STATE OF LOUISIANA

DEPARTMENT OF ENVIRONMENTAL QUALITY

IN THE MATTER OF:  

CAMPUSS-BRIGHTSIDE, LLC

AI # 42009

PROCEEDINGS UNDER THE LOUISIANA
ENVIRONMENTAL QUALITY ACT
LA. R.S. 30:2001, ET SEQ.

* Settlement Tracking No.
* SA-WE-21-0028
* 
* Enforcement Tracking No.
* WE-CN-19-01111

SETTLEMENT

The following Settlement is hereby agreed to between Campus-Brightside, LLC ("Respondent") and the Department of Environmental Quality ("DEQ" or "the Department"), under authority granted by the Louisiana Environmental Quality Act, La. R.S. 30:2001, et seq. ("the Act").

I

Respondent is a limited liability company that owns and/or operates a mechanical sewage treatment plant located in Baton Rouge, East Baton Rouge Parish, Louisiana ("the Facility").

II

On September 4, 2020, the Department issued to Respondent a Consolidated Compliance Order & Notice of Potential Penalty, Enforcement No. WE-CN-19-01111 (Exhibit 1).

III

Respondent denies it committed any violations or that it is liable for any fines, forfeitures and/or penalties.

IV

Nonetheless, Respondent, without making any admission of liability under state or federal
statute or regulation, agrees to pay, and the Department agrees to accept, a payment in the amount of NINE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($9,800.00), of which Seven Hundred Nineteen and 12/100 Dollars ($719.12) represents the Department’s enforcement costs, in settlement of the claims set forth in this agreement. The total amount of money expended by Respondent on cash payments to the Department as described above, shall be considered a civil penalty for tax purposes, as required by La. R.S. 30:2050.7(E)(1).

V

Respondent further agrees that the Department may consider the inspection report(s), permit record(s), the Consolidated Compliance Order & Notice of Potential Penalty and this Settlement for the purpose of determining compliance history in connection with any future enforcement or permitting action by the Department against Respondent, and in any such action Respondent shall be estopped from objecting to the above-referenced documents being considered as proving the violations alleged herein for the sole purpose of determining Respondent's compliance history.

VI

This agreement shall be considered a final order of the Secretary for all purposes, including, but not limited to, enforcement under La. R.S. 30:2025(G)(2), and Respondent hereby waives any right to administrative or judicial review of the terms of this agreement, except such review as may be required for interpretation of this agreement in any action by the Department to enforce this agreement.

VII

This settlement is being made in the interest of settling the state’s claims and avoiding for both parties the expense and effort involved in litigation or an adjudicatory hearing. In agreeing to the compromise and settlement, the Department considered the factors for issuing civil penalties set

VIII

As required by law, the Department has submitted this Settlement Agreement to the Louisiana Attorney General for approval or rejection. The Attorney General’s concurrence is appended to this Settlement Agreement.

IX

The Respondent has caused a public notice advertisement to be placed in the official journal of the parish governing authority in East Baton Rouge Parish, Louisiana. The advertisement, in form and wording approved by the Department, announced the availability of this settlement for public view and comment and the opportunity for a public hearing. Respondent has submitted an original proof-of-publication affidavit and an original public notice to the Department and, as of the date this Settlement is executed on behalf of the Department, more than forty-five (45) days have elapsed since publication of the notice.

X

Payment is to be made within ten (10) days from notice of the Secretary’s signature. If payment is not received within that time, this Agreement is voidable at the option of the Department. Payments are to be made by check, payable to the Department of Environmental Quality, and mailed or delivered to the attention of Accountant Administrator, Financial Services Division, Department of Environmental Quality, Post Office Box 4303, Baton Rouge, Louisiana, 70821-4303. Each payment shall be accompanied by a completed Settlement Payment Form (Exhibit A).

XI

In consideration of the above, any claims for penalties are hereby compromised and settled in accordance with the terms of this Settlement.
XII

Each undersigned representative of the parties certifies that he or she is fully authorized to execute this Settlement Agreement on behalf of his or her respective party, and to legally bind such party to its terms and conditions.
CAMPUS-BRIGHTSIDE, LLC

BY: [Signature]

(Signature)

STANLEY A DURR

(Printed)

TITLE: SUP & CORPORATE COUNSEL

THUS DONE AND SIGNED in duplicate original before me this 14th day of June, 2021, at Philadelphia, PA.

Bridgette A. Cooper

NOTARY PUBLIC (ID #)

Commonwealth of Pennsylvania - Notary Seal
Bridgette Anne Cooper - Notary Public
Philadelphia County
My Commission Expires Jul 31, 2023
Commission Number 1289201

(stamped or printed)

LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY
Chuck Carr Brown, Ph.D., Secretary

BY: [Signature]

Celena J. Cage, Assistant Secretary
Office of Environmental Compliance

THUS DONE AND SIGNED in duplicate original before me this 11th day of May, 2021, at Baton Rouge, Louisiana.

Amber G. Litchfield

NOTARY PUBLIC (ID # 92503)

Commonwealth of Louisiana - Notary Seal
State of Louisiana - Notary Public
Notary ID # 92503

(stamped or printed)

Approved:

Lourdes Iturralde, Assistant Secretary

SA-WE-21-0028
LOUISIANA DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF ENVIRONMENTAL COMPLIANCE  
ENSURANCE DIVISION  
POST OFFICE BOX 4312  
BATON ROUGE, LOUISIANA 70821-4312  

CONSOLIDATED COMPLIANCE ORDER  
& NOTICE OF POTENTIAL PENALTY  

Enforcement Tracking No.  
WE CN: 19-01111  
Agency Interest (A) No. 42009  
Alternate ID No. LAG570195  

Certified Mail No. 7019 1120 0000 2352 2081  
Contact Name Melissa Sherman  
Contact Phone No. 225-219-3770  

Response:  
Campus-Brightside LLC  
Facility Name: Brightside Crossing Apartments  
Address: 1443 Brightside Drive  
City, State, Zip: Baton Rouge, LA 70820  
Parish: East Baton Rouge  

This COMPLIANCE ORDER is issued by the Louisiana Department of Environmental Quality (the Department), under the authority granted by the Louisiana Environmental Quality Act (the Act), La. R.S. 30.2001, et seq., and particularly by La. R.S. 30:2025(C), 30:2050.2, and 30:2650.3(B).  

FINDINGS OF FACT  

An authorized representative of the Department inspected the abovementioned facility or conducted a file review of the facility to determine the degree of compliance with regulations promulgated in the Louisiana Administrative Code, Title 33. The State regulatory citations for the violation(s) identified during the inspection and/or file review are indicated below.  

I.  
The Respondent owns and/or operates a mechanical sewage treatment plant serving Brightside Crossing Apartments located at 1443 Brightside Lane in Baton Rouge, East Baton Rouge Parish, Louisiana. The Respondent was granted authorization under Louisiana Pollutant Discharge Elimination System (LPDES) General Permit LAG570195 effective on September 16, 2014. LPDES Permit LAG570195 expired on June 10, 2019. LPDES General Permit LAG570195 was administratively continued until it was reissued effective on July 19, 2019. LPDES permit LAG570195 will expire on June 10, 2024. Under the terms and conditions of LPDES General Permit LAG570195, the Respondent is permitted to discharge treated sanitary wastewater into Elbow Bayou, thence into Bayou Fountain, all waters of the state.  

II.  
Date of Violation: 11/14 & 17/2017  
File Review: 6/17/2020  

III.  
Date of Violation: 11/14 & 17/2017  
File Review: 6/17/2020  
The Respondent failed to comply with LPDES permit LAG570195. Specifically, the Respondent failed to submit monthly Discharge Monitoring Reports (DMRs) from March 2015, May through August 2015, October 2015, and January 2016 through December 2016. (LAG570195 (Part II, Section N and Part III, Section A.2.), La. R.S. 30:2076(A)(3), and LAC 33:IX.2701.14).  

ORDER  

Based on the foregoing, the Respondent is hereby ordered to comply with the requirements that are indicated below:  

I.  
To take, immediately upon receipt of this COMPLIANCE ORDER, any and all steps necessary to meet and maintain compliance with the Water Quality Regulations. This shall include, but not be limited to, correcting all of the violations described in the “Findings of Fact” portion.  

II.  
To submit to the Enforcement Division, within thirty (30) days after receipt of this COMPLIANCE ORDER, a written report which includes a detailed description of the circumstances surrounding the cited violation(s) and actions taken or to be taken to achieve compliance with the “Order” portion of this COMPLIANCE ORDER. This report and all other reports or information required to be submitted to the Enforcement Division by this COMPLIANCE ORDER shall be submitted to the Department at the address specified in this document.  

RIGHT TO APPEAL  

I.  
The Respondent has a right to an adjudicatory hearing on a disputed issue of material fact or of law arising from this COMPLIANCE ORDER. This right may be exercised by filing a written request with the Secretary no later than thirty (30) days after receipt of this COMPLIANCE ORDER.  

II.  
The request for an adjudicatory hearing shall specify the provisions of the COMPLIANCE ORDER on which the hearing is requested and shall briefly describe the basis for the request. This request should reference the Enforcement Tracking Number and Agency Interest Number, which are located in the upper left-hand corner of the first page of this document and should be directed to the address specified in this document.  

III.  
Upon the Respondent’s timely filing of a request for a hearing, a hearing on the disputed issue of material fact or of law regarding this COMPLIANCE ORDER shall be scheduled by the Secretary of the Department. The hearing shall be governed by the Act, the Administrative Procedure Act (La. R.S. 49:950, et seq.), and the Division of Administrative Law’s (DAL) Procedural Rules. The Department may amend or supplement this COMPLIANCE ORDER prior to the hearing, after providing sufficient notice and an opportunity for the preparation of a defense for the hearing.  

IV.  
This COMPLIANCE ORDER shall become a final enforcement action unless the request for hearing is timely filed. Failure to timely request a hearing constitutes a waiver of the Respondent’s right to a hearing on a disputed issue of material fact or of law under Section 2050.4 of the Act for the violation(s) described herein.  

V.  
The Respondent’s failure to request a hearing or to file an appeal or the Respondent’s withdrawal of a request for hearing on this COMPLIANCE ORDER shall not preclude the Respondent from contesting the findings of facts in any subsequent penalty action addressing the same violation(s), although the Respondent is estopped from objecting to this COMPLIANCE ORDER becoming a permanent part of its compliance history.  

WE CN: 19-01111  
Page 1  
Exhibit 1  
CONOP FORM 1
VI. Civil penalties of not more than thirty-two thousand five hundred dollars ($32,500) may be assessed for each day of violation. The Respondent’s failure or refusal to comply with this COMPLIANCE ORDER and the provisions herein will subject the Respondent to possible enforcement procedures under La. R.S. 30:2025, which could result in the assessment of a civil penalty in an amount of not more than fifty thousand dollars ($50,000) for each day of continued violation or noncompliance.

VII. For each violation described herein, the Department reserves the right to seek civil penalties in any manner allowed by law, and nothing herein shall be construed to preclude the right to seek such penalties.

NOTICE OF POTENTIAL PENALTY

I. Pursuant to La. R.S. 30:2050.38(b), you are hereby notified that the issuance of a penalty assessment is being considered for the violation(s) described herein. Written comments may be filed regarding the violation(s) and the contemplated penalty. If you elect to submit comments, it is requested that they be submitted within ten (10) days of receipt of this notice.

II. Prior to the issuance of additional appropriate enforcement action(s), you may request a meeting with the Department to present any mitigating circumstances concerning the violation(s). If you would like to have such a meeting, please contact Melissa Sherman at 225-219-3770 within ten (10) days of receipt of this NOTICE OF POTENTIAL PENALTY.

III. The Department is required by La. R.S. 30:2025(E)(3)(a) to consider the gross revenues of the Respondent and the monetary benefits of noncompliance to determine whether a penalty will be assessed and the amount of such penalty. Please forward the Respondent’s most current annual gross revenue statement along with a statement of the monetary benefits of noncompliance for the cited violation(s) to the above named contact person within ten (10) days of receipt of this NOTICE OF POTENTIAL PENALTY. Include with your statement of monetary benefits the method(s) you utilized to arrive at the sum. If you assert that no monetary benefits have been gained, you are to fully justify that statement. If the Respondent chooses not to submit the requested most current annual gross revenues statement within ten (10) days, it will be viewed by the Department as an admission that the Respondent has the ability to pay the statutory maximum penalty as outlined in La. R.S. 30:2025.

IV. This CONSOLIDATED COMPLIANCE ORDER & NOTICE OF POTENTIAL PENALTY is effective upon receipt.

CONTACTS AND SUBMITTAL OF INFORMATION

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<td>Office of the Secretary</td>
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<tr>
<td>Water Enforcement Division</td>
<td>Post Office Box 4302</td>
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<tr>
<td>Post Office Box 4312</td>
<td>Baton Rouge, Louisiana 70821-4302</td>
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<td>Baton Rouge, LA 70821</td>
<td>Attn: Hearings Clerk, Legal Division</td>
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<td>Re: Enforcement Tracking No. WE-CN-19-01111</td>
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<tr>
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<td>602 N Fifth Street</td>
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<tr>
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HOW TO REQUEST CLOSURE OF THIS CONSOLIDATED COMPLIANCE ORDER & NOTICE OF POTENTIAL PENALTY

- To appeal the CONSOLIDATED COMPLIANCE ORDER AND NOTICE OF POTENTIAL PENALTY, the Respondent must follow the guidelines set forth in the "Right to Appeal" portion of this CONSOLIDATED COMPLIANCE ORDER AND NOTICE OF POTENTIAL PENALTY.

- To request closure of the COMPLIANCE ORDER portion, the Respondent must demonstrate compliance with the "Order" portion of this COMPLIANCE ORDER by completing the attached "CONSOLIDATED COMPLIANCE ORDER AND NOTICE OF POTENTIAL PENALTY REQUEST TO CLOSE" form and returning it to the address specified.
  - Before requesting closure of the COMPLIANCE ORDER portion, please contact the Financial Services Division at 225-219-3865 or email them at DEQ-WWWFinancialServices@la.gov to determine if you owe outstanding fees.

- To expedite closure of the NOTICE OF POTENTIAL PENALTY portion, the Respondent may offer a settlement amount to resolve any claim for civil penalties for the violation(s) described herein.
  - The Respondent may offer a settlement amount but the Department is under no obligation to enter into settlement negotiations. It is decided upon on a discretionary basis.
  - The settlement offer amount may be entered on the attached "CONSOLIDATED COMPLIANCE ORDER AND NOTICE OF POTENTIAL PENALTY REQUEST TO CLOSE" form. The Respondent must include a justification of the offer.
  - **DO NOT** submit payment of the offer amount with the form. The Department will review the settlement offer and notify the Respondent as to whether the offer is or is not accepted.
  - Before requesting closure of the NOTICE OF POTENTIAL PENALTY portion, please contact the Financial Services Division at 225-219-3865 or email them at DEQ-WWWFinancialServices@la.gov to determine if you owe outstanding fees.

If you have questions or need more information, you may contact Melissa Sherman at 225-219-3770 or melissa.sherman@la.gov.

[Signature]

Date: 9-4-2020

Lourdes Kurraida
Assistant Secretary
Office of Environmental Compliance
Attachment(s)
- Request to Close
- Table 1

cc: Public Health Chief Engineer
Office of Public Health
Department of Health and Hospitals
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<td>Solids, total suspended --- MO AVG</td>
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CONSOLIDATED COMPLIANCE ORDER &
NOTICE OF POTENTIAL PENALTY
REQUEST TO CLOSE

Enforcement Tracking No. WE-CN-19-01111
Contact Name Melissa Sherman
Agency Interest (AI) No. 41009
Contact Phone No. 225-219-3770
Alternate ID No. LAG570195

Respondent: Campus-Brightside LLC
Facility Name: Brightside Crossing Apartments
C/o Corporation Service Company Physical Location: 1443 Brightside Drive
Agent for Service of Process
501 Louisiana Avenue City, State, Zip: Baton Rouge, LA 70820
Baton Rouge, LA 70802 Parish: East Baton Rouge

STATEMENT OF COMPLIANCE

A written report was submitted in accordance with Paragraph II of the “Order” portion of the COMPLIANCE ORDER.
All items in the “Findings of Fact” portion of the COMPLIANCE ORDER were addressed and the facility is being operated to meet and maintain the requirements of the “Order” portion of the COMPLIANCE ORDER. Final compliance was achieved as:

SETTLEMENT OFFER (OPTIONAL)

(check the applicable option)

The Respondent is not interested in entering into settlement negotiations with the Department with the understanding that the Department has the right to assess civil penalties based on LAC 33:1, Subpart I, Chapter 7.

In order to resolve any claim for civil penalties for the violations in NOTICE OF POTENTIAL PENALTY (WE-CN-19-01111), the Respondent is interested in entering into settlement negotiations with the Department and would like to set up a meeting to discuss settlement procedures.

In order to resolve any claim for civil penalties for the violations in NOTICE OF POTENTIAL PENALTY (WE-CN-19-01111), the Respondent is interested in entering into settlement negotiations with the Department and offers to pay

- Monetary component = $__________
- Beneficial Environmental Project (BEP) component (optional) = $__________

NO SUBMITMENT OF THE OFFER WITH THIS FORM- the Department will review the settlement offer and notify the Respondent as to whether the offer is or is not accepted.

The Respondent has reviewed the violations noted in NOTICE OF POTENTIAL PENALTY (WE-CN-19-01111) and has attached a justification of its offer and a description of any BEPs if included in settlement offer.

CERTIFICATION STATEMENT

I certify, under provisions in Louisiana and United States law that provide criminal penalties for false statements, that based on information and belief formed after reasonable inquiry, the statements and information attached and the compliance statement above, are true, accurate, and complete. I also certify that I do not owe outstanding fees or penalties to the Department for this facility or any other facility I own or operate. I further certify that I am either the Respondent or an authorized representative of the Respondent.

Respondent’s Signature

Respondent’s Printed Name

Respondent’s Title

Respondent’s Physical Address

Respondent’s Phone #

Date

MAIL COMPLETED DOCUMENT TO THE ADDRESS BELOW:

Louisiana Department of Environmental Quality
Office of Environmental Compliance
Enforcement Division
Post Office Box 4312
Baton Rouge, LA 70821
Attn: Melissa Sherman

If you have questions or need more information, you may contact Melissa Sherman at 225-219-3770 or melissa.sherman@la.gov.

WE-CN-19-01111

CONOPP FORM 2