

UNPERMITTED INDUSTRIAL FACILITY STORMWATER INSPECTION CHECKLIST

Inspection Date	May 14, 2024	
Time	Entry: 11:40 AM	Exit: 3:15 PM
Weather Conditions	80's F° and sunny	
Media/Program	Water – CWA § 301, 402 – Industrial SW/NEC	
Operator Name:	Safe Harbor Marinas	
Facility or Site Name:	Safe Harbor Pier 121	
Permit ID or Tracking #:	N/A; No permit at the time of the inspection	
SIC Code:	4493 – Marinas	
Facility Address:	1481 E Hill Park Rd	
(city, state, zip code)	Lewisville, TX 75056	
Geographic Coordinates:	33.071915°, -96.918538°	
Mailing address:	1481 E Hill Park Rd	
(city, state, zip code)	Lewisville, TX 75056	
County:	Denton County	
Regular Days/Hours of Operation:	9:00 AM – 5:00 PM (Tuesday – Saturday); Closed (Monday – Sunday)	
# of Employees at location:	38	
Size of Facility (in acres):	Approximately 178 acres in total size with over 100 acres of outdoor activity	
Receiving Water(s):	Lewisville Lake	
Date facility est. @ location:	2015	
Onsite Representatives:		
Name: Roy Henslee	Title: Environmental Health and Security Manager	Phone: (214) 364-8852
	Email: rhenslee@shmarinas.com	
Authorized Official:	Contacted? x Yes No	
Name: Justin Mayes	Title: Service Manager	Phone: (972) 625-2233 Ext. 3559
	Email: jmayes@shmarinas.com	
Additional Personnel Participating in Inspection:		
Name: N/A	Title: N/A	
Inspector(s):	Title:	Company:
Taylor Fontaine	Lead Inspector	Eastern Research Group, Inc.
Mariah Papac	Inspector	Eastern Research Group, Inc.
Ivy Koberlein	Inspector	Environmental Protection Agency, Headquarters
Sharron Crayton	Inspector	Environmental Protection Agency, Region 6
Inspection Report Author:		
Name: Taylor Fontaine	Signature: <i>Taylor Fontaine</i>	Date: June 20, 2024
Supervisor Review:		
Name: Ruben Alayon-Gonzalez	Signature:	Date: June 28, 2024

SECTION I – INTRODUCTION

Purpose of the Inspection

The purpose of the inspection was to determine compliance with the industrial stormwater requirements under §§ 301 and 402(p) of the Clean Water Act (CWA) and its implementing regulations found at 40 Code of Federal Regulations (CFR) Part 122.26. The inspection was unannounced and consisted of interviewing facility representatives, recording field observations, and taking photographs to document site conditions throughout the facility at the time of the inspection.

Opening Conference

- 1) Brief narrative documenting those present, introductions, presentation of credentials, and explanation of the purpose of the inspection.

On May 14, 2024, a U.S. Environmental Protection Agency (EPA) contractor, Eastern Research Group, Inc. (ERG), conducted an industrial stormwater non-filer inspection at Safe Harbor Pier 121 located in Lewisville, Texas (Facility). Ivy Koberlein of EPA Headquarters, Sharron Crayton of EPA Region 6, and Taylor Fontaine and Mariah Papac of ERG (collectively, EPA Inspection Team) met with the Facility representatives, Roy Henslee and Justin Mayes. The EPA Inspection Team presented their credentials and explained that it was EPA's understanding that the Facility did not have an industrial stormwater permit. The EPA Inspection Team explained they were onsite to conduct a Clean Water Act stormwater inspection, which includes observing the current operations of the Facility and assessing the potential for stormwater discharges from the Facility.

The weather at the time of the inspection was sunny and approximately 83°F. According to precipitation data from the National Oceanic and Atmospheric Administration (NOAA)¹, the Dallas, Texas area received 0.72 inches of rain the day prior to the inspection and 0.01 inches of rain the day of the inspection. At the time of the inspection, according to the Facility representative, the water levels in the lake were above average due to the recent precipitation.

- 2) Credentials presented to: Roy Henslee and Justin Mayes
- 3) Facility acknowledged receiving previous outreach materials or correspondence on Permit requirements? Yes x No Describe: N/A
- 4) Facility has been individually notified by permit authority or EPA that it is subject to stormwater requirements? Yes x No Describe: N/A

¹Source: NOAA National Climatic Data Center (<http://www.ncdc.noaa.gov/>).

FACILITY'S OPERATION & PRODUCT DESCRIPTION

Safe Harbor Pier 121 is a 178-acre full-service marina with over 1,000 wet slips. The Facility offers on-water fueling (gasoline and diesel) via service docks, boat repair, boat storage, and boat washing services.

The Facility representatives stated that outdoor industrial activities include boat fueling, boat washing, boat storage, and dock repair/maintenance. The Facility representatives stated that boat painting and boat maintenance, other than contained activities such as oil changes, only occur inside the boat maintenance shop located on land. The EPA Inspection Team did not observe areas where boat painting and repair had been conducted outside and exposed to stormwater.

The Facility also includes a public park with parking and covered picnic tables which are owned and operated by the Facility.

Facility layout:

- Southern portion: This area includes a covered and uncovered boat storage area, sales office, and boat maintenance shop.
- Central portion: This area includes public parking, the double-walled aboveground storage tank (AST) that contains 10,000 gallons of diesel and 10,000 gallons of gasoline, and the Facility's dock maintenance shop.
- Eastern portion: This area includes public parking and boat launch areas.
- Western portion: This area primarily includes Facility docking.
- Northern portion: This area comprises solely Facility docking and the boat fueling stations.

Other industrial facilities owned/operated by same business entity? x Yes o No **Describe:** Safe Harbor Marinas owns and operates marinas throughout the United States, including three (3) in Texas.

SECTION II – OBSERVATIONS**SITE EVALUATION**

Pollutant Sources	Note location, quantity/size, design issues, any operation and maintenance (O&M) deficiencies (including the nature and extent), potential pollutants, and evidence of exposure to stormwater. Are Best Management Practices (BMPs) in place to minimize or eliminate stormwater discharges from industrial activities?
Loading/Unloading Operations	The Facility uses trailers to move boats into and out of the lake for storage and repair work.
Industrial Manufacturing/Processing Operations	The Facility conducts boat repairs solely inside a large warehouse in the southern portion of the Facility [refer to <u>Appendix B, Photograph Log, (Photograph 44)</u>]. The Facility performs on-water dock maintenance and has laydown yards to store materials [refer to <u>Appendix B, Photograph Log, (Photographs 9, 10, 11, 26, 27, and 30)</u>]. The marina was conducting both dock repair and demolition work at the time of the inspection [refer to <u>Appendix B, Photograph Log, (Photographs 4, 5, 40 and</u>

	41]].
Industrial Machinery & Equipment Storage	The Facility uses trailers for moving the boats. The EPA Inspection Team observed dock repair equipment throughout the Facility.
Storage of Industrial Materials or Products	The Facility stores boats on the lake and on land. Boat and dock repair materials are stored at respective laydown yards [refer to Appendix B, Photograph Log, (Photographs 9, 10, 11, 26, 27, and 30)].
Liquid Storage (e.g., Tanks, Liquid Storage Drums)	The Facility has a double-walled AST that contains 10,000 gallons of diesel and 10,000 gallons of gasoline [refer to Appendix B, Photograph Log, (Photograph 16)]. This tank, via underground piping up to the docks, supplies fuel for the on-water fueling stations. The piping runs under the docks to the fueling station.
Waste Storage/Disposal Areas (solid and/or hazardous)	The EPA Inspection Team observed dumpsters and a trash can used for waste storage without lids [refer to Appendix B, Photograph Log, (Photographs 13, 14, 15, 21, 28, 29, and 33)]. The Facility also stored a used waste grease container from an onsite restaurant uncovered [refer to Appendix B, Photograph Log, (Photograph 32)].
Waste Treatment Facilities (e.g., Pretreatment Systems)	None observed or reported at the Facility.
Fueling Stations/Equipment Maintenance Areas & Cleaning Areas	The EPA Inspection Team observed on-water fueling stations (e.g., dispensers connected to under dock pipelines) used to fuel boats [refer to Appendix B, Photograph Log, (Photographs 20 and 22)]. These stations provide both diesel and gasoline. Additionally, the EPA Inspection Team observed the dock maintenance shop and boat maintenance shop [refer to Appendix B, (Photographs 35, 36, 37, and 44)]. The EPA Inspection Team observed small quantities of lubricants and engine oils stored/sealed in containers inside the shops.
Sediment & Erosion Controls	The EPA Inspection Team observed that the ground surface throughout the Facility was a combination of paved asphalt, gravel, and dirt [refer to Appendix B, Photograph Log, (Photographs 1, 2, 6, 8, 12, 24, 25, 42, and 43)]. Sediment and erosion controls were not observed at the Facility.
Spills/Leaks Handling	The Facility has absorbent material for spills located on the dock by the fueling stations. A spill kit was not observed at the on-water fueling station #5 in the northern portion of the facility. The nearest spill kit was located approximately 100 feet away [refer to Appendix B, Photograph Log, (Photographs 20 and 23)].
Outside Shelters	“ Temporary (Date Established _____) ” Permanent None observed or reported at the Facility.
Evidence of non-stormwater	Evidence of non-stormwater sources/discharges was not observed during the inspection.

sources/discharges (allowable if permitted under MSGP)?	
Evidence of process wastewater sources/discharges?	Evidence of process wastewater sources/discharges was not observed during the inspection.
OUTFALL, STORMWATER DISCHARGE & RECEIVING WATER OBSERVATIONS	
Number and description of each potential Stormwater Discharge Point from the Facility	The EPA Inspection Team observed four (4) stormwater discharge points from the Facility. Three (3) of these were previously identified by the Facility (001, 002, and 003), and one was identified as a location where a pipe conveys stormwater from the Facility into the lake. The EPA Inspection Team did not see industrial activities in the drainage areas for #1 - #3 below. 1) <u>Previously unidentified discharge point</u>: Located in the western portion of the Facility. Debris was observed gathered at the inlet, which is downhill from the parking lot. A constructed conveyance pipe discharges to the lake approximately 25' away from the inlet. [refer to <u>Appendix B, Photograph Log, (Photographs 6 and 7)</u>]. 2) <u>Discharge Point 001</u>: Located in the western portion of the Facility. From the parking lot, the gradient slopes down to the lake. The area between the parking lot and lake was thickly vegetated and very wet [refer to <u>Appendix B, Photograph Log, (Photographs 1, 2 and 8)</u>]. 3) <u>Discharge Point 002</u>: Located in the northern portion of the Facility. The gravel surface slopes from the adjacent parking lot to the lake. Stormwater could surface flow from an adjacent parking lot, over a gravel area, and into the lake [refer to <u>Appendix B, Photograph Log, (Photograph 25)</u>]. 4) <u>Discharge Point 003</u>: Located in the eastern portion of the Facility. From the asphalt-covered parking area, the grass-covered land slopes down to the lake. Stormwater could surface flow to the north past the dock maintenance shop, over the grass-covered slop, through a piped conveyance, and into the lake [refer to <u>Appendix B, Photograph Log, (Photographs 42 and 43)</u>].
Evidence of pollutants migrating offsite (stains, deposits, ponding) at discharge points, into receiving waters or in MS4	The EPA Inspection Team did not observe evidence of pollutants migrating offsite into receiving waters or a Municipal Separate Storm Sewer System (MS4).
Evidence of Non-stormwater Discharges leaving site (authorized or unauthorized)	Evidence of non-stormwater discharges leaving the site was not observed during the inspection.
Description of general gradients/slopes onsite,	Stated in the "Sediment & Erosion Controls" section of this report, the EPA Inspection Team observed that the ground surface throughout the Facility was a

all apparent discharge points, and discharge pathway from Facility to Receiving Water or MS4 (storm drains, channel, swale, ditches, driveway, pipes, & etc.)	combination of paved asphalt, gravel, vegetated areas, and dirt [refer to Appendix B, Photograph Log, (Photographs 1, 2, 6, 8, 12, 24, 25, 42, and 43)]. The EPA Inspection Team observed the Facility to be graded towards the lake on the west, north, and east perimeters. See the Section above titled “Number and description of each potential Stormwater Discharge Point from the Facility” above for more information on discharge points.
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SECTION III – AREAS OF CONCERN

- 1) At the time of the inspection, the EPA Inspection Team identified the following at the Facility:
 - a. The EPA Inspection Team observed the Facility serving as a marina and repairing boats. These activities are included in the description of 4493 – Marinas. Businesses classified under SIC Codes 4493 are regulated under 40 C.F.R. § 122.26 for stormwater discharges associated with industrial activity.
 - b. The Facility’s outdoor areas were used for industrial activities including boat fueling, boat storage, and dock repair/maintenance.
 - c. At the time of the inspection, the Facility did not have coverage under the 2021 MSGP for Stormwater Discharges Associated with Industrial Activity.
 - d. Facility stormwater, from areas used for industrial activities, discharges to Lewisville Lake [refer to [Appendix B, Photograph Log, \(Photographs 2, 6, 7, 8, 25, 42, and 43\)](#)].
- 2) The EPA Inspection Team observed a lack of a spill kit near fueling station #5 [refer to [Appendix B, Photograph Log, \(Photograph 20\)](#)].
- 3) The EPA Inspection Team observed waste receptacles without permanent covers/lids [refer to [Appendix B, Photograph Log, \(Photographs 13, 14, 15, 21, 28, 29, and 33\)](#)].
- 4) The EPA Inspection Team observed a 5-gallon bucket labeled aqueous film-forming foam (AFFF) located on a dock that was uncontained with the potential to spill into the lake [refer to [Appendix B, Photograph Log, \(Photograph 17\)](#)]. A Facility representative stated that the bucket likely contained used oil from a nearby boat and removed the bucket during the inspection.
- 5) The EPA Inspection Team observed a general lack of good housekeeping at the dock maintenance shop. Specifically, the EPA Inspection Team observed a paint roller, concrete mix, and a battery that were covered but exposed to stormwater flow into the shop [refer to [Appendix B, Photograph Log, \(Photographs 34 through 37\)](#)].
- 6) The EPA Inspection Team observed petroleum staining on the asphalt laydown area in the western portion of the Facility and on the concrete pad for the dock maintenance shop [refer to [Appendix B, Photograph Log, \(Photographs 10 and 38\)](#)].
- 7) The EPA Inspection Team observed a portable toilet near the dock maintenance shop (approximately 200 feet from the lake) not secured to the ground surface to prevent being knocked over [refer to [Appendix B, Photograph Log, \(Photograph 12\)](#)].

SECTION IV – LIST OF APPENDICES

Appendix A – Aerial Location

Appendix B – Photograph Log