

Stormwater Protection Performance Report

for Emerald Property Management



Stormwater Protection
BOULDER • BOULDER COUNTY • LONGMONT
ERIE • LAFAYETTE • LOUISVILLE • SUPERIOR

303-441-1439
KeepItCleanPartnership.org

Protecting Our Water

Maintaining clean water is critical to both our health and the health of our ecosystems. Water flows through storm drains directly to creeks and waterways without being treated, so when stormwater picks up materials at businesses or work sites (e.g. dirt, gravel, grass clippings, and chemicals) and deposits them untreated first into the storm drains and then directly into the creeks, it pollutes local waterways.

In fact, the U.S. Environmental Protection Agency (EPA) has designated stormwater pollution as the primary source of water pollution in the U.S. To combat this, the EPA has developed national standards for regulating stormwater that flows over communities in urbanized areas.

The Keep It Clean Partnership (KICP), which includes the communities of Boulder, Boulder County, Erie, Lafayette, Longmont, Louisville, and Superior, is mandated by the EPA under the Clean Water Act to protect water quality and reduce stormwater pollution.

Advising for Property Owners and Managers

As a property owner or manager, you oversee many of the business operations that can impact water quality. KICP business advisors can provide education and technical assistance to help you comply with local stormwater ordinances, as well as help you to identify activities that may be impacting water quality issues and solutions to protect water quality in the future.

KICP has adopted best management practices (BMPs) that define the specific steps businesses need to take to prevent stormwater pollution from day-to-day and maintenance activities (see Appendix B).

Contracted Service Providers

Property owners and managers are responsible for making sure contracted service providers who do work on their properties are aware of stormwater regulations in Boulder County. Additionally, staff responsible for maintaining your properties should be routinely educated and trained in stormwater protection.

The Keep It Clean Partnership provides training and one-on-one advising services for contracted service providers. For more information for both your staff and contracted service providers, visit www.KeepitCleanPartnership.org.

Observations from Tenant Advising

Business advising was provided to tenants at 4949 N. Broadway and 1001 Lee Hill Rd. We observed many practices that serve to protect your property and our waterways. We also saw areas for improvement and a few practices that could negatively affect your property and our creeks and streams. The following recommendations are designed to help you support your tenants and protect your investment.

4949 N Broadway

Protective Practices in Place

1. *Dumpster areas were clean.* Take the next step by working with your service provider to ensure that dumpsters have lids and that maintenance staff or tenants close lids and keep the area clean.



Improvements Needed

1. *Businesses conducting repair work outside.* Ask businesses to do all repair work inside their businesses.
2. *Businesses washing automobiles on the property.* Advise all businesses to use a car wash or a wash bay that drains to sanitary sewer for automotive cleaning.
3. *Outdoor storage of potentially hazardous materials needs secondary containment and cover.* Provide storage areas that are walled in for the materials that tenants store outside. Post signs about no storage of liquids or other potentially hazardous materials without containment and cover.
4. *Provide secondary containment for grease bins used by restaurants.* Post signage to remind tenants to keep lids closed and to clean up spills using dry cleanup practices. The offering of secondary containment, frequent collections, and regular cleaning will protect your property and help your tenants comply with stormwater regulations.



Tenants storing open paint containers outside.



Back area of tenant site with materials stored uncovered.



1001 Lee Hill Drive

Protective Practices in Place

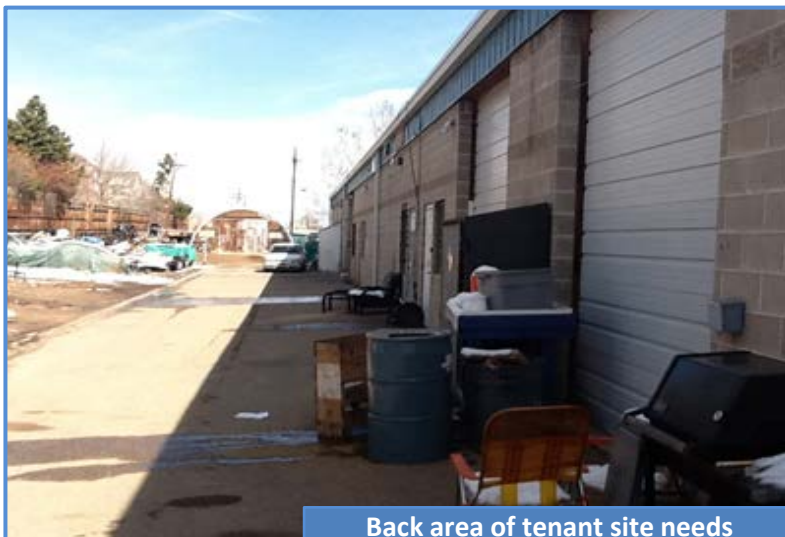
1. *Dumpster areas were clean.* Take the next step by working with your service provider to ensure that dumpsters have lids and that maintenance staff or tenants close lids and keep the area clean.

Improvements Needed

1. *Outdoor storage of potentially hazardous materials needs secondary containment and cover.* Provide storage areas that are walled in and protected for materials that tenants store outside. Post signs about no storage of liquids or other potentially hazardous materials without containment and cover.
2. *Tenants conducting repair work outside.* Ask businesses to do all repair work indoors.
3. *Businesses washing automobiles outside.* Advise all businesses to use a car wash or a wash bay that drains to sanitary sewer for automotive cleaning.
4. *Debris and trash along the back of the property.* Please advise tenants to be responsible for cleaning up their litter and ask trash haulers to provide lids and clean containers. Regular property maintenance for litter clean up would be an added benefit.



Tenants storing open paint containers outside.



Back area of tenant site needs containment and cover for materials.

Site-Specific Tenant Observations

Below is a brief summary of the items noted during advising at your tenant sites. During these visits we reviewed the BMPs and provided educational materials.

Property: 4949 N. Broadway

Tenant	Dates of Advising	Items Noted
Taylor Moving	10/22/2013	<ul style="list-style-type: none"> Trucks washed in the parking lot by a service company with no secondary containment or collection.
The Pro's Closet	10/22/2013	<ul style="list-style-type: none"> Washing bikes outside and not containing or collecting the wastewater. Maintenance work done outside
Chuy's Automotive	10/22/2013	<ul style="list-style-type: none"> Maintenance work done outside without ground protection.
M&D Automotive	10/23/2013	<ul style="list-style-type: none"> No potential stormwater issues noted.
The Amazing Garage Sale	10/22/2013	<ul style="list-style-type: none"> No potential stormwater issues noted.
Wapos Mexican Cantina	8/14/2013	<ul style="list-style-type: none"> Small grease spills and trash accumulating in the dumpster area. No secondary containment for the grease bin.

Property: 1001 Lee Hill

Tenant	Dates of Advising	Items Noted
The Carraige Shop	3/13/2013	<ul style="list-style-type: none"> Cars washed in the parking lot. Materials stored outside without containment or cover. Maintenance work done outside without ground protection.
Bowman's Custom Landscaping	3/4/2013	<ul style="list-style-type: none"> Dumpster open and overflowing with debris.
Wolfsburg Autowerks	10/23/2013	<ul style="list-style-type: none"> No potential stormwater issues noted.
Heirloom Food Truck	3/13/2013	<ul style="list-style-type: none"> No secondary containment for equipment stored outside or the grease bin.

Stormwater Best Management Practices (BMPs)

The goal in stormwater protection is to ensure, to the extent possible, that only rainwater and snowmelt go down the storm drain.

Best management practices (BMPs) are specific steps taken to prevent stormwater pollution as a result of day-to-day business activities. All employees should review this information and put the following BMPs into practice to help keep pollutants from going down the storm drain.

Spills and Leaks

- Keep outdoor areas free from spills and leaks.
- Conduct regular maintenance on the parking lot, protecting storm drains when cleaning or painting.
- Use dry cleanup practices and have spill kits available to clean up small spills. Clean up dirty absorbent and dispose of properly.
- Mark storm drains and inlets with a message such as “Do not dump; drains to creek.”
- Report any spill that enters storm drains, surface water, ditches, or that leaves the property. Call the Colorado Spill Notification hotline at 877-518-5608 and the municipality within which the spill occurred.

Outdoor Materials Storage and Handling

- Materials or containers stored outside must have covers AND secondary containment.
- Take precautions during bulk liquid deliveries and protect storm drains, if present.

Good Housekeeping

- Keep outdoor areas free from trash, dirt, litter, and debris, and keep lids on dumpsters and recycle containers closed.
- Maintain permanent stormwater BMPs onsite (see guide on KICP website) <http://www.keepitcleanpartnership.org/wp-content/uploads/pdfs/KICPPermBMPPGuidanceforHOAs2012.pdf>
- Protect storm drains during maintenance work or construction projects.
- Dispose of all wastewater to the sanitary sewer (including floor and carpet cleaning wastewater).

Outdoor Washing and Cleaning

- Collect and contain wastewater from pressure washing. Ensure that contracted service providers are implementing proper BMPs.
- Discharge fire suppression system water during maintenance activities to the sanitary sewer.
- Discharge wastewater from cooling towers, blow-down from boilers, and air conditioner condensate treated with algaecide to sanitary sewer.
- Comply with Colorado Department of Public Health and Environment (CDPHE) industrial permit requirements for the washing of outdoor heat transfer equipment (HTE). Requirements can be found at www.cdphe.state.co.us/wg/PermitsUnit/Industrial/index.html.

Additional Behaviors

- The limited and proper application of sand/salt, deicer, fertilizer, pesticides, paints, or other chemicals by employees, tenants, and contractors.
- Be sure that contracted service providers (e.g. landscapers, pressure washers, hood cleaners, painters, and carpet cleaners) are aware of their responsibilities for proper stormwater protection.
- Request that contractors use asphalt-based sealant (as opposed to coal-tar-based sealants) on your parking lot, driveway, etc. Contractors and distributors should provide a material safety data sheet (MSDS) that lists product ingredients or components. Avoid products with ingredients that include the words "coal," "tar," "refined coal tar pitch," or "RT-12."

For more information about stormwater protection, visit www.KeepItCleanPartnership.org.