

Expedited Settlement Offer Worksheet
Findings and Alleged Violations
*Consult instructions regarding eligibility criteria
and procedures prior to use*



Version: 2021 Washington State Construction Stormwater General Permit

LEGAL NAME AND MAILING ADDRESS OF OPERATOR		Telephone Number	NPDES Permit Number				
1	LGI Homes - Washington, LLC 11250 Kirkland Way, Suite 120 Kirkland, Washington 98033 matt.adams@lgihomes.com jason.skaug@lgihomes.com	253.888.0050	WAR310239				
		Inspector Name:	Emily Siangkam				
		Inspector Agency:	EPA				
		Entrance Interview Conducted:	Yes				
		Exit Interview Conducted:	Yes				
		Exit Interview given to:	Vanessa Lewis & Maggie Perme				
		Exit Interview date / time:	11/18/2024 /1315				
LOCATION AND ADDRESS OF SITE							
2	Earlington (Skyway) Village 12901 76th Avenue South Seattle, Washington 98106						
FACILITY DESCRIPTION / CONTACT NAMES							
3	Name of Site Contact (ESO Worksheet recipient): Jason Skaug, Construction Manager						
	Name of Authorized Official (40 CFR 122.22): Matt Adams, VP of Construction						
	Inspection Date: 11/18/2024						
	Start Construction Date: 05/25/2021						
	Estimated Completion Construction Date: 06/30/2025						
	If Unpermitted, Number of Months Unpermitted:						
	Name of Receiving Water Body (Indicate whether 303(d) listed): Unnamed Creek (Cedar River/Lake Washington)						
	Acres Disturbed Acres for Whole Common Plan: 7.55						
	Operator Requested Rainfall Erosivity or TMDL Waiver (44 CFR 122.26(b)(15))						
PERMIT COVERAGE	Findings	CGP Citation	RCA*	No. of Deficiencies	Multi- ply	Penalty Amount	Total
4	Operator discharged stormwater without a permit on one or more days during _____ months (# of months with an unauthorized discharge equals number of violations)	CWA 301; S1.B.1			X	\$600.00	\$0
	USE OF CATIONIC TREATMENT CHEMICALS (WHERE APPLICABLE)						
5	Proper notice was not provided for use of cationic treatment chemicals prior to submittal of the NOI. NOTE that this applies only to the failure to provide notice in the absence of a discharge to a storm drain or water.	S9.D.9.i				\$300.00	\$0
	PUBLIC NOTICE OF PERMIT COVERAGE						
6	A Notice not published as required. (If no sign/notice published, leave element B blank.)	S2.B				\$300.00	\$0
	B Notice was missing one or more elements required by the Permit. (Count each omission under B as one violation.)	S2.B.1-6			X	\$60.00	\$0
	SWPPP REVIEW						
7	No SWPPP prepared at time of inspection. (If no SWPPP, leave elements 8 - 21 blank)	S9				\$6,000.00	\$0
8	SWPPP prepared after construction start (# of months = # of violations with a maximum penalty of \$6,000). NOTE that elements 9 - 21 only apply to the months when the operator had a SWPPP. The maximum penalty for all SWPPP violations is \$6,000.	S3.B; S9			X	\$1,000.00	\$0
9	A SWPPP does not list all operators for the project site and the areas of the site over which each operator has control.	S9.B.1.a; S.9.B.1.d; S.9.B.2				\$600.00	\$0
	B SWPPP does not identify stormwater team and respective responsibilities.	S4.B.1.b; S4.B.3		1		\$300.00	\$300
10	SWPPP does not include:						
	A Description of the nature of construction activities.	S9.B.1.d; S9.B.2				\$120.00	\$0
	B The size of the property; the total area expected to be disturbed by the construction activities; the maximum area expected to be disturbed at any one time including onsite and offsite construction support activity areas.	S9.E; S9.E.4				\$120.00	\$0
	C A description of any onsite/offsite construction support activities.	S1.C.2; S9.E.6				\$600.00	\$0
	D A description and projected schedule for each portion of the site that includes all elements/dates required by the Permit. (Count each omitted category as one violation.)	S9.B.1.d; S9.B.2			X	\$300.00	\$0
	E A list and description of all pollutant-generating activities.	S9.B.2				\$300.00	\$0
	F Public Emergencies: Required information for public emergency situations. NOTE that operator has 30 days to complete SWPPP after commencing construction.	S5.F				\$300.00	\$0
11	Site Map						
	A Site map not included in SWPPP.	S9.E				\$600.00	\$0
	B Site map does not include all elements required by the Permit. (Count each omission as one violation up to \$600.)	S9.E.1-11		3	X	\$60.00	\$180
	During the 11/18/2024 EPA inspection, inspectors observed that the site maps did not identify the following: 1) direction of SW flow before and after major grading activities, 2) locations of all surface waterbodies and wetlands, 3) clearly identified & consistently labelled sampling locations (e.g., site inspection report refers to "MP1" for "storm vault outflow (CB on Public Road)" and "MP2" for "storm vaults" conversely DMRs indicate 4 monitoring points total with 2 not included on map (S9.E.3&7&9 & S4C.3.c).						
12	SWPPP does not:						
	A Identify all authorized non-storm water discharges that will or may occur.	S9.E.8; S1.C.3				\$600.00	\$0
	B Describe the specific controls to be implemented to meet the effluent limits for erosion and sediment controls. (Count one violation for each missing control measure up to a maximum of \$900.)	S9.A.1; S9.D.4				\$300.00	\$0
	For each specific erosion and sediment control identified in the SWPPP, include all information required by the Permit. (Count 1 violation for each control with incomplete information.)	S9.D.4.a-f			X	\$100.00	\$0

	C	Describe the specific controls to be implemented to meet the effluent limits for pollution prevention. (Count one violation for each missing control measure up to a maximum of \$900.)		S9.A.2; S9.C.4; S9.D.9			X	\$300.00	\$0
		For each specific pollution prevention control measure identified in the SWPPP, include all information required by the Permit. (Count each control with incomplete information as 1 violation.)		S9.D.9.a-j			X	\$100.00	\$0
	D	Describe the specific controls to be implemented to meet the effluent limits for construction dewatering.		S9.D.10			X	\$300.00	\$0
		For each specific dewatering control measure identified in the SWPPP, include all information required by the Permit. (Count each control with incomplete information as 1 violation.)		S9.D.10.a-d			X	\$300.00	\$0
	E	Document for sites affected by unforeseen circumstances that delay initiation and/or completion of Vegetative Stabilization the circumstances and the schedule for initiating and completing stabilization.		S9.D.5; S9.D.8				\$300.00	\$0
13	A	SWPPP does not describe the procedures for Inspection, Maintenance and Corrective Action.		S9.B.2; S9.D.12				\$600.00	\$0
	B	Description of Inspection, Maintenance and Corrective Action procedures does not include all information required by the Permit. (Count each applicable omission as one violation.)	On 11/18/2024, POC could not produce log book (with summaries of results of	S4.B.2.c.2; S4.B.4.g.a-i; S9.B.1.e		1	X	\$120.00	\$120
14		SWPPP does not include documentation that required personnel were, or will be, trained in accordance with Permit requirements.	On 11/18/2024, SWPPP lacked name and contact information for the Project	S4.B.1		1		\$300.00	\$300
15		Threatened and Endangered Species Act documentation is not included in SWPPP.		N/A				\$600.00	\$0
16		Historic Properties documentation is not included in SWPPP.		N/A				\$600.00	\$0
17		SWPPP does not document contacts, where applicable, with UIC regulatory authority regarding compliance with SDWA UIC Requirements for Certain Subsurface Stormwater Controls.		S3.D				\$600.00	\$0
18		SWPPP not signed/dated/certified.		S9.D.12.c				\$600.00	\$0
19		Copy of NOI and relevant correspondence, acknowledgement letter received from NeT, or Permit (can be electronic) not included as part of SWPPP. (Count each omission as one violation.)		S5.C			X	\$300.00	\$0
20		Copy of SWPPP is not retained on site or otherwise easily accessible.		S5.C; S5.G.1.c				\$600.00	\$0
21	A	SWPPP (including site map) has not been updated/modified as required by the Permit. (Count each omission as one violation.)	The current Stormwater Management Manual for Western Washington (SWM	S9.D.12.c		1	X	\$60.00	\$60
	B	SWPPP modifications do not meet record keeping, approval or notification requirements. (Count each omission as 1 violation.)		S9.B.2			X	\$60.00	\$0
22		INSPECTIONS							
	A	Number of Inspections required if performed every 7 days:							
	B	Number of Inspections required if performed every 14 days:							
	C	If known, and if applicable, number of days of rainfall of > 0.25" :							
	D	Number of inspections required under a reduced frequency							
	E	TOTAL number of required inspections							
	F	TOTAL number of inspections conducted/documented							
23	A	All required inspections were not conducted and timely documented. (If NO inspections were conducted and documented, then leave elements 24-28 blank)		S4.B.1.b; S4.B.4				True or False	
	B	Inspections not performed and timely documented. (Count each failure to inspect and document as one violation.)		S4.B.2			X	\$300.00	\$0
24		Inspections not conducted by qualified personnel. (Count each inspection conducted without qualified personnel as one violation.)		S4.B			X	\$60.00	\$0
25		Areas to be inspected and signs and conditions to be checked for: Failed to inspect all required areas as identified in the Permit or to check for signs of erosion or sedimentation or to check for conditions that could lead to spills, etc. (Count each omission as one violation.)		S4.B.3			X	\$60.00	\$0
26		Site inspection report does not include all information required by the Permit. (Count each omission as one violation.)	The 11/12/2024 self-inspection report (Photos 23-25) states "CB inserts on o	S4.B.4.a-m		1	X	\$60.00	\$60
27	A	Inspection reports not properly signed/certified. (Count each failure to sign/certify as one violation.)		S4.B.4.m			X	\$60.00	\$0
	B	Copies of inspection reports have not been retained onsite or at easily accessible location.		S5.G.1.d				\$600.00	\$0
		BEST MANAGEMENT PRACTICES							
		General Maintenance Requirements:							
28	A	Failure to ensure that all stormwater controls are maintained and remain in effective operating condition (i.e., all routine maintenance and corrective actions are performed within the timeframes required by the Permit). (Count each failure to timely maintain each control as one violation.)	During the 11/18/2024 inspection, inspector observed silt fences at the intersection of 75th Place South & South 130th Place, and along South 130th Place were not secured to posts, completely trenched in, and turned uphill such that silt fences would capture runoff and prevent water from flowing around the fence (Photos 3-4, 14-15).	S3.C.2; S9.D.11		2	X	\$300.00	\$600
	B	Failure to complete a Corrective Action report when required in accordance with Permit requirements. (Count each missing/deficient report as 1 violation.)		S5.F			X	\$300.00	\$0
	C	Corrective Action Reports not properly signed. (Count each failure to sign as one violation.)		5.4.3			X	\$60.00	\$0
		Control measures are not properly selected, installed or maintained:							
29		Failure to provide a 50-ft undisturbed natural buffer or equivalent erosion and sediment control when a water of the US is located within 50 feet of the site's earth disturbances. (Count each failure as one violation.)		S9.D.1.a; S9.D.4.a			X	\$600.00	\$0
30		Failure to direct stormwater to vegetated areas to maximize infiltration and filtering (unless infeasible). (Count each failure as one violation.)		S9.D.4.e			X	\$600.00	\$0
31		Failure to install sediment controls along all perimeter areas of the site that will receive pollutant discharges (or, for linear construction sites where such controls are infeasible, to implement other appropriate practices). (Count each failure as one violation.)							
	A	If Common Drainage is 10+ acres		S9.D.4			X	\$1,200.00	\$0
	B	If Common Drainage is less than 10 acres		S9.D.4			X	\$600.00	\$0
32		Failure to minimize sediment trackout in accordance with Permit requirements. (Count each failure as one violation.)		S9.D.2.d			X	\$600.00	\$0

33	Failure to properly manage stockpiles or land clearing debris piles composed of sediment and/or soil. (Count each failure as one violation.)		S9.D.5.a; S9.D.5.f			X	\$600.00	\$0
34	Failure to minimize dust through appropriate application of water or other dust suppression techniques. (Count each failure as one violation.)		S9.D.5.a			X	\$600.00	\$0
35	Failure to minimize disturbances of "steep slopes". (Count each failure as one violation.)		S9.D.6			X	\$600.00	\$0
36	Failure to preserve native topsoil (unless infeasible). (Count each failure as one violation.)		S9.D.5.i; S9.D.1.b			X	\$600.00	\$0
37	Failure to minimize soil compaction in areas where final vegetative stabilization will occur or where infiltration practices will be installed. (Count each failure as one violation.)		S9.D.5.i; S9.D.13.b			X	\$600.00	\$0
38	Failure to protect storm drain inlets by installing inlet protection measures that remove sediment from discharges prior to entry into a storm drain inlet. (Count each failure as one violation.)		S9.D.7			X	\$600.00	\$0
39	Failure to use erosion controls and velocity dissipation devices within and along the length of any stormwater conveyance channel and at any outlet to slow down runoff to minimize erosion. (Count each failure as one violation.)		S9.D.3; S9.D.8			X	\$600.00	\$0
40	Failure to properly design or locate sediment basin or similar impoundment in accordance with Permit requirements. (Count each failure as one violation.)		S9.D.3.b; S9.D.4.f; S9.D.13.a			X	\$1,200.00	\$0
41	Failure to comply with Permit requirements for use of treatment chemicals.- (Count each failure as one violation.)		S9.D.9.b/i; S9.D.5.a			X	\$200.00	\$0
42	Failure to initiate and complete stabilization measures within the deadlines required by the Permit. (Count each failure as one violation.)	During 11/18/2024 EPA inspection, inspectors observed erosion at end of the street on 75th Place South (southwest corner of the site). POC stated area would not be worked on until spring of 2025, greatly in excess of 2 days(S9.D.5.a&d).	S9.D.8.b; S9.D.5; S9.D.11.b		1	X	\$600.00	\$600
43	Final Stabilization Criteria not achieved as required.		S10.A				\$1,200.00	\$0
44	Other needed control measures not properly selected or installed. (Each omission is 1 violation.)		S3.B; S4.B.1.b; S9.B.2.b			X	\$600.00	\$0
Pollution Prevention Requirements								
45	Failure to provide effective controls for equipment and vehicle fueling and maintenance activities. (Count each failure as one violation.)		S9.D.2.a; S9.D.9.b-c; S1.D.5			X	\$600.00	\$0
46	Failure to effectively minimize the discharge of pollutants from equipment and vehicle washing. (Count each failure as one violation.) NOTE that discharges of soaps, solvents or detergents to a storm drain or receiving water are not eligible for an ESA.		S9.D.2.a; S9.D.9.b-c; S9.D.2.c; S1.D.6			X	\$600.00	\$0
47	Failure to implement appropriate controls to prevent/minimize the discharge of pollutants from any of the following: building materials/products; landscaping chemicals and materials; petroleum products and other chemicals; hazardous and toxic waste; construction and domestic wastes; and/or sanitary wastes. (Count each failure as one violation.) NOTE that any nonallowable, non-stormwater discharges to a storm drain or receiving water are not eligible for an ESA.	During 11/18/2024 EPA inspection, inspectors observed 1) some lots along South 130th Place had accumulated trash (Photos 16-19) & 2) a dumpster at the intersection of South 130th Place & 75th Place South was open (Photo 3) (S9.D.9.a&b).	S1.D; S7; S9.D.9.a-c		2	X	\$600.00	\$1,200
48	Failure to provide effective controls for concrete washout. NOTE that nonallowable, non-stormwater discharges to a storm drain or water are not eligible for an ESA.	During 11/18/2024 EPA inspection, inspectors observed large concrete washout area at a lot on South 130th Street,nearly filled to the brim and with less than 12 inches of freeboard (S9.D.9.f-h).	S9.D.9.f-h; S1.D.1		1		\$1,000.00	\$1,000
49	Failure to provide effective controls for washing applicators/containers for stucco, paint, form release oils, curing compounds or other materials. (Count each failure as one violation.) NOTE that nonallowable, non-stormwater discharges to a storm drain or receiving water are not eligible for an ESA.		S1.D.2; S9.D.9.f			X	\$600.00	\$0
50	Failure to comply with requirements for application of fertilizers.		S9.D.9.e				\$600.00	\$0
51	Failure to comply with Permit requirements for construction dewatering in order to minimize the discharge of pollutants. (Count each failure as 1 violation.) Use of waters of the US as part of the treatment area is not eligible for an ESA.		S9.D.10			X	\$600.00	\$0
SMALL BUSINESS EVALUATION								
52	Is the Owner/Operator a Small Business?						Yes or No	
	A <i>small business</i> is defined by EPA's Small Business Compliance Policy as: "a person, corporation, partnership, or other entity that employs 100 or fewer individuals (across all facilities and operations owned by the small business)." The number of employees should be considered as full-time equivalents on an annual basis, including contract employees (see 40 CFR 372.3). A full time employee unit is 2000 hours worked per year.							
Total Expedited Settlement:								\$4,420
ADJUSTMENT FOR REPEAT VIOLATOR:								
54	For Repeat Violators, the Expedited Settlement Amount should be adjusted upward using the appropriate Escalation Factor. Enter either 0.25 (1st time Repeat Violator) or 0.5 (2nd or more times) into Column G. <u>Leave this row blank if this is not a Repeat Violator.</u>	Adjustment for Repeat Violator:				X	\$4,420.00	\$0

Total Expedited Settlement Amount	\$4,420
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*RCA: Requires Corrective Action