

Permit Compliance Inspection Report

Water Quality Program

Northwest Region Office

A. General Information

Facility Name and Address: Milagro II
15530,15616, 15608, 15606 2nd Pl W
Lynnwood, WA 98037

GPS Latitude/Longitude: 47.856595, -122.235318

Permit Number: WAR313371

Permit Type: Construction Stormwater General Permit

Permit Effective Dates: April 22, 2024 to December 31, 2025

Inspection Date and Time: December 5, 2024, 1:30 PM to 1:50 PM

Discharge to: Surface water

Receiving Water: Unnamed stream, North Creek

Type of Inspection: Unannounced
Compliance Inspection - Without Sampling

Weather: Partly Cloudy, Sunny, 54°F ERTS #: 735285

Photographs Taken: ☒ Yes ☐ No Samples Taken: ☐ Yes ☒ No

B. Personnel Information


Ecology Representative(s): Megan Junod (Lead Inspector)

Facility Representative(s): Daniel Vasquez, Supervisor

Responsible Party/Official: Jamie Waltier, Vice President
18329 98th Ave NE Ste 300
Bothell, WA 98011-3300
Email: jwaltier@harbourhomes.com Phone: (206) 315-8130

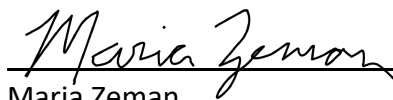
Inspector Signature

Reviewer Signature

 3/07/2025

Megan Junod Date

Construction Stormwater Compliance Inspector



Maria Zeman Date

Construction Stormwater Inspector

7 MAR 2025

C. Facility Description and Background

The Milagro II Project, WAR313371, is conditionally authorized to discharge construction-related stormwater under Ecology's National Pollutant Discharge Elimination System (NPDES) and a State Waste Discharge Construction Stormwater General Permit (CSGP). The residential construction site is 2.20 acres with 2.15 acres of soil disturbance. The purpose of this inspection is to conduct a compliance inspection and to provide technical assistance as appropriate after Environmental Report Tracking System (ERTS) #735285 reported a turbid discharge of 463 NTU on November 22, 2025 caused by sediment from construction work along 2nd PI W. On December 5, 2024, no discharge was observed during the inspection but I did noticed sediment track out along 2nd PI W.

D. Inspection Narrative and Observations

1. Permit Documentation and Records Review

The following site's documents were reviewed: Copy of CSGP coverage letter, copy of CSGP, weekly Certified Erosion Control Lead (CESCL) reports, site map with current Best Management Practices (BMPs) onsite, and the Stormwater Pollution Prevention Plan (SWPPP). Weekly CESCL reports, site map with current BMPs, and SWPPP were adequate with no comments for edits.

Reminder: As stated in **S9.B.1.f.** in the CSGP, **engineering calculations** for ponds, treatment systems, and any other designed structures (such as the stormwater vault onsite) **should be included in the SWPPP**.

Engineering calculations do not need to be included in the SWPPP for treatment systems that do not require such calculations.

2. Site Walkthrough

On December 5, 2024, I visited the site for an ERTS compliance inspection and met with the onsite supervisor, Daniel Vasquez, who gave me permission to walk the site. The onsite supervisor didn't walk the site with me or provide me with their contact information. I emailed the permittee and other site contacts after the inspection. At the time of the inspection, there was active construction occurring along 2nd PI W.

Along 2nd PI W, the construction entrance needed maintenance and stabilization (**Photo 1**). There was significant sediment track out onto the road, 2nd PI W (**Photos 2-3**). The roadway, 2nd PI W, needed to be cleaned and the sediment removed. Mainly in the area closer to the construction entrance, there were empty cans with the potential to pollute left on the ground (**Photos 4-9**). These cans needed to be properly disposed of to minimize the discharge of pollutants. In several areas onsite, there were exposed and unworked soils and stockpiles (**Photos 10-14**). The permittee must **not** allow soils to remain exposed and unworked for more than **2 days** during the wet season (October 1 - April 30).

E. Corrective Actions for Compliance

Establish Construction Access: **Failure to meet S9.D.2.b, and S9.D.2.d:** Along 2nd PI W, the construction entrance needed maintenance and stabilization. There was significant sediment track out onto the road, 2nd PI W. The roadway, 2nd PI W, needed to be cleaned and the sediment removed. **Stabilize access** points with a pad of quarry spalls, crushed rock, or other equivalent BMPs, to minimize tracking sediment onto roads. If sediment is tracked off site, clean the affected roadway thoroughly at the end of each day, or more frequently as necessary (for example, during wet weather). Remove sediment from roads by shoveling, sweeping, or pickup and transport of the sediment to a controlled sediment disposal area. Install and maintain adequate

construction access to prevent track-out off-site. Clean the affected roadway thoroughly **at the end of each day**, or more frequently **as necessary**. **Immediately begin. Address no later than 10 days from the date this report is issued.**

Stabilize Soils: Failure to meet S9.D.5.a and S9.D.5.d: In several areas onsite, there were exposed and unworked soils and stockpiles. The Permittee must stabilize exposed and unworked soils by application of effective BMPs that prevent erosion. Applicable BMPs include, but are not limited to: temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabrics and matting, soil application of polyacrylamide (PAM), the early application of gravel base on areas to be paved, and dust control. Stabilize exposed and unworked soils, including stockpiles, by application of effective BMPs to prevent erosion, as set forth in permit condition S9.D.5.a and timeline in S9.D.5.d. The Permittee must not allow soils to remain exposed and unworked for more than the time periods set forth below to prevent erosion west of the Cascade Mountains Crest: During the dry season (May 1 - September 30): **7 days** or During the wet season (October 1 - April 30): **2 days**. **Immediately begin. Address no later than 2 days from the date this report is issued.**

Control Pollutants: Failure to meet S9.D.9.a: Mainly in the area closer to the construction entrance, there were empty cans with the potential to pollute left on the ground. These cans needed to be properly disposed of to minimize the discharge of pollutants. Handle and dispose of all pollutants, including waste materials and demolition debris that occur on site in a manner that does not cause contamination of stormwater. Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants, as set forth in permit conditions S1.D.1, S9.D.9. **Immediately begin. Address no later than 10 days from the date this report is issued.**

For assistance with any of these compliance issues or recommendations regarding BMPs, please see the 2024 Stormwater Management Manual for Western Washington (SWMMWW), Volume II, which includes BMPs for Source Control and Runoff Conveyance and Treatment BMPs:

<http://www.ecy.wa.gov/programs/wq/stormwater/manual.html>

If you have any questions or concerns regarding this inspection report, please contact Megan Junod at 425-758-7775 or megan.junod@ecy.wa.gov.

The Department of Ecology has the authority to issue formal enforcement actions including issuance of orders and civil penalties of up to \$10,000 per day per violation for violations of your NPDES permit and/or state laws and regulations. Noncompliance with the limits, monitoring requirements, terms and/or conditions established in your permit may result in formal enforcement action by the Department.

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Photo 1 [IMG_1814]

Description: Construction entrance along 2nd PI W.



Photo 2 [IMG_1815]

Description: Significant sediment track out onto the road, 2nd PI W.



Photo 3 [IMG_1816]

Description: Significant sediment track out onto the road, 2nd PI W.



Photo 4 [IMG_1826]

Description: Empty cans with the potential to pollute left on the ground.



Photo 5 [IMG_1836]

Description: Empty can with the potential to pollute left on the ground.



Photo 6 [IMG_1837]

Description: Container with the potential to pollute left on the ground.

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Photo 7 [IMG_1838]

Description: Can with the potential to pollute left on the ground.



Photo 8 [IMG_1839]

Description: Empty cans with the potential to pollute in a pile of trash.



Photo 9 [IMG_1855]

Description: Empty can with the potential to pollute left on the ground.



Photo 10 [IMG_1822]

Description: Exposed stockpiles near the entrance.



Photo 11 [IMG_1832]

Description: Exposed soils in the northeastern area of the site.



Photo 12 [IMG_1843]

Description: Exposed soils in the western area of the site.



Photo 13 [IMG_1844]

Description: Exposed soils in the western area of the site.



Photo 14 [IMG_1851]

Description: Exposed soils in the western area of the site.