

INSPECTION REPORT

Inspection Entry Date/Time	04/06/2023 10:45 AM (PT)	Announced: No	
Inspection Exit Date/Time	04/06/2023 03:20 PM (PT)	Access: Granted	
Weather	50°F, Overcast and Drizzly		
Media	Water		
Statute(s)/Program(s)	Clean Water Act, NPDES, Stormwater – Construction		
Type of Inspection	Compliance Evaluation Inspection		
Permittee Name	Lennar Northwest, LLC.		
Facility or Site Name	Olympic Ridge		
Facility/Site Physical Address	No Defined Address		
City, State, Zip Code	Belfair, WA 98528		
County	Mason		
Facility GPS Coordinates	47.455405, -122.818175		
Mailing Address	33455 6 th Avenue S, Suite 1-B		
City, State, Zip Code	Federal Way, Washington 98003-6074		
FRS ID	WAT6367826686		
Permit Number	WAR309505		
SIC	1522 (Multifamily housing construction (pt))		
Lead Inspector:			
Raymond Andrews	EPA Region 10	andrews.raymond@epa.gov	(206) 553-4252
Supervisor Review:			
Peter Contreras	EPA Region 10	contreras.peter@epa.gov	(206) 553-6708

SECTION I – Opening Conference

I arrived at the Olympic Ridge construction site (the “Site” or “Facility”), located in Belfair, WA 98528, at 10:45 AM (PT) on 04/06/2023 for an unannounced inspection. I presented my credentials to Maggie Sturm, Division Environmental Manager, and informed her I was there to conduct an inspection to determine compliance with the Clean Water Act (CWA) and the Washington Department of Ecology (WDOE) Construction Stormwater General Permit (CGP). This report is based on information supplied by Olympic Ridge representatives, direct observations made by me, and records and reports maintained by the permittee. In addition, information gathered prior to, or after, the inspection from a review of EPA, State, and/or public records may be included in this report.

Note: The on-site Representatives said the site had not been previously inspected by EPA or WDOE.

Attendees

Organization	Attendee Name	Title	Present in Opening Conf.	Present in Closing Conf.
EPA Region 10	Raymond Andrews	Lead Inspector	Yes	Yes
Lennar Northwest, LLC.	Maggie Sturm	Division Environmental Manager	Yes	Yes

Facility/Site Information

Operator Name	Lennar Northwest, LLC
Disturbed Area	The total area of the project is approximately 35.53 acres.
Site Receiving Water	Irene Creek
Number and location of outfalls	The site has a single outfall that drains all stormwater into a stormwater retention pond. Once the stormwater in the retention pond reaches a certain level, it flows to Irene Creek.
Construction start and projected end dates	Phase 1 of the project started on October 26, 2022. The projected end date of the project is February 12, 2025.
Current Phase of Construction	At the time of inspection, the site was in the vertical construction phase of the project.
Signed SWPPP on-site	There was a Stormwater Pollution Plan (SWPPP), dated August 5, 2022, available on-site.
Inspection Frequency	Weekly routine inspections are conducted on-site, as well as inspections within 24-hours of a rain event of 0.5 inches or greater.
Date of most recent self-inspection	At the time of the inspection, the most recent routine site inspection had been conducted the week of April 6, 2023.
Required Sampling	The site is required to conduct turbidity and pH sampling. Chad Welch, Construction Manager, conducts sampling using pH test strips and a Lamotte 2020t Turbidimeter to test for turbidity.

SECTION II – Observations

At the time of inspection, I observed a small pile of dirt and two small piles of gravel that were not covered. Since the site was actively using the material, I did not consider it an area of concern.

SECTION III – Records Review

Records may not be in sequential order.

Record: Other - Site Discharge Sampling Log		AOC: No
Ref #: RA1-RR-006	Reviewed By: Raymond Andrews	Reviewed Date: 04/06/2023
At the time of the inspection, I reviewed the site's discharge sampling log covering the period from November 10, 2022, until March 30, 2023.		
Record: Other - Site Routine Best Management Practices (BMP) Report		AOC: No
Ref #: RA1-RR-005	Reviewed By: Raymond Andrews	Reviewed Date: 04/06/2023
At the time of the inspection, I reviewed a Lennar site routine BMP inspection report, dated November 10, 2022.		
Record: Other - SWPPP Map		AOC: No
Ref #: RA1-RR-004	Reviewed By: Raymond Andrews	Reviewed Date: 04/06/2023
At the time of the inspection, I reviewed the SWPPP Map.		
Record: Other - Stormwater Pollution Prevention Plan (SWPPP)		AOC: No
Ref #: RA1-RR-003	Reviewed By: Raymond Andrews	Reviewed Date: 04/06/2023
At the time of inspection, I reviewed the site's SWPPP, dated August 5, 2022.		

Record: Other - Notice of Permit Coverage Transfer		AOC: No
Ref #: RA1-RR-002	Reviewed By: Raymond Andrews	Reviewed Date: 06/06/2023
At the time of the inspection, I reviewed a Notice of Permit Coverage Transfer, dated October 31, 2021. The notice transferred coverage from Harbor Custom Development, Inc. to Lennar Northwest, LLC.		
Record: Other - EPA's Integrated Compliance Information System (ICIS) Database		AOC: Yes
Ref #: RA1-RR-001	Reviewed By: Raymond Andrews	Reviewed Date: 06/12/2023
After the inspection, I reviewed information in EPA's ICIS database from June 1, 2018, through May 31, 2023. I found the site was late in submitting Discharge Monitoring Reports (DMRs) for turbidity and pH monitoring data for the monitoring periods ending January 31, 2021, and February 28, 2021. The data was due to WDOE by February 15th and March 15th, respectively. The data for both months was reported on May 11, 2021.		

SECTION IV – Sampling Activities

No sampling was conducted.

SECTION V – Area of Concern

The presentation of an Area of Concern does not constitute a formal compliance determination or violation.

AOC Reference #: RA1-RR-001	Records Review: Other - EPA's ICIS Database
Permit Requirement	
Permit Part S5.B, "Permittees must submit DMR forms to be received by Ecology within 15 days following the end of each month."	
AOC:	
The site was late in submitting Discharge Monitoring Reports (DMRs) for the monitoring periods ending January 31, 2021, and February 28, 2021. The data was due to WDOE by February 15th and March 15th, respectively. The data for both months was reported on May 11, 2021.	

SECTION VI – Closing Conference

I held a closing conference with Ms. Sturm at 03:20 PM (PT) on 04/06/2023 for the inspection. During the closing conference, I discussed the observations and the Area of Concern identified during the inspection. Observations and Areas of Concern have not yet been evaluated for a formal compliance determination.

SECTION VII – List of Appendices

1. Photo Log

APPENDIX 1: Photo Log

All photos were taken by Lead EPA Inspector, Ray Andrews, during the inspection.

Photos were not manipulated beyond minor cropping for sizing and labels or callouts to draw attention to the subject of the photo.

All photos taken during the inspection are included in the Photo Log; however, only photos that support an Area of Concern are included in the inspection report.

- P1010711 – Transfer of Permit Coverage, page 1
- P1010712 – Transfer of Permit Coverage, page 2
- P1010713 – Transfer of Permit Coverage, page 3
- P1010714 – Transfer of Permit Coverage, page 4
- P1010715 – SWPPP Cover Page
- P1010716 – SWPPP Signature Page
- P1010717 – SWPPP Site Map
- P1010718 – Lennar BMP Inspection Report, page 1
- P1010719 – Lennar BMP Inspection Report, page 2
- P1010720 – Lennar BMP Inspection Report, page 3
- P1010721 – Lennar BMP Inspection Report, page 4
- P1010722 – Lennar Discharge Sampling Log
- P1010723 – Silt Fencing, photo 1
- P1010724 – Silt Fencing, photo 2
- P1010725 – Retention Pond, photo 1
- P1010726 – Retention Pond, photo 2
- P1010727 – Uncovered Dirt & Gravel Piles, in current use