

**EXHIBIT A**

**MINIMUM BMPS  
FOR INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND HOA/CIA EXISTING DEVELOPMENTS**

*All BMPs shall be implemented to the Maximum Extent Practicable during rainy and dry weather.*

Refer to References for Examples of Suggested Implementation Strategies and Equivalent BMPs.

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
Airplane Maintenance and Repair	No airplane maintenance or repair areas exist within the City of Laguna Hills.	Fact Sheet IC-1
Animal Handling Areas	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Use dry cleaning methods to clean animal handling areas regularly.</li> <li>2. Properly collect and dispose of water when water is used for cleaning.</li> <li>3. Prevent animals from moving away from controlled areas where BMPs are in use (e.g. fencing, leashing, etc.).</li> <li>4. Clean storm drain inlet(s) on a regular schedule and after large storms.</li> <li>5. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Line waste pits or trenches with an impermeable layer, such as thick plastic sheeting. [bacteria]</li> <li>2. Install gutters that will divert roof runoff away from livestock areas. [bacteria]</li> <li>3. Remove pet or other animal feces by scooping, sweeping or wiping. If needed, direct any hose-down water to landscaped areas. [bacteria]</li> <li>4. Keep animal wastes from entering the MS4. [bacteria]</li> </ol>	Fact Sheet IC-2
Building Maintenance	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Properly collect and dispose of water when pressure washing buildings, rooftops, and other large objects.</li> <li>2. Block the storm drain when hosing or</li> </ol>	Fact Sheet IC-3

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>steam/pressure washing outside dumpster areas, sidewalks, and common areas.</p> <ol style="list-style-type: none"> <li>3. Properly prepare work area before conducting building maintenance.</li> <li>4. Properly clean and dispose of equipment and wastes used and generated during building maintenance.</li> <li>5. Store toxic material under cover when not in use and during precipitation events.</li> <li>6. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, household waste, metals, petroleum hydrocarbons, animal wastes, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	
Carpet Cleaning	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Discharge wash water to sink, toilet, or other drain connected to the sanitary sewer system.</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol>	Fact Sheet IC-4
Concrete and Asphalt Production, Application, and Cutting	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Properly collect and dispose of process water.</li> <li>2. Protect production, pouring, and cutting areas from storm water runoff and runoff.</li> <li>3. Sweep the production, pouring, and cutting areas regularly to collect loose materials.</li> <li>4. Pre-heat, transfer or load hot bituminous material away from storm drain inlets.</li> <li>5. Use drip pans or absorbent material to catch drips from paving equipment, including equipment that is not in use.</li> <li>6. Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry</li> </ol>	Fact Sheet IC-5

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>seal, etc.</p> <p>7. To avoid runoff, use only as much water as necessary for dust control.</p> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, construction wastes, metals, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	
Contaminated or Erodible Surfaces Areas (For sites containing these characteristics.)	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Protect contaminated or erodible surface areas from rainfall and wind dispersal.</li> <li>2. Protect materials from storm water runoff and runoff.</li> <li>3. Conduct routine maintenance.</li> <li>4. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep contaminated soils and sediment from entering the MS4. [bacteria, nutrients]</li> </ol>	Fact Sheet IC-6
Landscape Maintenance	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Properly store and dispose of gardening wastes.</li> <li>2. Use mulch or other erosion control measures on exposed soils.</li> <li>3. Properly manage irrigation to avoid runoff.</li> <li>4. Properly store and dispose of chemicals.</li> <li>5. Properly manage pesticide and herbicide use.</li> <li>6. Properly manage fertilizer use.</li> <li>7. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> </ol>	Fact Sheet IC-7

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>2. Provide on-going employee training in pollution prevention.</p> <p>Additional controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep green wastes and grass clippings out of MS4. [bacteria]</li> <li>2. Keep dirt and soil amendments out of MS4. [bacteria, nutrients]</li> <li>3. Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]</li> </ol>	
Nurseries and Greenhouses	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Properly manage irrigation to avoid runoff.</li> <li>2. Properly store and dispose of gardening wastes.</li> <li>3. Properly store and dispose of chemicals.</li> <li>4. Properly manage pesticide and herbicide use.</li> <li>5. Properly manage fertilizer use.</li> <li>6. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>7. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep green wastes and grass clippings out of MS4. [bacteria]</li> <li>2. Keep dirt and soil amendments out of MS4. [bacteria, nutrients]</li> <li>3. Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]</li> </ol>	Fact Sheet IC-8
Outdoor Drainage from Indoor Areas (For sites where drainage of fluids or solids may escape from indoor areas.)	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Utilize dry cleanup methods such as sweeping for removal of litter and debris, or use of rags and absorbents for leaks and spills.</li> <li>2. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in</li> </ol>	Fact Sheet IC-9

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>pollution prevention. Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, construction wastes, metals, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	
Outdoor Loading / Unloading of Materials	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Park vehicles and conduct loading/unloading only in designated loading/unloading areas so that spills or leaks can be contained.</li> <li>2. Clean loading/unloading areas regularly to remove potential sources of pollutants.</li> <li>3. Reduce exposure of materials to rain.</li> <li>4. Use drip pans underneath hose and pipe connections and other leak-prone spots during liquid transfer operations, and when making and breaking connections.</li> <li>5. Inspect equipment regularly.</li> <li>6. If possible, conduct loading and unloading in dry weather.</li> <li>7. Remove any litter from outdoor areas.</li> <li>8. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>9. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, household waste, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	Fact Sheet IC-10
Outdoor Process Equipment Operations and Maintenance	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Conduct activities indoors and/or under covered areas, if feasible.</li> <li>2. Inspect equipment regularly.</li> <li>3. Remove litter from outdoor areas.</li> <li>4. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> </ol>	Fact Sheet IC-11

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>5. Stencil storm drains to state "No Dumping - Drains to Ocean"</p> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, household waste, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	
Outdoor Storage of Raw Materials, Products, and Containers	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Store materials indoors, if feasible.</li> <li>2. Store materials on paved or impervious surfaces.</li> <li>3. Protect materials stored outside from rainfall and wind dispersal.</li> <li>4. Protect materials stored outside from stormwater runoff.</li> <li>5. Properly store and handle chemical materials.</li> <li>6. Keep outdoor storage containers in good condition.</li> <li>7. Conduct regular inspections of storage areas.</li> <li>8. If drums are stored in an area where unauthorized persons may gain access, secure them in such a manner as to prevent accidental spillage, pilferage, or any unauthorized use.</li> <li>9. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>10. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, household waste, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste</li> </ol>	Fact Sheet IC-12

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	materials and wastewater out of the MS4. [toxicity]	
Over Water Activities	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Move maintenance and repair activities on-shore, if feasible.</li> <li>2. Use ground cloths and/or secondary containment when painting boats on land.</li> <li>3. Shelter any blasting and spray painting activities.</li> <li>4. Post signs to indicate proper use and disposal of residual paints, rags, used oil, and other engine fluids.</li> <li>5. Keep boat motors well-tuned to prevent fuel and lubricant leaks.</li> <li>6. Recycle used motor oil, diesel oil, and other fluids and parts whenever possible.</li> <li>7. Maintain a clean working environment.</li> <li>8. Properly dispose of bilge water, ballast water, and wastewater.</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, construction wastes, metals, substances having unusual coloration, or turbidity, waste materials and wastewater out of the water. [toxicity]</li> </ol>	Fact Sheet IC-13
Painting, Finishing, and Coating of Vehicles, Boats, Buildings, and Equipment	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Use drop/ground cloths.</li> <li>2. Shelter any blasting and spray painting activities.</li> <li>3. Maintain a clean working environment.</li> <li>4. Cover and seal nearby storm drain inlets.</li> <li>5. Properly clean, store, and dispose of painting, finishing, and coating materials.</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep chemicals and wastes such as paints,</li> </ol>	Fact Sheet IC-14

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	stains, sealants, glues, limes, pesticides, fertilizers, herbicides, wood preservatives and solvents, asbestos fibers out of the MS4. [toxicity]	
Parking Lot and Storage	Pollution Prevention/Good Housekeeping <ol style="list-style-type: none"> <li>1. For parking lots, remove litter and sweep once per month or on a regular schedule.</li> <li>2. Properly collect and dispose of wash water.</li> <li>3. Keep the parking and storage areas clean and orderly.</li> <li>4. Use absorbent materials and properly dispose of them when cleaning heavy oily deposits.</li> <li>5. When conducting surface repair work cover materials and clean paintbrushes and tools appropriately.</li> <li>6. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>7. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> Training <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> Additional Controls for ESAs <ol style="list-style-type: none"> <li>1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	Fact Sheet IC-15
Pool and Fountain Cleaning	Pollution Prevention/Good Housekeeping <ol style="list-style-type: none"> <li>1. Prevent algae problems with regular cleaning, consistent adequate chlorine levels, and well-maintained water filtration and circulation systems.</li> <li>2. Discharge pool and fountain water properly.</li> </ol> Training <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> Additional Controls for ESAs <ol style="list-style-type: none"> <li>1. Keep pool chemicals and chlorinated water out of the MS4. [toxicity]</li> </ol>	Fact Sheet IC-16



Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
Spill Prevention and Cleanup	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Develop procedures to prevent/mitigate spills to storm drain systems.</li> <li>2. Post "No Dumping" signs with a phone number for reporting illegal dumping and disposal.</li> <li>3. Conduct routine cleaning, inspections, and maintenance.</li> <li>4. Properly store and handle chemical materials.</li> <li>5. Protect materials stored outside from stormwater runoff.</li> <li>6. Secure drums stored in an area where unauthorized persons may gain access to prevent accidental spillage, pilferage, or any unauthorized use.</li> <li>7. Identify key spill response personnel.</li> <li>8. Clean up leaks and spills immediately.</li> <li>9. Report and track spills.</li> <li>10. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>11. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep all spills from entering the MS4. [toxicity, nutrients]</li> </ol>	Fact Sheet IC-17
Vehicle and Equipment Fueling	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Maintain clean fuel-dispensing areas.</li> <li>2. Utilize fueling safeguards.</li> <li>3. Conduct regular inspections of fueling equipment.</li> <li>4. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>5. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> </ol>	Fact Sheet IC-18

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	2. Provide on-going employee training in pollution prevention. Additional Controls for ESAs 1. Keep petroleum hydrocarbons, chemicals, and fuels out of the MS4. [toxicity]	
Vehicle and Equipment Maintenance and Repair	Pollution Prevention/Good Housekeeping 1. Utilize dry cleanup methods such as sweeping try to avoid washing down work areas. 2. Use drip pans and/or containers where needed. 3. Inspect vehicles and equipment for leaks. 4. Dispose of all waste products properly and recycle whenever possible. 5. Clean storm drain inlet(s) on a regular schedule and after large storms. 6. Store idle equipment under cover. 7. Keep equipment clean and free of excess oil and grease. 8. Remove all fluids from retired, wrecked, or salvaged vehicles. 9. Dispose of solvents per instructions on the container. 10. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas. 11. Stencil storm drains to state "No Dumping - Drains to Ocean" Training 1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements. 2. Provide on-going employee training in pollution prevention. Additional Controls for ESAs 1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]	Fact Sheet IC-19
Vehicle and Equipment Washing and Steam Cleaning	Pollution Prevention/Good Housekeeping 1. Consider using off-site commercial washing and/or steam cleaning businesses, if feasible. 2. Use on-site commercial washing and/or steam cleaning businesses capable of disposing of wastewater off-site. 3. Designate an impervious indoor or outdoor	Fact Sheet IC-20

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>area to be used solely for vehicle and equipment washing/steam cleaning.</p> <ol style="list-style-type: none"> <li>4. Clearly mark the vehicle and equipment washing/steam cleaning area.</li> <li>5. If the area is outdoors, cover the wash area when not in use to prevent contact with rainwater.</li> <li>6. Provide trash containers in wash area and empty on a regular basis.</li> <li>7. Use hoses with nozzles that automatically turn off when left unattended.</li> <li>8. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	
Waste Handling and Disposal	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Prevent waste materials from coming in direct contact with wind or rain. .</li> <li>2. Keep waste collection areas clean.</li> <li>3. Secure solid waste containers when not in use.</li> <li>4. Regularly inspect, repair, and/or replace waste containers.</li> <li>5. Use all of a product before disposing of the container.</li> <li>6. Label and store hazardous wastes according to hazardous waste regulations.</li> <li>7. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>8. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in</li> </ol>	Fact Sheet IC-21

Area or Activity	Minimum Designated BMPs for High Priority & 303(d) Industrial / Commercial Areas and Activities	References
	<p>pollution prevention.</p> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	
Eating and Drinking Establishments	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Use dry cleaning methods instead of water</li> <li>2. Clean equipment (floor mats, grease filters, grills, garbage cans, etc.) indoors or in a covered outdoor wash area that is plumbed to the sanitary sewer or in an area that will contain the wash water.</li> <li>3. Recycle and/or properly dispose of grease and oil.</li> <li>4. Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.</li> <li>5. Stencil storm drains to state "No Dumping - Drains to Ocean"</li> </ol> <p>Training</p> <ol style="list-style-type: none"> <li>1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.</li> <li>2. Provide on-going employee training in pollution prevention.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep all food, wash water, wastewater, chemicals, and other materials or liquids out of the MS4. [toxicity]</li> </ol>	Fact Sheet IC-22

Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
Automobile Repair and Maintenance	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Recycle used oil and antifreeze by taking them to service stations and other recycling centers. Never pour oil in storm drains or other areas.</li> <li>2. Do not perform repair and maintenance activities during rain events.</li> <li>3. Immediately clean up and contain any spills. Dispose of all waste and adsorbent materials properly.</li> <li>4. Store hazardous materials and wastes (including, but not limited to, fluids, solvents, parts containing fluids, batteries) indoors, under cover, or in watertight containers.</li> <li>5. Perform automobile maintenance and repairs over impervious surfaces such as concrete, so spills and waste material should be readily cleaned up. Use drip pans, plastic sheeting, etc. to contain spills and waste material.</li> <li>6. Dispose of cleaning solvents at the designated hazardous waste center.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	Fact Sheet R-1
Automobile Washing	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Shake floor mats into trashcan or vacuum to clean. Do not shake over ground.</li> <li>2. If using cleaners (such as acid based wheel cleaners) use a rag to wipe them on and off, do not rinse them off with water.</li> <li>3. If possible, divert runoff from automobile washing to a grassy surface large enough to contain and allow complete infiltration.</li> <li>4. Dispose of excess wash water into the sanitary sewer (i.e. via sink, or toilet) or onto a landscaped area that will allow for complete infiltration.</li> <li>5. Turn off water when not actively washing down automobile.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and</li> </ol>	Fact Sheet R-2

Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
	wastewater out of the MS4. [toxicity]	
Automobile Parking	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. If required, vehicles have to be removed from the street during designated street sweeping/cleaning times.</li> <li>2. If the automobile is leaking, place a pan or similar collection device under the automobile, until such time as the leak may be repaired.</li> <li>3. Use dry cleaning methods to remove any materials deposited by vehicles (e.g. adsorbents for fluid leaks, sweeping for soil clod deposits).</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]</li> </ol>	Fact Sheet R-3
Home Care Activities	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Clean out painting equipment in an area where the waste can be contained and properly disposed of (latex – sewer, oil based – household hazardous waste center).</li> <li>2. Rinse off cement mixers and cement laden tools in a contained washout area. Dispose of dried concrete waste in household trash.</li> <li>3. If safe, contain, clean up, and properly dispose all household hazardous waste spills. If an unsafe condition exists, call 911 to activate the proper response team.</li> <li>4. Household hazardous materials must be stored indoors or under cover, and in closed and labeled containers. Dispose of them at a household hazardous waste center.</li> <li>5. Household wash waters (e.g. washer machine effluent, mop water, etc.) must be disposed of in the sanitary sewer.</li> <li>6. Pool and spa water may be discharged to the storm drain if residual chlorine is less than 0.1 mg/L, the pH is between 6.5 and 8.5, and the water is free from any unusual coloration. Pool filter media must be contained and disposed of properly.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep artificial materials, household waste, metals, petroleum hydrocarbons, animal</li> </ol>	Fact Sheet R-4

Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
	wastes, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [all]	
Garden Care Activities	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Irrigation systems must be properly adjusted to reflect seasonal water needs so as to avoid excess watering that causes runoff.</li> <li>2. Minimize the use of pesticides and fertilizers. Read the labels and follow directions to avoid improper use. Do not apply chemicals if it is windy or about to rain.</li> <li>3. Properly clean up and dispose of spills of gardening chemicals, fertilizers, or soils. If possible, return the spilled material to the container for future use.</li> <li>4. Lawn and garden care products must be stored in closed labeled containers, in covered areas, or off-ground and under protective tarps.</li> <li>5. Do not dispose of household hazardous waste in the sewer or storm drain. Such waste must be properly disposed at a household hazardous waste center.</li> <li>6. Properly repair damaged irrigation components to prevent runoff.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Cover non-vegetated soil surfaces to prevent erosion. [nutrients]</li> <li>2. Keep green wastes and grass clippings out of MS4. [bacteria]</li> <li>3. Keep dirt and soil amendments out of MS4. [bacteria, nutrients]</li> <li>4. Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]</li> <li>5. Prevent sprinkler overspray onto street pavements. [all]</li> </ol>	Fact Sheet R-5
Disposal of Pet Wastes	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. All pet wastes must be picked up and properly disposed of. Pet waste should be disposed of in the regular trash, flushed down a toilet, or composted as type and quantities dictate.</li> <li>2. In order to properly dispose of pet waste, carry bags, pooper-scooper, or equivalent to safely pick up pet wastes while walking with pets.</li> </ol>	Fact Sheet R-6

Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
	<ol style="list-style-type: none"> <li>3. Properly dispose of unused flea control products (shampoo, sprays, or collars) in the trash.</li> <li>4. Manure produced by livestock in uncovered areas should be removed at least daily for composting, or storage in covered areas prior to disposal. Never hose down to stream or storm drain.</li> <li>5. Composting or storage areas should be configured and maintained so as not to allow contact with runoff. Compost may be donated to greenhouses, nurseries, and botanical parks. Topsoil companies and composting centers may also accept composted manure.</li> <li>6. When possible, allow wash water to infiltrate into the ground, or collect in an area that is routed to the sanitary sewer.</li> <li>7. Confine livestock in fenced in areas except during exercise and grazing times. Restrict animal access to creeks and streams, preferably by fencing.</li> <li>8. Install gutters that will divert roof runoff away from livestock areas.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Line waste pits or trenches with an impermeable layer, such as thick plastic sheeting. [bacteria]</li> <li>2. Install gutters that will divert roof runoff away from livestock areas. [bacteria]</li> <li>3. Remove pet or other animal feces by scooping, sweeping or wiping. If needed, direct any hose-down water to landscaped areas. [bacteria]</li> <li>4. Keep animal wastes from entering the MS4. [bacteria]</li> </ol>	
Disposal of Green Wastes	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Green wastes shall not be disposed of in the street, gutter, public right-of-way, storm drain, or receiving water. Dispose of green wastes as a part of the household trash. If the quantities are too large, arrange a pick up with the local waste hauler.</li> <li>2. After conducting yard or garden activities, sweep the area and properly dispose of the clippings and waste by recycling, if available.</li> </ol>	Fact Sheet R-7



Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
	<p>Do not sweep or blow materials out into the street, gutter, or into a catch basin.</p> <p>Additional controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep green wastes and grass clippings out of MS4. [bacteria]</li> <li>2. Keep dirt and soil amendments out of MS4. [bacteria, nutrients]</li> <li>3. Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]</li> </ol>	
Household Hazardous Waste (HHW)	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Dispose of HHW at a local collection facility. Call (714) 834-6752 for the household hazardous waste center closest to your area.</li> <li>2. Household hazardous materials must be stored indoors or under cover, and in closed and labeled containers.</li> <li>3. If safe, contain, clean up, and properly dispose all household hazardous waste spills. If an unsafe condition exists, call 911 to activate the proper response team.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Keep chemicals and wastes such as paints, stains, sealants, glues, limes, pesticides, fertilizers, herbicides, wood preservatives and solvents, asbestos fibers out of the MS4. [toxicity]</li> </ol>	Fact Sheet R-8
Water Conservation	<p>Pollution Prevention/Good Housekeeping</p> <ol style="list-style-type: none"> <li>1. Irrigation systems must be properly adjusted to reflect seasonal water needs so as to avoid excess watering that causes runoff.</li> <li>2. Do not hose off outside surfaces to clean, sweep with a broom instead.</li> </ol> <p>Additional Controls for ESAs</p> <ol style="list-style-type: none"> <li>1. Prevent sprinkler overspray onto street pavements. [all]</li> </ol>	Fact Sheet R-9
Equestrian Related Activities	<p>For the purposes of these water quality minimum designated best management practices (BMPs), horses are not defined as pets, but rather as domesticated farm animals in accordance with Chapter 9-56 of the City's Municipal Code. Many of the BMPs listed below are currently in Chapter 9-56 of the Municipal Code, and their section reference appears as a footnote to the BMPs.</p> <p>Initial research has shown that horse manure does not contain e. coli bacteria believed to cause swimmer</p>	Fact Sheet R-10

Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
	<p>associated sickness in waterbodies; however, horses have been shown to produce fecal coliform bacteria, a type of bacteria currently a pollutant of concern to the San Diego Regional Water Quality Control Board and listed as an impairment in the Aliso Creek Watershed. Consequently, the City is concerned about stockpiles of manure coming into contact with water run-on and running off site into a catch basin and entering the municipal storm drain system. The City also considers good housekeeping practices, litter control, run-off and run-on control, erosion control, and chemical management to be water quality issues; therefore, some BMPs listed below fall into those categories. Together, by following the BMPs listed below, everyone can make a difference in the water quality of our creeks, beaches, and the ocean.</p> <p>Pollution Prevention/Good Housekeeping:</p> <ol style="list-style-type: none"> <li>1. Wash waters from all animal grooming and maintenance activities shall be deposited into the sanitary sewer system, or directed to a landscaped area.</li> <li>2. Water run-off from high-use areas such as paddocks and turnout areas are likely to contain manure and urine; therefore prevent runoff from leaving these areas and entering creeks or storm drain inlets using erosion control BMPs.</li> <li>3. Manure shall be removed from uncovered grounds and stalls at least once in every twenty-four (24) hour period and placed in a covered container or covered area where water run-on does not take place. (a)</li> <li>4. Manure shall be removed from the premises at least once every seven days. (b)</li> <li>5. Touch or float activated watering devices with automatic shut-off shall be utilized for animal drinking water. (c)</li> <li>6. Corrals and stable areas shall be maintained in a clean and sanitary condition at all times. Standing surface water, refuse, and manure shall not be permitted to accumulate. (d)</li> <li>7. Existing horse wash racks shall be connected to the sanitary sewer system, if physically practical and economically reasonable. Otherwise, see #1 above.</li> </ol>	

Area or Activity	Minimum Designated BMPs for High Priority Residential Areas and Activities	References
	<p>8. When riding on sidewalks and traversing public roadways, equestrians are encouraged to remove any manure deposited by their horses when it is safe to do so and within a reasonable time period, but not more than 24 hours later.</p> <p>(a) Municipal Code Chapter 9, Section 56.090.A  (b) Municipal Code Chapter 9, Section 56.090.A  (c) Municipal Code Chapter 9, Section 56.090.D  (d) Municipal Code Chapter 9, Section 56.090.D</p>	