

BOARD OF ADJUSTMENT & BUILDING BOARD OF APPEALS
AGENDA
REGULAR MEETING
June 2, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. SWEARING IN OF SPEAKERS

IV. MINUTES APPROVAL

A. Review and consider approval of Minutes from the May 5, 2015 Board of Adjustment meeting

V. VISITOR/CITIZENS FORUM

At this time, any person with business before the Board of Adjustment not scheduled on the Agenda may speak to the Board, provided that an official 'Speaker's Request Form' has been completed and submitted to the Board Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual board members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

VI. REGULAR ITEMS

A. **CASE # BOA 15-04** to receive comments and consider action on a request by Jose Jaime for a special exception as required by the City Code Section 17-421, Schedule of uses and off-street parking requirements, to allow a salvage yard in an "I" Industrial zoning district at 6940 E Kennedale Pkwy, more particularly described as W H Hudson Block Lot 1.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Board of Adjustment

VII. REPORTS/ANNOUNCEMENTS

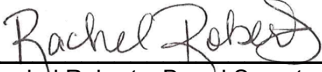
VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and

parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the June 2, 2015, Board of Adjustment & Building Board of Appeals agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Rachel Roberts, Board Secretary



Date: June 2, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Review and consider approval of Minutes from the May 5, 2015 Board of Adjustment meeting

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

The minutes from the May 5th meeting are attached to this message for your review and consideration for approval.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	05.05.2015 BOA minutes	05 05 2015 -BOA Minutes Draft.docx
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BOARD OF ADJUSTMENT & BUILDING BOARD OF APPEALS
MINUTES
REGULAR MEETING
May 5, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Mr. Cassady called the meeting to order at 7:00 P.M.

II. ROLL CALL

Present?	Commissioner
	Rick Adams
X	Brian Cassady
X	Jeff Madrid
	Patrick Vader
X	Martin Young
	<i>Alternates</i>
X	Jeff Nevarez
X	Lana Sather
	<i>Vacant</i>

Jeff Nevarez and Lana Sather were asked to serve as regular members so that a quorum was present.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary)

III. SWEARING IN OF SPEAKERS

Ms. Rountree swore in those who wished to speak.

IV. MINUTES APPROVAL

A. Consider approval of minutes from April 7, 2015 Board of Adjustment meeting.

Mr. Madrid motioned to approve the minutes. The motion was seconded by Mr. Young and passed with all in favor.

V. VISITOR/CITIZENS FORUM

Ms. Roberts said that we have two international guests visiting Kennedale to learn about local government for a month.

VI. REGULAR ITEMS

A. CASE # BOA 15-03 to receive comments and consider action on a request by Ross Carmichael for a Special Exception as required by City Code Section 17-421, Schedule of uses and off-street parking requirements, to permit a private stable (keeping of horses) in an "R-2" Single family residential zoning district at 901 N Little School Rd, more particularly described as T R Rodger Survey A-1363 Tract 7C.

A. Staff Presentation

Ms. Roberts said that Mr. Carmichael wants to keep private horses on the property. She said that a special exception is required for horses on that particular property. She said that the applicant must present his case to discuss standards. She went over the basic standards and staff recommendation.

B. Applicant Presentation

Mr. & Mrs. Carmichael, 7178 Dick Price Rd. Mansfield, TX 76060, stated that they are under contract for purchase of the lot. Mr. Carmichael stated that the horses would be located on 4 acres. He said that the proposed setbacks in the staff recommendation will limit the pasture down to an acre and a half. He said that he is going to put privacy fences on their side of the property side as well. Mrs. Carmichael stated that she wants to have 4 horses located on the property. She said they want to put up a four stall stable as well.

C. Public Hearing

Patrick Easley, 921 Greenfield Ct., stated that there is already a horse stable located by him that has an odor. He is worried about the health and welfare of the surrounding neighbors. He said that future potential buyers might not move into the area since there are going to be horses located near them.

Jay Patel, 918 Greenfield Ct, said that he is concerned the property value is going to go down in the neighborhood. He said that he worried about the potential odor.

Karen Martinez, 905 Greenfield Ct, was concerned that an arena would be located on the lot, how the manure would be managed, lighting, and sound.

Mr. Potnis, 916 Greenfield Ct, said that he is worried about the property value going down and the smell that would come from the property.

Randy Roller, 920 Greenfield Ct, said that he is against the case. He said that four horses on the specific property would be too many. He said he is concerned about the potential odor.

D. Applicant Response

Mrs. Carmichael said that she intends to take good care of the pasture. She said they will be feeding supplements to the horses to prevent flies. Mr. Carmichael said that the house will be positioned about 150 feet from Little School Road. He stated that there will be double fencing on all four sides of the property.

E. Staff Response and Summary

Staff recommends approval with conditions:

1. There are no more than four horses located on the property at any given time.
2. Require a 20 ft. buffer fence from the west side of the property line to the horses.
3. Drainage shall be designed to meet City of Kennedale storm water regulations and to prevent storm water pollution.
4. Maintain livestock waste on the property to prevent a nuisance to surrounding properties.

F. Action by the Board of Adjustment

Mr. Nevarez motioned to approve the motion with conditions. The motion was seconded by Mr. Young and passed with all in favor except Mr. Madrid who opposed.

VII. REPORTS/ANNOUNCEMENTS

The Bird Habitat clean-up will be held on Saturday, May 9th starting at 9:30 A.M.

Bark in the Park and KidFish will be held on Saturday, May 16th starting at 9:00 A.M.

The City Wide Cleanup will be held on Saturday, May 30th starting at 8:00 A.M.

The City Wide Garage Sale will be held on Saturday & Sunday, May 22-23rd.

The food truck event will be held on Thursday, May 7th starting at 5:00 P.M.

VIII.ADJOURNMENT

Mr. Madrid motioned to adjourn. The motion was seconded by Mr. Nevarez and passed with all in favor.

Meeting adjourned at 8:18 P.M.

Date: June 2, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # BOA 15-04 to receive comments and consider action on a request by Jose Jaime for a special exception as required by the City Code Section 17-421, Schedule of uses and off-street parking requirements, to allow a salvage yard in an "I" Industrial zoning district at 6940 E Kennedale Pkwy, more particularly described as W H Hudson Block Lot 1.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Board of Adjustment

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Background and Overview

Request: Special exception to operate a salvage yard

Applicant: Jose Jaime of AB's 1 Auto Parts

Location: 6940 Kennedale Pkwy (south end of Kennedale Pkwy)

Surrounding uses: commercial and industrial uses (described below), residential

This property is zoned Industrial. According to the business license applications on file, the business has been in operation since at least February 1999. The first special exception for a salvage yard at this location was granted in 2002; a history of the special exceptions granted at this site is provided at the end of this report.

Analysis

The special exception is a tool that allows a city to determine where and when a particular use is suitable. The tool is especially useful for governing placement of more intensive uses that may not always be compatible with surrounding areas. Kennedale's city code requires a special exception for any business owner wanting to operate a salvage yard in an Industrial zoning district.

Jose Jaime of AB's 1 Auto Parts has applied for a special exception to continue operating a salvage yard at 6940 Kennedale Parkway. Mr. Jaime's application has not provided much information for the board to review and consider. If Mr. Jaime does not bring adequate information to the hearing for the board to consider, staff recommends postponing making a decision about this request for one month to allow the applicant additional time to gather information about his operations to support his request. The board heard from Mr. Jaime last

year, however, and is therefore somewhat familiar with the business, so the board may not need additional information from the applicant before making a decision. The staff review of the application is provided below for your reference. The special exception history of the property is provided at the end of the staff report.

Standards for granting a special exception.

No application for a special exception shall be granted by the board of adjustment unless the board finds all of the following conditions are present.

Standard (1). The board must find that the establishment, maintenance or operation of the use will not be materially detrimental to or endanger the public health, safety, morals or general welfare.

Mr. Jaime's application should demonstrate that the salvage yard does not have a negative on the public health, safety, or general welfare. Potential elements of a salvage yard operation that could affect general welfare include the following.

- Noise
- Light
- Pollution (in soil, air, or storm water)
- Crime (salvaging stolen cars)

Noise. City staff have not observed noise levels in excess of city code and have not received complaints from neighbors. However, this does not necessarily mean that the operation does not produce excessive noise. The applicant did not include information about noise levels in his application, so he should provide information to the board during the meeting about how his business does not generate excessive noise levels, such as his business's hours of operation and any equipment he uses that could generate excessive noises (or the lack thereof).

Light. It does not appear that lights from this business would be visible from Danny Dr. (the nearby residential neighborhood), so staff is not concerned about lighting as a nuisance or harm to the general welfare at this time.

Pollution. Staff are not aware of any violations documented by the Texas Commission on Environmental Quality. However, there are many opportunities for pollution from a salvage yard. The applicant should speak to how his operation prevents contamination of soil, air, or water.

Other hazards. The kinds of materials and chemicals that can be present at a salvage yard present a potential for fire or explosions, with the potential to affect persons and property within a half-mile radius (see attached handout from the EPA). However, the city's fire chief is not concerned about fire on this property spreading to surrounding properties. For your reference as to why a fire affecting adjacent properties may not be a concern, a recent fire at a salvage yard outside the city limits was contained on the salvage yard property and did not spread.

Crime. The business is not known to be involved with any activity related to auto theft.

Standard (2) The board must find that the requested use will not impair or diminish the establishment, maintenance, or operation of, or use, values, or enjoyment of other property in the neighborhood for these purposes.

This would include continuance of existing uses as well as establishment of uses that don't exist now but are already permitted in the district.

Existing uses in the vicinity of AB's 1 Auto Parts.

Salvage yards – The existing salvage yards adjacent to AB's are not likely to be impaired by the continued operation of AB's auto salvage.

Other businesses in the vicinity – In addition to the other salvage yards in the vicinity, other businesses are a combination of commercial and industrial uses, including the Tarrant County maintenance facility, a restaurant, and a feed store.

Neighborhood (mobile home) – Generally, salvage yards are not suitable to be located next to an existing neighborhood. A salvage yard could easily impair or diminish the use and enjoyment of a residential neighborhood. The applicant should establish how his operation will not or has not impaired the use of existing residences on Danny Drive.

Standard (3). The board must find that the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Would the requested use be likely to impede the development and improvement of surrounding property for uses already permitted in the area but that don't exist there now? Would it impede improvement of property for existing uses?

The properties in the area are primarily zoned for light industrial use. Permitted light industrial uses include, but are not limited to: distribution center, ice cream plant, contractor yard, pottery manufacturing, and welding shop. Some light industrial uses (especially those that do not depend on customers visiting their facilities) would be willing to locate near a salvage yard. Those with clients who visit their facilities or that prefer a more commercial-looking environment might object to being located near a use with such an industrial character. In addition, one of the adjacent properties to the rear of AB's is a manufactured home district. Some of the property owners in the nearby neighborhood have expressed to city staff that they would like their part of the community to be cleaned up and that they dislike having so many commercial/industrial businesses located so closely. The presence of a salvage yard almost next door has the potential to inhibit the orderly improvement of the neighborhood.

Therefore, while the presence of a salvage yard will not necessarily impede the normal and orderly development and improvement of surrounding property, it has the potential to do so. But this partly depends on how the salvage yard is operated. The applicant should provide information to the board about how his salvage yard will not impede the normal and orderly development of the surrounding properties for the uses permitted in the district.

Standard (4). The board must find that adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.

According to Public Works staff, the business is served by all necessary site improvements. However, the storm water coordinator has requested the applicant provide copies of any reports from inspections made by the storm water inspectors at the Texas Commission for Environmental Quality.

Standard (5). The board must find that adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

“Adequate measures” would include adequate drive approach, deceleration lane if needed, etc.

According to Public Works staff, adequate measures have been provided.

Standard (6). The board must find that the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.

The Industrial zoning district does not have a minimum requirement for lot area or building size and has no masonry requirement. Adequate parking for customers has been provided.

A previous special exception granted for this site required a “hard surface parking topping material” to be installed for the storage of salvaged cars and materials. Under current regulations, staff would interpret this requirement to mean that asphalt or concrete must be installed wherever salvaged vehicles or parts would be stored outside. However, the applicant maintains that he was permitted to use gravel when the previous special exception was granted. City records do not indicate whether gravel was permitted or not. In the absence of any notes in our files that would give us an indication of what was expected when the earlier special exception was granted, if the special exception is granted this time, staff recommends allowing the applicant to continue to use gravel for outside storage with the following additional conditions:

- Graveled areas must be maintained in good condition, with adequate gravel fill in place at all time.
- No outside storage shall be permitted on grass or other areas that are unpaved or without gravel
- The business shall submit a site plan to the city for its review designating areas to be reserved as a fire lane, and staff recommends the fire lane be paved with asphalt or concrete. Fire code requires fire lanes to be paved with materials such as asphalt or concrete, even when outdoor storage areas are not similarly paved.

Recommended conditions

If the special exception is granted, staff recommends the following elements be conditions of approval, in addition to the conditions applied as part of previous special exceptions granted for this location.

1. The special exception shall be granted for a maximum of four (4) years, to expire in May 2019.
2. The applicant shall submit a site plan to the city, subject to review and approval of city staff, designating fire lanes meeting city standards. Staff also recommends the board require the fire lane to be paved (asphalt or concrete) within six (6) months from the date the special exception is granted.
3. Outdoor storage areas must be maintained in good condition, with adequate gravel fill in place at all times.

4. No outside storage shall be permitted on grass or other areas that are unpaved or without gravel.
5. Any heavy-duty equipment or other equipment that may create loud noises shall be prohibited from use before 8 AM or after 8 PM.

Special exception history

This business has been in operation since at least February 1999 (the business provided Feb. 1999 as the business start date on a business permit application).

Special exception history:

- Granted in April 2002 for two years
 - Reviewed April 1, 2003 – Tabled until June 2003;
 - Reviewed June 3, 2003 - No action taken;
- Reviewed June 1, 2004 – Stacking in question. Tabled;
- Reviewed August 3, 2004 – Renewed for 2 years with annual reviews;
- Expired in 2006;
- Granted in May 2014 for one year.

Conditions applied to previous special exceptions

- (1) There shall be no outside storage or display located within fifty (50) feet of the nearest right-of-way line of Business 287
- (2) All outside storage, salvage, and scrap shall be screened from view by an eight-foot high solid fence or wall that complies with the following requirements:
 - a. All fences and walls shall form an opaque, solid barrier, without gaps or openings, except as provided in subsection c., below.
 - b. All fences and walls shall be constructed of wood or a permanent building material as set forth in subsection (g) hereof, with no openings except for driveway access.
 - c. Only openings in fences and walls that are necessary for reasonable access to the salvage yard shall be permitted, but shall be equipped with a solid gate or door constructed and maintained in accordance with the requirements for fences and walls set forth in this subsection. All openings so permitted shall be closed and securely locked at all times except for needed access.
 - d. All fences and walls shall extend downward to within three (3) inches of the ground and shall also test plumb and square at all times.
 - e. Any painting, staining, coating, covering, or other coloring of any fence or wall shall be of a uniform color in earth tones, except rust.
 - f. No signs or advertising shall be attached to or otherwise appear on any fence or wall.
- (3) Outside storage, salvage, and/or scrap shall not be stacked, accumulated, kept, or otherwise placed above the solid fence or wall described above.



APPLICATION FOR SPECIAL EXCEPTION

Special Exception Use Requested: _____

Note: the use must be listed as a special exception use in Kennedale City Code Section 17-421.

Applicant

NAME: Jose Jaime	
PHONE: 817-572-1850	EMAIL OR ALTERNATE PHONE: 817-478-9261
MAILING ADDRESS: (Street) 6940 Kennedale Pkwy	
(City, State, Zip Code) Kennedale, TX 76060	

Property for which a Special Exception is requested

ADDRESS: 6940 Kennedale Pkwy. Kennedale, TX 76060
LEGAL DESCRIPTION: Salvage Yard

NOTE: Attach metes and bounds description if property is not platted.

Property Owner

NAME: Jose Jaime & Martin Marquez	
PHONE: 817-714-6012	EMAIL OR ALTERNATE PHONE: 817-572-1850
MAILING ADDRESS: (Street) 6940 Kennedale Pkwy	
(City, State, Zip Code) Kennedale TX 76060	

1. Has a previous application or appeal been filed on this property? ☒ Yes ☐ No

1.a. If yes, when was the application or appeal filed? 2014

2. Identify any requirements of Section 17-422 of the Kennedale city code that cannot be met. Give reason(s) why the requirement(s) cannot be met. Use the back of this form or attach a separate page if additional space is needed.

3. If the special exception request is for a land use, is the request for a use not allowed in the zoning district?

☐ Yes ☒ No

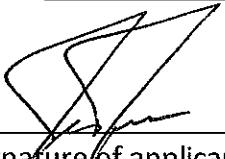
3.a. Is this a remodel of an existing structure? ☐ Yes ☐ No

3.b. Is this new construction? ☐ Yes ☐ No

4. If the special exception request is for oil or gas well drilling, how many wells are requested for this location?

5. Special exceptions may be granted by the Board of Adjustment only if all of the conditions listed on the Notice to Special Exception Applicant are present.

On a separate page(s), please describe how your requested use will meet all of the six conditions stated above.

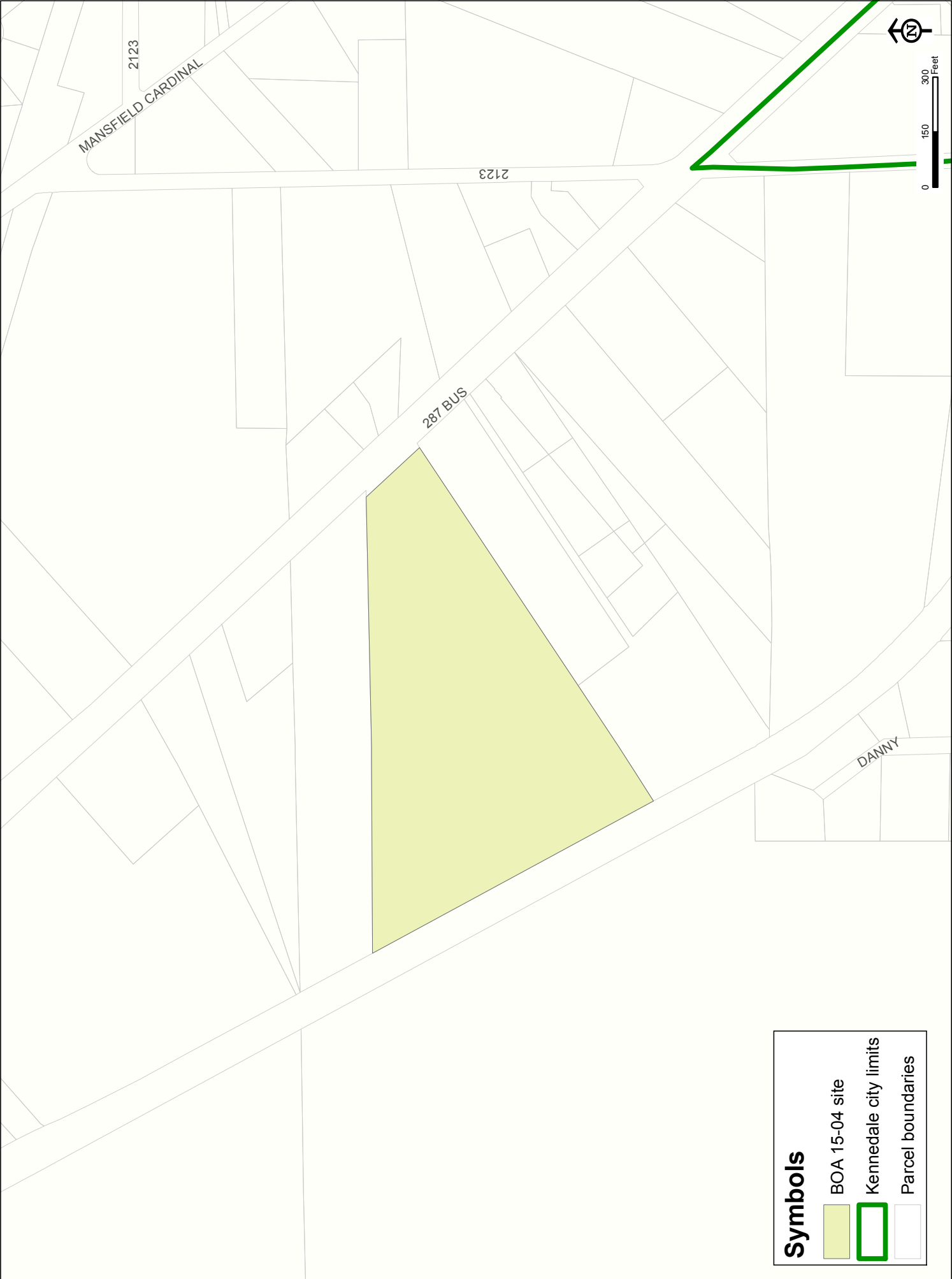

Signature of applicant

4-23-15
Date

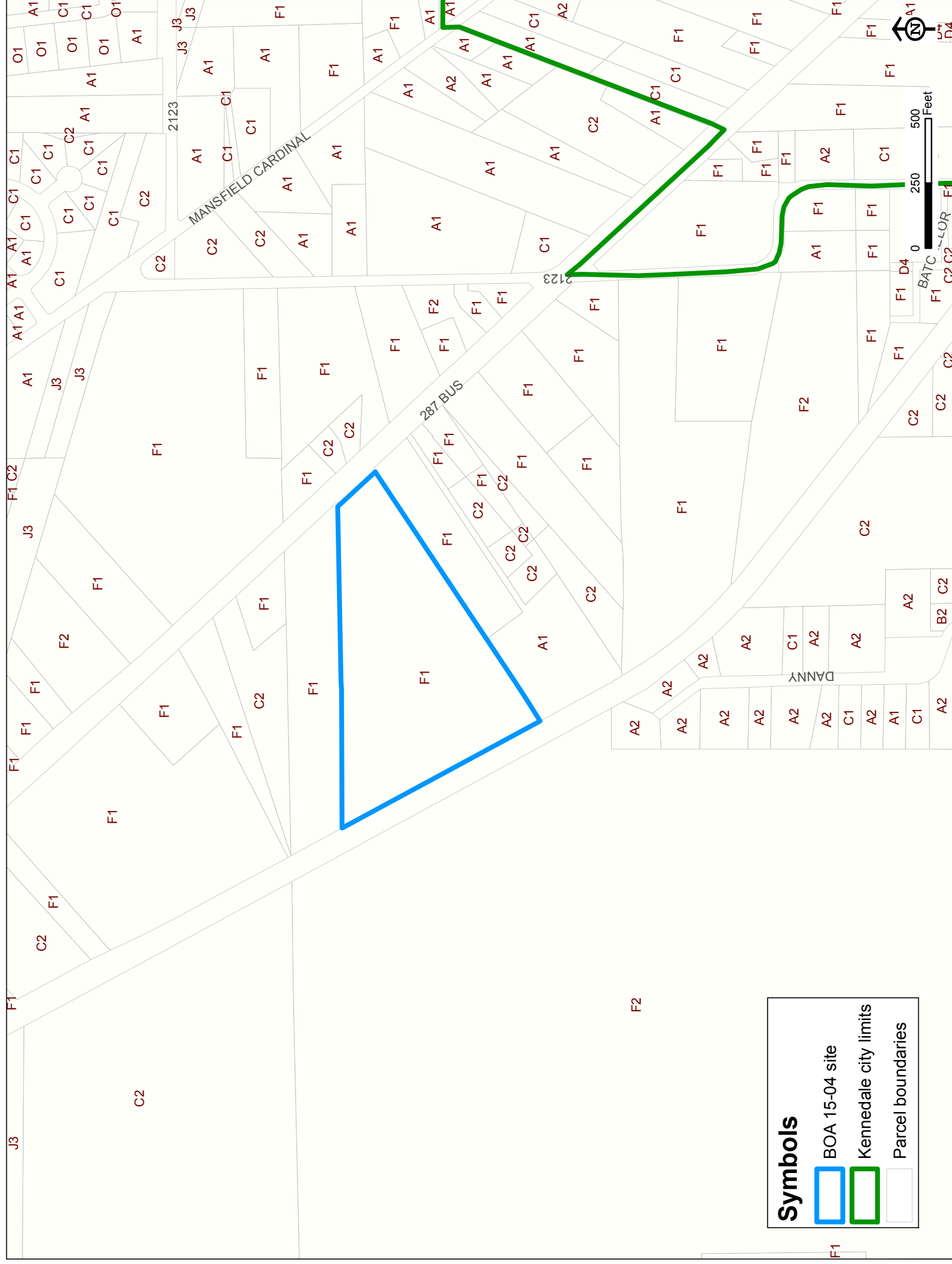
Special Exception

My requested use will meet all of the six conditions. At our establishment safety is very important. Everything is done with safety precaution and with the right equipment. Neighbors are not impaired or diminished by our establishment. It is completely gated, does not impede the surrounding properties. Utilities, access roads and drainage are all provided. The establishment has a well built parking lot with easy ingress or egress to minimize traffic congestion. All yard height, lot, building size, and exterior requirements have been met.

BOA 15-04: site of special exception request



6940 E Kennedale Pkwy: State Use Codes



STATE USE CODES

A RESIDENTIAL	
A1	Single-Family
A2	Mobile Homes
A3	Condominiums
A4	Townhomes
A5	Planned Unit Development (PUD)
A9	Interim use

B RESIDENTIAL	
B1	Multi-Family
B2	Duplex
B3	Triplex
B4	Quadraplex

C VACANT PLATTED LOTS/TRACTS	
C1	Residential
C2	Commercial
C3	Rural
C6	Vacant Exempt (Right-of-Way)

D ACREAGE	
D1	Ranch Land
D2	Timberland
D3	Farmland
D4	Undeveloped

E FARM/RANCH	
E1	House + Limited Acres
E2	Mobile Home + Limited Acres
E3	Other Improvements

F COMMERCIAL/INDUSTRIAL	
F1	Commercial
F2	Industrial
F3	Billboards

G OIL/GAS/MINERAL RESERVES	
G1	Oil/Gas/Mineral Reserves

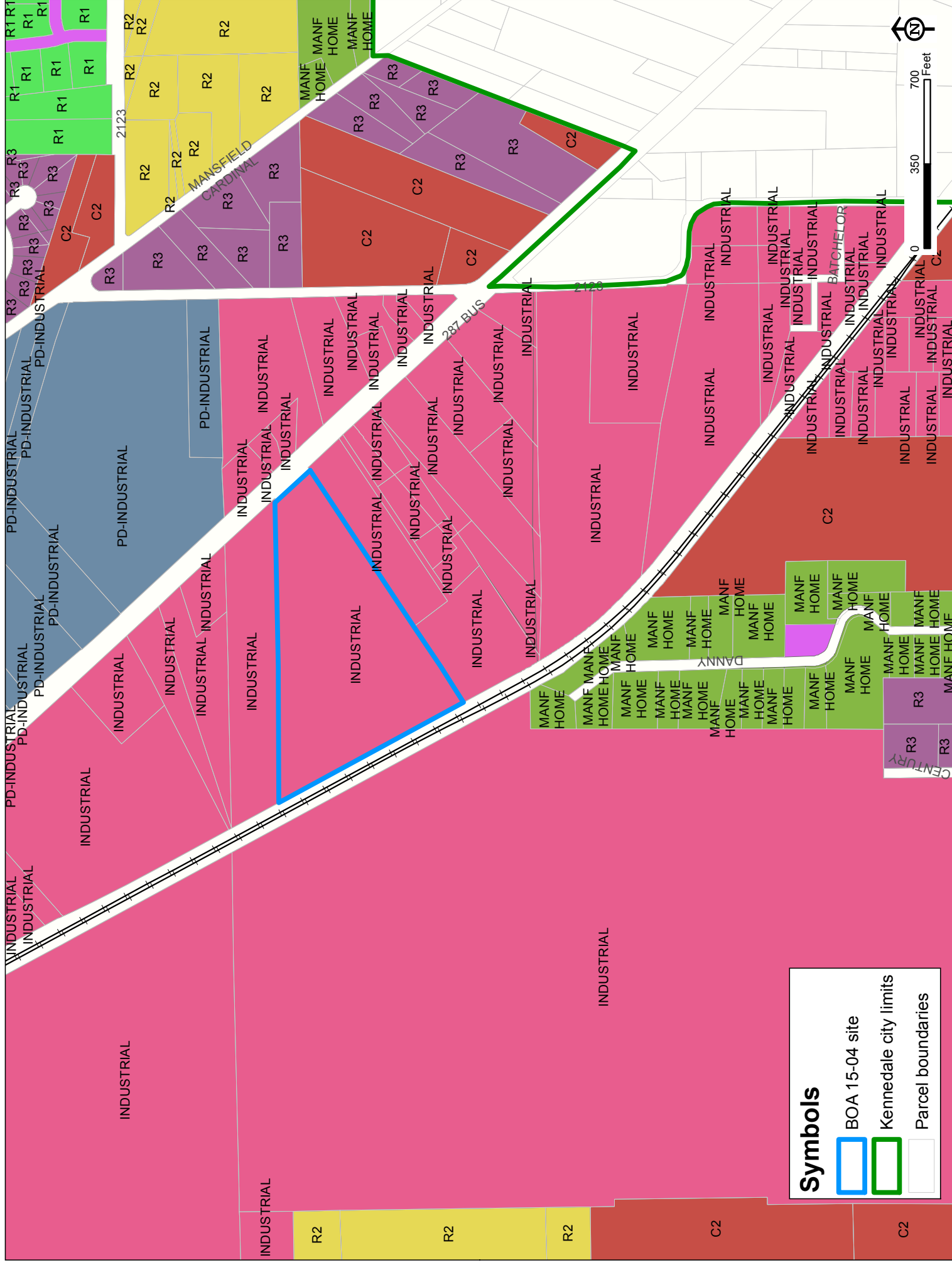
J UTILITIES	
J1	Water Systems
J2	Gas Companies
J3	Electric Companies
J4	Telephone Companies
J5	Railroads
J6	Pipelines
J7	Cable Companies
J8	Other

L COMMERCIAL/INDUSTRIAL	
L1	Commercial BPP
L2	Industrial BPP

M MOBILE HOMES	
M2	Private Aircraft
M3	Mobile Home
M4	Other Tangible PP

O RESIDENTIAL INVENTORY	
O1	Vacant
O2	Improved

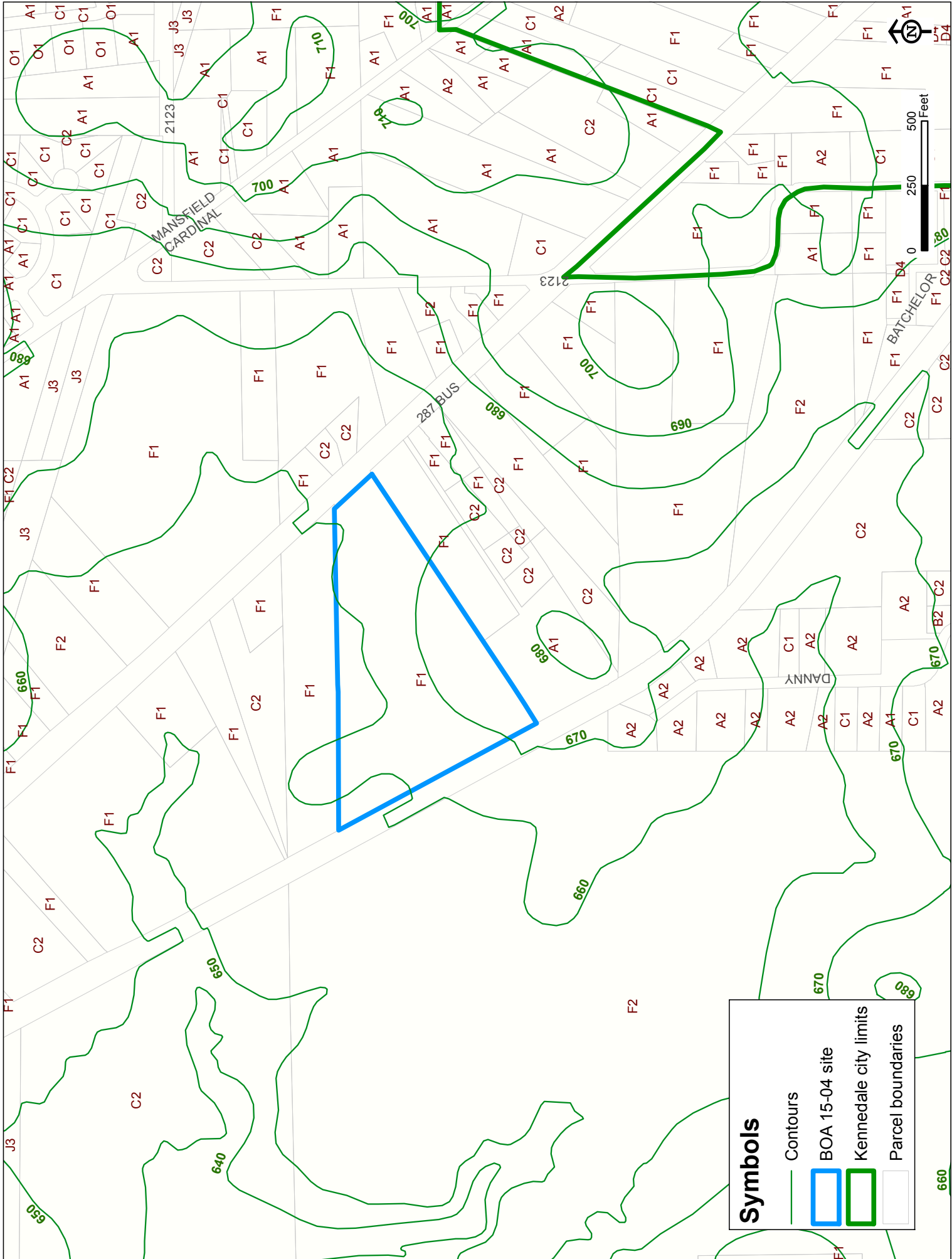
6940 E Kennedale Pkwy: Zoning



6940 E Kennedale Pkwy: State Use Codes



6940 E Kennedale Pkwy: State Use Codes



Parcel boundaries from 2016 aerial imagery. State Use Codes from 2016.

INDUSTRIAL STORMWATER

FACT SHEET SERIES

Sector M: Automobile Salvage Yards



U.S. EPA Office of Water
EPA-833-F-06-028
December 2006

What is the NPDES stormwater permitting program for industrial activity?

Activities, such as material handling and storage, equipment maintenance and cleaning, industrial processing or other operations that occur at industrial facilities are often exposed to stormwater. The runoff from these areas may discharge pollutants directly into nearby waterbodies or indirectly via storm sewer systems, thereby degrading water quality.

In 1990, the U.S. Environmental Protection Agency (EPA) developed permitting regulations under the National Pollutant Discharge Elimination System (NPDES) to control stormwater discharges associated with eleven categories of industrial activity. As a result, NPDES permitting authorities, which may be either EPA or a state environmental agency, issue stormwater permits to control runoff from these industrial facilities.

What types of industrial facilities are required to obtain permit coverage?

This fact sheet specifically discusses stormwater discharges from automobile salvage yards as defined by Standard Industrial Classification (SIC) and includes battery reclaimers, salvage yards, and automobile recyclers (Primary SIC 5015). Facilities and products in this group fall under the following categories, all of which require coverage under an industrial stormwater permit:

- ◆ Activities related to dismantling of used motor vehicles for the purpose of selling parts
- ◆ Wholesale or retail distribution of used motor vehicle parts

What does an industrial stormwater permit require?

Common requirements for coverage under an industrial stormwater permit include development of a written stormwater pollution prevention plan (SWPPP), implementation of control measures, and submittal of a request for permit coverage, usually referred to as the Notice of Intent or NOI. The SWPPP is a written assessment of potential sources of pollutants in stormwater runoff and control measures that will be implemented at your facility to minimize the discharge of these pollutants in runoff from the site. These control measures include site-specific best management practices (BMPs), maintenance plans, inspections, employee training, and reporting. The procedures detailed in the SWPPP must be implemented by the facility and updated as necessary, with a copy of the SWPPP kept on-site. The industrial stormwater permit also requires collection of visual, analytical, and/or compliance monitoring data to determine the effectiveness of implemented BMPs. For more information on EPA's industrial stormwater permit and links to State stormwater permits, go to www.epa.gov/npdes/stormwater and click on "Industrial Activity."

What pollutants are associated with my facility's activities?

Pollutants conveyed in stormwater discharges from automobile salvage yards will vary. There are a number of factors that influence to what extent industrial activities and significant materials can affect water quality.

- ◆ Geographic location
- ◆ Topography
- ◆ Hydrogeology
- ◆ Extent of impervious surfaces (i.e., concrete or asphalt)
- ◆ Type of ground cover (e.g., vegetation, crushed stone, or dirt)
- ◆ Outdoor activities (e.g., material storage, loading/unloading, vehicle maintenance)
- ◆ Size of the operation
- ◆ Type, duration, and intensity of precipitation events

The activities, pollutant sources, and pollutants detailed in Table 1 are commonly found at automobile salvage yards.

Table 1. Common Activities, Pollutant Sources, and Associated Pollutants at Automobile Salvage Yards

Activity	Pollutant Source	Pollutant
Vehicle Dismantling	Oil, anti-freeze, batteries, gasoline, diesel fuel, hydraulic fluids, electrical switches	Oil and grease, ethylene glycol, heavy metals, mercury
Used Parts Storage	Batteries, chrome bumpers, wheel balance weights, tires, rims, filters, radiators, catalytic converters, engine blocks, hub caps, doors, drivelines, galvanized metals, mufflers	Sulfuric acid, galvanized metals, oil and grease, heavy metals, petroleum hydrocarbons, total suspended solids (TSS)
Outdoor Vehicle and Equipment Storage	Leaking engines, chipping/corroding bumpers, chipping paint, galvanized metal	Oil and grease, arsenic, organics, heavy metals, total suspended solids (TSS)
Vehicle and Equipment Maintenance	Parts cleaning	Chlorinated solvents, oil and grease, heavy metals, acid/alkaline wastes
	Waste disposal of greasy rags, oil filters, air filters, batteries, hydraulic fluids, transmission fluids, radiator fluids, degreasers	Oil, heavy metals, chlorinated solvents, acid/alkaline wastes oil, heavy metals, chlorinated solvents, acid/alkaline wastes, ethylene glycol
	Spills of oil, degreasers, hydraulic fluids, transmission fluid, and radiator fluids	Oil, arsenic, heavy metals, organics, chlorinated solvents, ethylene glycol
	Fluids replacement, including oil, hydraulic fluids, transmission fluid, and radiator fluids	Oil, arsenic, heavy metals, organics, chlorinated solvents, ethylene glycol
Vehicle, Equipment, and Parts Washing Areas	Washing and steam cleaning waters	Oil and grease, detergents, heavy metals, chlorinated solvents, phosphorus, salts, suspended solids
Liquid Storage in Above Ground Storage Tanks	External corrosion and structural failure	Fuel, oil and grease, heavy metals, materials being stored
	Installation problems	
	Spills and overfills due to operator error	
Illicit Connection to Storm Sewer	Sanitary water	Bacteria, biochemical oxygen demand (BOD), suspended solids
	Floor drains	Oil and grease, heavy metals, chlorinated solvents, fuel, ethylene glycol
	Vehicle washwaters	Oil and grease, detergents, metals, chlorinated solvents, phosphorus, suspended solids
	Radiator flushing wastewater	Ethylene glycol
	Leaking underground storage tanks	Materials stored or previously stored

What BMPs can be used to minimize contact between stormwater and potential pollutants at my facility?

A variety of BMP options may be applicable to eliminate or minimize the presence of pollutants in stormwater discharges from automobile salvage yards. You will likely need to implement a combination or suite of BMPs to address stormwater runoff at your facility. Your first consideration should be for pollution prevention BMPs, which are designed to prevent or minimize pollutants from entering stormwater runoff and/or reduce the volume of stormwater requiring management. Prevention BMPs can include regular cleanup, collection and containment of debris in storage areas, and other housekeeping practices, spill control, and employee training. It may also be necessary to implement treatment BMPs, which are engineered structures, intended to treat stormwater runoff and/or mitigate the effects of increased stormwater runoff peak rate, volume, and velocity. Treatment BMPs are generally more expensive to install and maintain and include oil-water separators, wet ponds, and proprietary filter devices.

The management practices discussed herein are well suited mechanisms to prevent or control the contamination of stormwater discharges associated with automobile salvage yards. In general, it is important to develop a stormwater management policy statement, review the policy with employees, and keep it posted. Additionally, identifying weaknesses in current facility practices will aid the permittee in determining appropriate BMPs that will achieve a reduction in pollutant loadings.

All facilities should implement BMPs in the following areas of the site:

- ◆ Vehicle dismantling and maintenance areas
- ◆ Vehicle, parts, and equipment storage areas
- ◆ Material storage areas
- ◆ Vehicle, parts, and equipment cleaning areas

Mercury switch used in vehicle. Be aware: specific permit requirements may vary according to permitting authority so it is important to reference the requirements applicable of the state in which your facility is located. For instance, many states are now addressing the issue of mercury switch removal to prevent mercury releases that occur from automobile recycling. Mercury switches have been used until recently for hood, trunk, or door lights.

BMPs must be selected and implemented to address the following:

Good Housekeeping Practices

Good housekeeping is a practical, cost-effective way to maintain a clean and orderly facility to prevent potential pollution sources from coming into contact with stormwater. It includes establishing protocols to reduce the possibility of mishandling materials or equipment and training employees in good housekeeping techniques. Common areas where good housekeeping practices should be followed include trash containers and adjacent areas, material storage areas, vehicle and equipment maintenance areas, and loading docks. Good housekeeping practices must include a schedule for regular pickup and disposal of garbage and waste materials and routine inspections of drums, tanks, and containers for leaks and structural conditions. Practices also include containing and covering garbage, waste materials, and debris. Involving employees in routine monitoring of housekeeping practices has proven to be an effective means of ensuring the continued implementation of these measures.

Minimizing Exposure

Where feasible, minimizing exposure of potential pollutant sources to precipitation is an important control option. Minimizing exposure prevents pollutants, including debris, from coming into contact with precipitation and can reduce the need for BMPs to treat contaminated stormwater runoff. It can also prevent debris from being picked up by stormwater and carried into drains and surface waters. Examples of BMPs for exposure minimization include covering materials or activities with temporary

structures (e.g., tarps) when wet weather is expected or moving materials or activities to existing or new permanent structures (e.g., buildings, silos, sheds). Even the simple practice of keeping a dumpster lid closed can be a very effective pollution prevention measure.

Erosion and Sediment Control

BMPs must be selected and implemented to limit erosion on areas of your site that, due to topography, activities, soils, cover, materials, or other factors are likely to experience erosion. Erosion control BMPs such as seeding, mulching, and sodding prevent soil from becoming dislodged and should be considered first. Sediment control BMPs such as silt fences, sediment ponds, and stabilized entrances trap sediment after it has eroded. Sediment control BMPs should be used to back-up erosion control BMPs.

Management of Runoff

Your SWPPP must contain a narrative evaluation of the appropriateness of stormwater management practices that divert, infiltrate, reuse, or otherwise manage stormwater runoff so as to reduce the discharge of pollutants. Appropriate measures are highly site-specific, but may include, among others, vegetative swales, collection and reuse of stormwater, inlet controls, snow management, infiltration devices, and wet retention measures.

A combination of preventive and treatment BMPs will yield the most effective stormwater management for minimizing the offsite discharge of pollutants via stormwater runoff. Though not specifically outlined in this fact sheet, BMPs must also address preventive maintenance records or logbooks, regular facility inspections, spill prevention and response, and employee training.

Specific runoff management practices for automobile salvage facilities include the installation/use of:

- ◆ Berms or drainage ditches on the property line (to prevent run-on from neighboring properties)
- ◆ Berms for uncovered outdoor storage of soiled parts, engine blocks, and above-ground liquid storage
- ◆ Detention ponds
- ◆ Filtering devices and oil/water separators

All BMPs require regular maintenance to function as intended. Some management measures have simple maintenance requirements, others are quite involved. You must regularly inspect all BMPs to ensure they are operating properly, including during runoff events. As soon as a problem is found, action to resolve it should be initiated immediately.

Implement BMPs, such as those listed below in Table 2 for the control of pollutants at automobile salvage yards, to minimize and prevent the discharge of pollutants in stormwater. Identifying weaknesses in current facility practices will aid the permittee in determining appropriate BMPs that will achieve a reduction in pollutant loadings. BMPs listed in Table 2 are broadly applicable to automobile salvage yards; however, this is not a complete list and you are recommended to consult with regulatory agencies or a stormwater engineer/consultant to identify appropriate BMPs for your facility.

Table 2. BMPs for Potential Pollutant Sources at Automobile Salvage Yards

Activity	BMPs
Dismantling and vehicle maintenance	Minimize exposure ☐ Installation of a consolidated processing area, including a covered and bermed impermeable concrete surface equipped with a drain, where all fluids are drained. Fluid and Parts Removal ☐ Drain all fluids from vehicles upon arrival at the site. Segregate the fluids and properly store or dispose of them. ☐ Drain oil filters (and all vehicle parts) before disposal or recycling.

Table 2. BMPs for Potential Pollutant Sources at Automobile Salvage Yards (continued)

Activity	BMPs
Dismantling and vehicle maintenance (continued)	Fluid and Parts Removal (continued) ☐ Inspect vehicles for leaks as soon as possible once they arrive on-site. Inspect vehicles quarterly for signs of leakage. Check for unwanted material that could have been placed in the vehicle. ☐ When pulling parts from vehicles in the yard, employ a catch sled or tray to recover the majority of fluids which will be released. Place drip pans, large plastic sheets, or canvas under vehicles or equipment during maintenance and dismantling activities. Where drip pans are used, they should not be left unattended to prevent accidental spills. ☐ Engine oil should be drained and stored in clearly labeled tanks or containers. Tanks and containers must be kept in good operating condition, free of any visible spills or leaks, structural damage, or deterioration. ☐ Remove battery as soon as feasible after vehicle enters the facility. ☐ Promptly transfer used fluids to the proper container. ☐ Empty and clean drip pans and containers; do not leave full drip pans or other open containers around the shop. ☐ Remove all mercury switches as soon as possible making sure not to puncture the mercury container during removal. Ship switches to End of Life Vehicle Solutions (ELVS). Vehicle Processing ☐ Maintain an organized inventory of materials used in the maintenance shop. ☐ Designate one person to keep track of parts in the yard. As soon as a hulk is salvaged to its minimum extent, it should be processed for shredding to minimize the dripping of fluids and clutter in the yard. Material Storage ☐ Nonhazardous substances that are contaminated with a hazardous substance are considered a hazardous substance. ☐ Store cracked batteries in a nonleaking secondary container. ☐ Keep waste streams separate (e.g., waste oil and mineral spirits). Recycling and Disposal ☐ Recycle anti-freeze, gasoline, used oil, mineral spirits, windshield washer fluid, and solvents. ☐ Label and track the recycling of waste material (e.g., used oil, spent solvents, and batteries). ☐ Dispose of greasy rags, oil filters, air filters, batteries, spent coolant, and degreasers properly. Discharges ☐ Know where your sumps and drains discharge to. Do not pour liquid waste down floor drains, sinks, or outdoor storm drain inlets. ☐ Plug floor drains that are connected to the storm or sanitary sewer. If necessary, install a sump that is pumped regularly. ☐ Screen out sludges and solids before they reach the waste sump. Use an absorbent pad around the perimeter of sumps to prevent unwanted hazardous materials from entering. ☐ Prohibit the practice of hosing down the shop floor, using dry cleanup methods, and/or collecting the stormwater runoff from the maintenance area and providing treatment. ☐ Treat stormwater discharges with devices such as oil-water separators.
Outdoor vehicle, equipment, and parts storage	Minimizing Exposure ☐ Cover all storage areas with a permanent cover (e.g., roofs) or temporary cover (e.g., canvas tarps). ☐ Store lead parts in a covered container that is capable of handling the excessive weight of lead. If storing lead tire weights with batteries, make sure weights are not placed under batteries or allowed to roll around as that could puncture batteries.

Table 2. BMPs for Potential Pollutant Sources at Automobile Salvage Yards (continued)

Activity	BMPs
Outdoor vehicle, equipment, and parts storage (continued)	Runoff Minimization ☐ Install curbing, berms, or dikes around storage areas. ☐ Install berms or drainage ditches on the property line. ☐ Install berms for uncovered outdoor storage of oily parts, engine blocks, and above ground liquid storage. ☐ Install filtering devices and oil/water separators. ☐ Use drip pans, large sheets of plastic, or canvas under all vehicles and equipment waiting for and during maintenance. ☐ Store mercury switches in covered, leak-proof containers in a way that prevents the glass capsule from breaking. (Manage mercury switches as hazardous waste. Containers should be labeled with "Hazardous Waste - Spent Mercury Switches") ☐ Use secondary containment for stored liquids such as oil, gas, and antifreeze, as well as for lead acid batteries. Good Housekeeping ☐ Tank storage should be secured and locked. ☐ Do not stockpile old tires as they are both a fire hazard and a breeding ground for mosquitoes and rodents. Use indoor tire racks. ☐ Confine storage of parts, equipment, and vehicles to designated areas. ☐ Vehicles of similar make and model should be located in a common area. Vehicles whose parts have higher demand should be in a common area and easily accessible. ☐ Repair malfunctioning equipment that is responsible for any leak or spill as soon as possible. ☐ Store batteries on impervious surfaces. Store batteries inside on a pallet or outside in a leak proof container. Curb, dike, or berm this area.
Vehicle, equipment, and parts washing areas	☐ Designate an area for cleaning activities. ☐ Perform all parts cleaning operations indoors or cover and berm outside cleaning areas. ☐ Clean parts using minimal amounts of solvents or detergents. ☐ Recycle and reuse cleaning fluids where practical. ☐ Use phosphate-free biodegradable detergents. ☐ Use detergent-based or water-based cleaning systems in place of organic solvent degreasers. ☐ Contain steam cleaning washwaters or discharge under an applicable NPDES permit. ☐ Ensure that washwaters drain well. ☐ Inspect cleaning area regularly. ☐ Install curbing, berms, or dikes around cleaning areas. ☐ Remove or deploy airbags prior to crushing or other maintenance activities. ☐ Be certain all fluids have been drained from vehicle prior to crushing. ☐ Fluid should be collected in a covered container, tested, and disposed of accordingly.
Vehicle crushing activities	☐ Capture crusher fluids to prevent spillage. Collect this mixture of fluids in a spill-proof covered container and dispose of it properly. It should not be allowed to drain onto the ground. Keep the drain within the crusher clean so that the fluids do not collect and overflow from the crusher onto the ground.

Table 2. BMPs for Potential Pollutant Sources at Automobile Salvage Yards (continued)

Activity	BMPs
Vehicle crushing activities (continued)	☐ Installation of an engineering fabric, such as geotextiles, followed by gravel, or a bermed impermeable concrete surface would be ideal as a foundation under the crusher. ☐ Develop a preventative maintenance program that involves timely inspections and/or maintenance of the crusher and facility equipment and vehicles. ☐ Keep the crusher equipment clean.
Automotive wastes	☐ Fuel - Drain fuel tanks, using air or hand pumps, into double-walled storage tanks. "Good" fuels can be reused on-site; "bad" fuels must be disposed of. ☐ Antifreeze - Reclaim and re-use, if possible. ☐ Freon (CFCs) - Voluntarily recapture, in anticipation of new regulations. ☐ Used motor oil - Drain and store in double-walled tanks. Re-use on-site or send offsite for refining/fuel blending. Accepted practice to leave oil in the engine during storage. Oil filters should drain for 24-hours. Empty filters return to vehicle for scrap metal reclamation. ☐ Other fluids and oils - Drain as completely as mechanically possible. Do not burn used oil unless approved. ☐ Asbestos Brake Shoes and Clutches - If handled, should be wetted down to prevent asbestos particulates from becoming airborne. ☐ Mercury switches - Remove promptly and avoid breakage. Store as hazardous waste. ☐ Do not use vehicle fluids, oil, or fuels for dust or weed control.
Liquid storage in above ground containers	☐ Maintain good integrity of all storage containers. ☐ Install safeguards (such as diking, berming, or permanent secondary containment) against accidental releases at the storage area. ☐ Valves on permanent secondary containment should be kept in the "off" position and locked at all times, except when collected water is removed. ☐ Inspect storage tanks to detect potential leaks and perform preventive maintenance. ☐ Inspect piping systems (pipes, pumps, flanges, couplings, hoses, and valves) for failures or leaks.
Illicit connection to storm sewer	☐ Plug all floor drains if it is unknown whether the connection is to storm sewer or sanitary sewer systems. Alternatively, install a sump that is pumped regularly. ☐ Perform dye testing to determine if interconnections exist between sanitary water system and storm sewer system. ☐ Update facility schematics to accurately reflect all plumbing connections. ☐ Install a safeguard against vehicle washwaters and parts cleaning waters entering the storm sewer unless permitted. ☐ Maintain and inspect the integrity of all underground storage tanks; replace when necessary.

What if activities and materials at my facility are not exposed to precipitation?

The industrial stormwater program requires permit coverage for a number of specified types of industrial activities. However, when a facility is able to prevent the exposure of ALL relevant activities and materials to precipitation, it may be eligible to claim no exposure and qualify for a waiver from permit coverage.

If you are regulated under the industrial permitting program, you must either obtain permit coverage or submit a no exposure certification form, if available. Check with your permitting authority for additional information as not every permitting authority program provides no exposure exemptions.

Where do I get more information?

For additional information on the industrial stormwater program see www.epa.gov/npdes/stormwater/msgp.

A list of names and telephone numbers for each EPA Region or state NPDES permitting authority can be found at www.epa.gov/npdes/stormwatercontacts.

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