP for review.

- On March 23, 2026, I contacted Mr. Craig, Mr. Costilla, Mr. Kirby, and Mr. Wofford by email requesting additional information regarding AOCs 6-7 in Section III of this report. On March 25, 2026, missing documentation was provided and errors corrected as illustrated through an updated SWPPP sent by Mr. Costilla via email.

## **Section V – LIST OF APPENDICES**

Appendix 1 – Photo Log – 15 photos taken 2/26/2026

Appendix 2 – Corrected Deficiencies Photo Log – 8 pages of photos provided by The Ridgemont Company on 3/3/2026

The Ridgemont Company & Kroger Texas L.P.  
Rosamond Crossing SE Corner Phase 1 - Kroger 651  
Permit #: TXR1573UZ, TXR1597UX  
Inspection Date: 2/26/2026

## **Appendix 1**

### Photograph Log



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 1

---

**Location:** Southeast Corner of Rosamond Parkway and US Highway 75

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**City:** Anna

**County:** Collin

**State:** TX

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Description: Silt fence (SF) installed along the eastern perimeter of the site. The silt fence had holes/tears in multiple areas.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 2

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: Silt fence installed along the southern perimeter of the site. Sediment buildup (in excess of 50%) was observed along the silt fence.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 3

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: The northern perimeter of the site. No silt fence is present and black stakes are still installed along the road.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 4

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: The western perimeter stabilized by vegetation/sod, a rock/gravel construction entrance, and sloped towards the interior of the site

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 5

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: Rock check dams along the western perimeter ditch. Also pictured is a sediment basin (pond) that receives water from the site's area drains.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 6

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: The second sediment basin observed on-site near the southeast perimeter that primarily collects surface water.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 7

Location: Southeast Corner of Rosamond Parkway and US Highway 75

City: Anna

County: Collin

State: TX



Description: A material storage area, roll-off dumpster, street sweeper, and a double walled fuel storage container located east of the construction trailer. Potential pollutants (drums) were stored off the ground on pallets. There were no signs of spillage or leakage near the fuel storage tank.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 8

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**Location:** Southeast Corner of Rosamond Parkway and US Highway 75

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**City:** Anna

**County:** Collin

**State:** TX

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Description: A second fuel storage container located near the north perimeter of the site with KleenDef stored on the ground directly next to it. No evidence of spillage/leakage was observed near the tank.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 9

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: Blowable trash observed in a pile near the fuel storage container near the north perimeter of the site.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 10

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: Concrete washout located east of the construction trailer. No evidence of leakage/spillage was observed.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 11

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**Location:** Southeast Corner of Rosamond Parkway and US Highway 75

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**City:** Anna

**County:** Collin

**State:** TX

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Description: Inlet protection installed around one of the interior inlets.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 12

Location: Southeast Corner of Rosamond Parkway and US Highway 75

City: Anna

County: Collin

State: TX



Description: Missing CSNs near the construction entrance off of North Central Expressway.

Date of Photo: 2/26/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 13

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**Location:** Southeast Corner of Rosamond Parkway and US Highway 75

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**City:** Anna

**County:** Collin

**State:** TX

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Description: Damaged silt fence (SF) with areas of sediment buildup (in excess of 50%) and holes/tears along the eastern perimeter of the site.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 14

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**Location:** Southeast Corner of Rosamond Parkway and US Highway 75

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**City:** Anna

**County:** Collin

**State:** TX

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Description: Improperly installed (not trenched) silt fence (SF) along the eastern perimeter of the site.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 1: Photograph Log

Photo no. 15

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

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**City: Anna**

**County: Collin**

**State: TX**

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Description: Slurry discarded directly onto the sediment where piers had recently been poured on-site.

Date of Photo: 2/26/2026    Photographer: Destinee Agwuna

The Ridgemont Company & Kroger Texas L.P.  
Rosamond Crossing SE Corner Phase 1 - Kroger 651  
Permit #: TXR1573UZ, TXR1597UX  
Inspection Date: 2/26/2026

**Appendix 2**  
Photograph Log: Corrected Items



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
Appendix 2: Corrected Items Photo Log  
Photo no. 1

Location: Southeast Corner of Rosamond Parkway and US Highway 75

City: Anna

County: Collin

State: TX

From: Brian Kirby  
To: Aqwuna Destinee  
Cc: Troy Brown; Kevin Mosper; Shawn Fahner; Mark V Costilla; Craig A Winkler; Mike Wofford  
Subject: ROSAMOND CROSSING (SEC) EPA PHOTOS  
Date: Tuesday, March 3, 2026 2:51:48 PM  
Attachments: 50\_39b437d-c274-4fef-b878-569a9b14145c.png  
75\_1d616ea3-8639-481c-b78c-1a9b047356ac6.png  
U\_3dc69ec4-8529-4a40-b327-1b4c4f5a446b.png  
Jo\_4d385476-37ac-4cda-802e-3a5f336ef4c2.png  
RCC\_F9a8b0bf-1935-4c32-a8ed-1aef76a8806.png

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

Hello Destinee,

Attached are the first round of photos for the items you pointed out from your visit on 2-26-2026. I will add a note for each photo and follow up with a separate email with photos for the silt fence.



This sign was placed same day of your visit after you left by Cardinal strategies and placed closer to a wind block so this won't be damaged by high winds.



This is the fuel containment area all cleaned up.

Description: Photo provided by Mr. Kirby illustrating that the CSNs had been posted and the area around the fuel containment had been cleaned.

Photos Received: 3/3/2026 Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
**Appendix 2: Corrected Items Photo Log**  
Photo no. 2

---

**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

**City: Anna**

**County: Collin**

**State: TX**

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Containers removed, stored properly and area cleaned up.



More cleaning.



Fuel truck pumped out the water.

Description: Photos provided by Mr. Kirby illustrating that the KleenDef containers had been moved and the area cleaned.

Photos Received: 3/3/2026      Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
**Appendix 2: Corrected Items Photo Log**  
Photo no. 3

---

**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

**City: Anna**

**County: Collin**

**State: TX**

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All curing compound barrels have been placed off the ground and covered.



Curing compound barrels off the ground and covered.



Barrels removed, placed off the ground and covered.

Brian Kirby  
General Superintendent

Description: Photos provided by Mr. Kirby illustrating that the drums/potential pollutants in the material storage area are being properly stored (off ground and covered).

Photos Received: 3/3/2026      Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
**Appendix 2: Corrected Items Photo Log**  
Photo no. 4

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

**City: Anna**

**County: Collin**

**State: TX**

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**North silt fence adjacent to Rosamond Crossing.**

Description: Photo provided by Mr. Kirby showing that the silt fence along the northern perimeter of the site has been re-installed.

Photos Received: 3/3/2026      Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 2: Corrected Items Photo Log

Photo no. 5

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**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

**City: Anna**

**County: Collin**

**State: TX**

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Last photo and leading east. along Rosamond Crossing



Continuing east from last photo.

Description: Additional photos provided by Mr. Kirby illustrating that the northern perimeter silt fence has been re-installed.

Photos Received: 3/3/2026      Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
**Appendix 2: Corrected Items Photo Log**  
Photo no. 6

---

**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

**City: Anna**

**County: Collin**

**State: TX**

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We replaced the entire silt fence on the east side of the property that extends north to south.



East silt fence that was replaced.

Description: Photos provided by Mr. Kirby illustrating that the eastern perimeter silt fence had been replaced.

Photos Received: 3/3/2026    Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

## Appendix 2: Corrected Items Photo Log

Photo no. 7

---

**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

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**State: TX**

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East silt fence replacement, per your photo where there was damage from the neighboring contractor.



This is the area south extremity of the property where you saw we were grading the slope and behind curb.

Description: Photos provided by Mr. Kirby showing that the eastern perimeter silt fence and southern perimeter silt fence have been replaced and excess sediment buildup removed.

Photos Received: 3/3/2026      Photographer: The Ridgemont Company Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 2: Corrected Items Photo Log

Photo no. 8

---

**Location: Southeast Corner of Rosamond Parkway and US Highway 75**

---

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**State: TX**

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This is part of the silt fence line from the photo above where grade was complete and the entire fence was serviced.



Concrete spoils and slurry removed. This was performed at every location it occurred with the pier drilling.

Brian Kirby  
General Superintendent  
M. 817.366.9400 O. 214.492.8900 E. [BKirby@ridgemont.com](mailto:BKirby@ridgemont.com)  
1520 W Walnut Hill Lane Irving, Texas 75038  
[www.ridgemont.com](http://www.ridgemont.com)



Description: Photos provided by Mr. Kirby showing that the sediment buildup along the southern perimeter silt fence has been removed and the slurry near where the piers were recently poured has been cleaned.

Photos Received: 3/3/2026      Photographer: The Ridgemont Company Representative