

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 4

EXPEDITED SETTLEMENT AGREEMENT

FILED

Aug 01, 2024

11:50 am

U.S. EPA REGION 4  
HEARING CLERK

DOCKET NO: CAA-04-2024-0009(b)

This Expedited Settlement Agreement is issued to:

Blue Star Houses, LLC  
70 West Wieuca Road, N.E.  
Atlanta, Georgia 30342

**For alleged violations of monitoring, reporting, and/or recordkeeping requirements in 40 C.F.R. Part 61, Subpart M (National Emission Standard for Asbestos) and Section 112 of the Clean Air Act.**

This Expedited Settlement Agreement (ESA) is being entered into by the United States Environmental Protection Agency, Region 4, Director of the Enforcement and Compliance Assurance Division (Complainant), and by Blue Star Houses, LLC (Respondent), pursuant to Section 113(d) of the Clean Air Act (the "Act"), 42 U.S.C. § 7413(d), and pursuant to 40 C.F.R. §§ 22.13(b) and 22.18.

ALLEGED VIOLATION

Based on information acquired during an inspection at Piedmont Villas Apartments and information obtained from the Respondent regarding the demolition activity at Piedmont Villas Apartments located at 200 Windy Hill Road in Marietta, Georgia 30060 (the Facility), the EPA alleges that Respondent violated Section 112 of the CAA, 42 U.S.C. § 7412, and 40 C.F.R. Part 61, Subpart M. Specifically, the EPA alleges the Respondent failed to conduct a thorough inspection for asbestos-containing materials prior to beginning demolition activity, as required by 40 C.F.R. § 61.145(a), at the Facility. No inspection was conducted. EPA also alleges that Blue Star Houses, LLC violated 40 C.F.R. §61.145(b) of the NESHAP by failing to provide written notification to the Georgia Environmental Protection Division ten (10) working days prior to the commencement of demolition activity. No notification was provided in this case. Demolition occurred at the Facility from approximately October 16, 2023, through October 19, 2023.

SETTLEMENT

In consideration of such factors as Respondent's size, its full compliance history, its good faith efforts to comply, the duration and seriousness of the violations and other factors as justice may require, and upon consideration of the entire record, the parties enter into this ESA to settle the violations cited above, for the total penalty amount of **\$6,544**.

Within thirty (30) calendar days of receiving a copy of the fully executed ESA, Respondent shall: (1) pay the penalty and (2) send proof of payment as described below.

### **1. Pay Penalty**

Pay using any method, or combination of appropriate methods, as provided on the EPA website: <https://www.epa.gov/financial/makepayment>. For additional instructions see: <https://www.epa.gov/financial/additional-instructions-making-payments-epa>.

When making a payment, Respondent shall identify every payment with Respondent's name and the docket number of this ESA, CAA-04-2024-0009(b).

### **2. Send Proof of Payment**

Concurrently with any payment or within 24 hours of any payment, Respondent shall **send proof of such payment** to the following persons:

Regional Hearing Clerk  
[R4\\_Regional\\_Hearing\\_Clerk@epa.gov](mailto:R4_Regional_Hearing_Clerk@epa.gov)

and

Pamela Storm  
Case Development Officer  
[Storm.Pamela@epa.gov](mailto:Storm.Pamela@epa.gov)

and

U.S. Environmental Protection Agency  
Cincinnati Finance Center  
[CINWD\\_AcctsReceivable@epa.gov](mailto:CINWD_AcctsReceivable@epa.gov)

"Proof of payment" means, as applicable, a copy of the check, confirmation of credit card or debit card payment, or confirmation of wire or automated clearinghouse transfer, and any other information required to demonstrate that payment has been made according to EPA requirements, in the amount due, and identified with the appropriate docket number and Respondent's name.

The penalty specified in this ESA shall represent civil penalties assessed by the EPA and shall not be deductible for purposes of state or federal taxes.

This settlement is subject to the following terms and conditions: the Respondent by signing below admits that EPA has jurisdiction over the subject matter alleged in this ESA, neither admits nor denies the specific factual allegations contained herein, and consents to the assessment of the penalty as stated above; Respondent waives its rights to a hearing afforded by Section 113(d)(2)(A) of the Act, 42 U.S.C. § 7413(d)(2)(A), and to appeal this ESA and Final Order or otherwise contest the allegations contained in this ESA; and each party to this action shall bear its own costs and fees, if any.

Respondent certifies, subject to civil and criminal penalties for making a false submission to the United States Government, that as of the date of its execution of this ESA, it is in compliance with all relevant requirements of the National Emission Standard for Asbestos regulations promulgated at 40 C.F.R. Part 61, Subpart M.

Respondent's full compliance with this ESA shall only resolve Respondent's liability for federal civil penalties for the violation(s) alleged in this ESA. This ESA, the Final Order, and Respondent's full payment of the civil penalty set forth herein, do not affect the right of EPA to pursue appropriate injunctive, other equitable relief, or criminal sanctions for any violations of law. The EPA also does not waive any other enforcement action for any other violations of the Act or any other statute.

Late payment of the penalty may subject Respondent to interest, administrative costs, and late payment penalties in accordance with 40 C.F.R. § 13.11.

This ESA is binding on the parties signing below. This ESA is effective upon filing with the Regional Hearing Clerk.

In accordance with 40 C.F.R. § 22.5, the individuals named in the certificate of service are authorized to receive service related to this proceeding and the parties agree to receive service by electronic means.

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FOR RESPONDENT:

BLUE STAR HOUSES LLC

Date: JULY 21, 2024

Name (print): *Cameron Milles*

Title (print): OWNER, MANAGER

FOR COMPLAINANT:

Keriema S. Newman  
Director  
Enforcement and Compliance Assurance Division

**FINAL ORDER**

I hereby ratify the ESA and incorporate it herein by reference. It is so ORDERED.

Regional Judicial Officer

## CERTIFICATE OF SERVICE

I certify that the foregoing Expedited Settlement Agreement and Final Order in the Matter of Blue Star Houses, LLC, Docket No. CAA-04-2024-0009(b), were filed and copies of the same were emailed to the parties as indicated below.

**Via email to all parties at the following email addresses:**

To Respondent: Cameron Milles  
Blue Star Houses, LLC  
bluestarllc2012@gmail.com  
70 West Wieuca Road, N.E.  
Atlanta, Georgia 30342  
404-538-5962

To EPA: Pamela Storm, Case Development Officer  
Storm.Pamela@epa.gov  
404-562-9197

Marirose Pratt, Associate Regional Counsel  
Pratt.Marirose@epa.gov  
404-562-9023

U.S. EPA Region 4  
61 Forsyth Street, S.W.  
Atlanta, Georgia 30303-8960

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Shannon L. Richardson, Regional Hearing  
Clerk  
U.S. EPA Region 4  
61 Forsyth Street, S.W.  
Atlanta, Georgia 30303-8960