Appendix IX. Minimum BMPs for Residential, Industrial, Commercial, and Municipal Sites/Sources

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
These BMPs are applicable to all residential, industrial, commercial, and municipal properties and activities, regardless of whether the activity is conducted by the property owner, lessee, contractor, or other persons. For additional storm water educational resources and BMP fact sheets, see the City's "Think Blue" website: http://www.sandiego.gov/thinkblue.				
Discharge Control				
1	Eliminate illicit connections to the municipal separate storm sewer system (MS4; Hereafter, "storm drain system").	Find and abate all illicit connections to the storm drain system through properly approved procedures, permits, and protocols. San Diego Municipal Code Section 43.0306.	Illicit connections are man-made physical connections to the storm drain system that convey discharges that are not composed entirely of storm water. Illicit discharges include grey water (i.e., laundry rinse water); waste water; or irrigation water, including recycled or reclaimed water, that are effectively prohibited from being discharged to the storm drain system under Regional Water Quality Control Board, San Diego Region (RWQCB) Order No. R9-2013-0001, as amended by R9-2015-0001 (Municipal Permit or Permit). Any suspected unpermitted physical connections to the City's storm drain system shall be reported to the City's "Think Blue" Hotline at 619-235-1000. Illicit connections to the storm drain system shall be removed immediately.	Illicit connections are man-made physical connections to the storm drain system that convey discharges that are not composed entirely of storm water. Illicit discharges include grey water (i.e., laundry rinse water); waste water; or irrigation water, including recycled or reclaimed water, which are effectively prohibited from being discharged to the storm drain system under the Municipal Permit. Any suspected unpermitted physical connections to the City's storm drain system shall be reported to the City's "Think Blue" Hotline at 619-235-1000. Illicit connections to the storm drain system shall be removed immediately.
2	Eliminate illicit non-storm water discharges.	Non-storm water (water other than rain) shall not be discharged to the City's storm drain system. San Diego Municipal Code Section 43.0304(a). Limited exceptions may apply. San Diego Municipal Code Section 43.0305.	To eliminate illicit discharges, do not allow any solid or liquid material except uncontaminated storm water to enter City storm drains, curb gutters along City streets, or any other part of the City's storm drain system. Connections that convey illicit discharges to the City's storm drain system are illicit connections and shall be eliminated. Additional guidance about how to manage common types of discharges is provided in minimum BMPs 3 through 12 below. Report any suspected illicit discharges to the "Think Blue" Hotline at 619-235-1000.	To eliminate illicit discharges, do not allow any solid or liquid material except uncontaminated storm water to enter City storm drains, curb gutters along City streets, or any other part of the City's storm drain system. Connections that convey illicit discharges to the City's storm drain system are illicit connections and shall be eliminated. Additional guidance about how to manage common types of discharges is provided in minimum BMPs 3 through 12 below. Report any suspected illicit discharges to the "Think Blue" Hotline at 619-235-1000.

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3	Properly dispose of process and wash water.	All process water and wash water shall be contained, captured, and reused or properly disposed of to the sanitary sewer or an appropriate waste hauler, or to landscaping or other pervious surfaces. San Diego Municipal Code Section 43.0304(a).	Wash water from processes such as pressure washing, hosing, mopping, stone/tile cutting, cement mixing, rinsing equipment, water used to detect tire leaks, and other applications that convey pollutants shall not be disposed of to City storm drains, curbs and gutters, or any other part of the City's storm drain system. All process and wash water shall be contained, captured, and disposed of appropriately. Use permanent or temporary containment/collection measures to direct or pump process or wash water to the sanitary sewer, collection container, or onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. If wastewater contains powders or solids (e.g., stone- or tile-cutting water, concrete slurry), pretreatment may be necessary to settle out solids before water may be reused or pumped to the sanitary sewer. Contact the Public Utilities Department (PUD) at 858-654-4100 for special conditions that may be required.	Process water, from processes such as, stone/tile cutting, cement mixing, industrial rinsing, or water used to detect tire leaks, and wash water from activities such as mopping, hosing, pressure washing, or any other commercial or industrial applications, contains pollutants and shall not be disposed of to City storm drains, curbs and gutters, or any other part of the City's storm drain system. All process and wash water shall be contained, captured, and disposed of appropriately. Use permanent or temporary containment/collection measures to direct or pump process or wash water to the sanitary sewer, collection container, or onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. If wastewater contains powders or solids (e.g., stone- or tile-cutting water, concrete slurry), pretreatment may be necessary to settle out solids before water may be reused or pumped to the sanitary sewer. Contact the Public Utilities Department (PUD) at 858-654-4100 for approval to discharge to the sanitary sewer system, as an industrial pretreatment permit may be required.

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4a	Properly dispose of vehicle and equipment wash water.	Discharge of vehicle, boat, and equipment wash water to the storm drain system shall be contained, captured, and reused, or disposed of to the sanitary sewer, an appropriate waste hauler, or to landscaping or other pervious surfaces, where applicable. San Diego Municipal Code Section 43.0305(e)(2).	Water associated with washing shall be controlled to minimize entrance to City storm drains, curbs and gutters, or any other part of the City's storm drain system. BMPs are always required when washing vehicles, boats and other equipment in residential areas. When washing vehicles, boats or other equipment in an area that may reach the storm drain system, the following BMPs shall be employed, as applicable to the site. • Minimize the quantity of water and detergent used when washing by using a control nozzle or bucket. • If only biodegradable soaps and uncontaminated water are used, wash water may be directed to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. This can be accomplished by washing the vehicle on a landscaped area or using a berm to direct wash water to a landscaped area. • Drains that connect to the storm drain system in wash areas shall be protected to avoid discharges. Designated washing areas may consist of a container, a berm, or a liner to collect and contain liquids and prevent runoff. • Any contained wash water shall be disposed of properly. Examples for capturing and disposing of wash water include collecting and capturing using a wet vacuum, mop, absorbents or equivalent or discharging to a landscaped area. Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed and properly disposed of to avoid tracking offsite. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. Captured wash water may be disposed through the sanitary sewer system with PUD's approval. Contact the PUD at 858-654-4100 for approval of any discharges to the sanitary sewer system. • Dispose of wash water containing oil, paint, or other hazardous waste in accordance with applicable regulations. • If all applicable vehicle washing BMPs are employed and there is no landscaped area to direct wash water to, some wash water may be allowed to enter the storm drain system.	See BMP 4b.

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4b	Eliminate the discharge of vehicle and equipment wash water.	Discharge of vehicle, boat, and equipment wash water to the storm drain system shall be contained, captured, and reused, or disposed of to the sanitary sewer, an appropriate waste hauler, or to landscaping or other pervious surfaces. No drains within wash areas shall be connected to the storm drain system. San Diego Municipal Code Section 43.0305(e)(2).	See BMP 4a.	This BMP is applicable to all industrial and commercial properties and activities, regardless of whether the activity is conducted by the property owner, lessee, contractor, or other persons. Water associated with washing activities shall not be allowed to enter City storm drains, curbs and gutters, or any other part of the City's storm drain system. Wash areas shall not include any drains that connect to the storm drain system. Sewer drains within wash areas are allowable if appropriate permits have been obtained from the PUD at 858-654-4100 for details. Drains connected to dead sumps are allowable if proof of appropriate wastewater disposal can be provided promptly upon City request. Construction of any new drains or rerouting of existing drainage systems will generally require a permit from the Development Services Department at 619-446-5000 for details. When washing is conducted outside permanent designated wash areas, all wash water shall be contained, captured, and disposed of appropriately. Designated washing areas may consist of a container, a berm, or a liner to collect and contain liquids and prevent runoff. Use of a control nozzle or similar mechanism is required to maximize control over the quantity of water used. Discharge to the City's storm drain system is strictly prohibited. Contained water shall be collected and captured using a wet vacuum or equivalent. Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed and properly disposed of to avoid tracking offsite. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. Captured wash water may be disposed through the sanitary sewer system with PUD's approval. Contact PUD at 858-654-4100 for approval of any discharges to the sanitary sewer system; businesses are responsible for obtaining necessary permits. Dispose of wash water containing oil, paint, or other hazardous waste in accordance with applicable regulations. If only biodegradable soaps and uncontaminated water are used, wash water may be directed to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. This can be accomplished by washing the vehicle on a landscaped area or using a berm to direct wash water to a landscaped area.

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5	Properly dispose of water from fire sprinkler maintenance activities.	Fire sprinkler system discharges containing corrosion inhibitors, fire suppressants, or antifreeze shall be disposed through the sanitary sewer system, not the storm drain system. Fire sprinkler system discharges without corrosion inhibitors, fire suppressants, or antifreeze shall be disposed through the sanitary sewer, if practicable. When not practicable to discharge to the sanitary sewer system, the water shall not be discharged unless adequate precautions have been taken to prevent the transport of pollutants to the storm drain system. San Diego Municipal Code Section 43.0305(f)(1).	Water discharged from fire sprinkler systems can be a source of chemical pollutants, or may transport pollutants already on the ground. Fire sprinkler systems containing corrosion inhibitors, fire suppressants, or antifreeze shall be discharged to the sanitary sewer system (sewer). Contact the PUD at 858-654-4100 for approval to discharge to the sewer. Fire sprinkler systems without corrosion inhibitors, fire suppressants, or antifreeze should discharge to the sewer. Where connection to the sewer cannot occur, perform one or a combination of the following to prevent any discharge: • do not drain system on days forecasted for rain in your area; • direct flows to onsite landscaped or pervious area to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property; • direct flows to a contained, paved area in order to collect water using a wet vacuum or equivalent and dispose of collected water properly. Any remaining residue on pavement shall be removed to prevent future pollutant discharges. Allowing contained water to evaporate is an acceptable method of disposal only if remaining residues are removed. For any portion of the flows that cannot be managed with the above methods, clean trash and debris from the flow path to the discharge point, and mechanically filter remaining flow with an appropriate filter fabric or other equivalent media prior to the discharge entering the storm drain system as a clear, odorless, pH neutral liquid.	Water discharged from fire sprinkler systems can be a source of chemical pollutants, or may transport pollutants already on the ground. Fire sprinkler systems containing corrosion inhibitors, fire suppressants, or antifreeze shall be discharged to the sanitary sewer system (sewer). Contact the PUD at 858-654-4100 for approval to discharge to the sewer. Fire sprinkler systems without corrosion inhibitors, fire suppressants, or antifreeze should discharge to the sewer. Where connection to the sewer cannot occur, perform one or a combination of the following to prevent any discharge: • do not drain system on days forecasted for rain in your area; • direct flows to onsite landscaped or pervious area to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property; • direct flows to a contained, paved area in order to collect water using a wet vacuum or equivalent and dispose of collected water properly. Any remaining residue on pavement shall be removed to prevent future pollutant discharges. Allowing contained water to evaporate is an acceptable method of disposal only if remaining residues are removed. For any portion of the flows that cannot be managed with the above methods, clean trash and debris from the flow path to the discharge point, and mechanically filter remaining flow with an appropriate filter fabric or other equivalent media prior to the discharge entering the storm drain system as a clear, odorless, pH neutral liquid.

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6	Eliminate irrigation runoff.	Irrigation runoff to the storm drain system shall be eliminated through proper landscape maintenance and watering practices. San Diego Municipal Code Section 43.0304(a).	Irrigation runoff may contain pollutants or serve as a transport mechanism for pollutants already on the ground. Irrigation runoff entering the storm drain system is an illicit discharge. Where irrigation systems are used, regular maintenance and visual observation of the system shall be performed to prevent overspray, leaks, and other problems that result in runoff to City storm drains, curbs and gutters, or any other part of the City's storm drain system. Installing automatic rain shutoff devices or smart controllers, using micro-irrigation systems (e.g., drip irrigation), or implementing low water use landscaping may also help eliminate irrigation runoff. It is recommended to avoid runoff by using a control nozzle or similar mechanism when watering by hand. All drought and permanent water use restrictions may be more stringent than this BMP and must be followed. Check the PUD's Water Conservation Website, www.wastenowater.org, for current restrictions.	Irrigation runoff may contain pollutants or serve as a transport mechanism for pollutants already on the ground. Irrigation runoff entering the storm drain system is an illicit discharge. Where irrigation systems are used, regular maintenance and visual observation of the system shall be performed to prevent overspray, leaks, and other problems that result in runoff to City storm drains, curbs and gutters, or any other part of the City's storm drain system. Installing automatic rain shutoff devices or smart controllers, using micro-irrigation systems (e.g., drip irrigation), or implementing low water use landscaping may also help eliminate irrigation runoff. It is recommended to avoid runoff by using a control nozzle or similar mechanism when watering by hand. All drought and permanent water use restrictions may be more stringent than this BMP and must be followed. Check the PUD's Water Conservation Website, www.wastenowater.org, for current restrictions.
7	Eliminate nursery irrigation discharges.	All irrigation water and associated pollutants from nurseries, garden centers, and similar facilities shall be prevented from reaching City storm drains, curbs and gutters, or any other part of the City's storm drain system. San Diego Municipal Code Section 43.0304(a).	Not applicable.	Irrigation runoff from nurseries, garden centers, and other businesses that grow plants typically contains nutrients, pesticides and sediment and may serve as a transport mechanism for other pollutants located on the ground. Measures to prevent or retain irrigation runoff shall be implemented. In some cases, it may be possible to retain and reuse excess irrigation water, which conserves water, and can also reduce water charges. When watering by hand, use of a control nozzle or similar mechanism is required to control the quantity of water used. Containers, berms, or liners may be used to collect and contain irrigation water and prevent runoff. Any contained water shall be disposed of properly. Examples for capturing and disposing of water include collecting and capturing using a wet vacuum, mop, absorbents or equivalent or discharging to a landscaped area. Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed to avoid tracking offsite and properly disposed of. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. Discharge to the City's storm drain system is prohibited.

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8	Properly dispose of discharges from swimming pools, spas, fountains, reflective pools, ponds, and filter backwash.	Swimming pools, spas, fountains, reflective pools, ponds, and filter backwash water shall be properly disposed of to prevent pollutants from entering the storm drain system. San Diego Municipal Code Section 43.0305(e)(3).	Discharge swimming pools, spas, reflective pools, ponds, and fountain water either by: (1) discharging water to the sanitary sewer system; or (2) slowly draining water to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. Discharge to the storm drain system is only permissible if the surface flow path is cleared of trash, debris and sediment, the water is dechlorinated, has a pH in the 7-8 range, is within the ambient temperature, has no algae, algaecide or suspended solids, and is not saline. Dispose of filter backwash water only to the sanitary sewer system, or to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. Discharge of saline swimming pool water to City storm drains, curb gutters, or any other part of the City's storm drain system is prohibited unless the saline water can be discharged through a pipe or concrete channel directly to a naturally saline water body (e.g., the Pacific Ocean). Prior to discharging large quantities of water to the sanitary sewer system, contact the PUD at 858-654-4100 to determine whether the discharge is allowed and applicable permitting requirements.	Discharge swimming pools, spas, reflective pools, ponds, and fountain water either by: (1) discharging water to the sanitary sewer system; or (2) slowly draining water to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. Discharge to the storm drain system is only permissible if the surface flow path is cleared of trash, debris and sediment, the water is dechlorinated, has a pH in the 7-8 range, is within the ambient temperature, has no algae, algaecide or suspended solids, and is not saline. Dispose of filter backwash water only to the sanitary sewer system, or to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. Discharge of saline swimming pool water to City storm drains, curb gutters, or any other part of the City's storm drain system is prohibited unless the saline water can be discharged through a pipe or concrete channel directly to a naturally saline water body (e.g., the Pacific Ocean). Prior to discharging large quantities of water to the sanitary sewer system, contact the PUD at 858-654-4100 to determine whether the discharge is allowed and applicable permitting requirements.

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9	Control air conditioning condensation discharges.	Air conditioning condensation discharges shall be controlled to prevent them from reaching City storm drains, curbs and gutters, or any other part of the City's storm drain system. San Diego Municipal Code Section 43.0305(e)(1).	Air conditioning condensation discharges have been identified as a source of pollutants, including copper, based on monitoring completed by the City, and are prohibited from entering the City's storm drain system unless the following BMPs are followed in order. (1) Direct air conditioning condensation to the sanitary sewer if allowed. Contact the Development Services Department at 619-446-5000 to obtain a building permit to direct the condensation to the sanitary sewer system. (2) Direct air conditioning condensation discharges to onsite landscaped or pervious area to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. Directing discharges to landscaping close to a building foundation is not recommended. (3) If the above BMP options are not feasible AND the discharge does not contain pollutants exceeding the California Toxics Rule (CTR), air conditioning condensation may enter the City storm drain system. Condensation must be proven to contain no pollutants that contribute to CTR water quality exceedances with monitoring conducted using EPA standard protocols.	Air conditioning condensation discharges have been identified as a source of pollutants, including copper, based on monitoring completed by the City, and are prohibited from entering the City's storm drain system unless the following BMPs are followed in order. (1) Direct air conditioning condensation to the sanitary sewer if allowed. Contact the Development Services Department at 619-446-5000 to obtain a building permit to direct the condensation to the sanitary sewer system. (2) Direct air conditioning condensation discharges to onsite landscaped or pervious area to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. Directing discharges to landscaping close to a building foundation is not recommended. (3) If the above BMP options are not feasible AND the discharge does not contain pollutants exceeding the California Toxics Rule (CTR), air conditioning condensation may enter the City storm drain system. Condensation must be proven to contain no pollutants that contribute to CTR water quality exceedances with monitoring conducted using EPA standard protocols.
10	Eliminate pumped groundwater, foundation and footing drain discharges.	Pumped groundwater, including water from crawl space pumps is prohibited unless a separate National Pollutant Discharge Elimination System (NPDES) Permit has been obtained to cover the discharge, or the RWQCB has determined in writing that no permit is needed. Discharges from foundation and footing drains that are at or below the groundwater table are also prohibited, unless covered by an NPDES permit, or if the RWQCB has determined in writing that no permit is needed. San Diego Municipal Code Section 43.0305(b).	Examples of acceptable methods to discharge uncontaminated groundwater include discharging to the sanitary sewer system or discharging to the storm drain system after obtaining an individual NPDES permit from the RWQCB. The RWQCB can be contacted at 619-516-1990. If a sanitary sewer discharge is desired, contact the PUD at 619-654-4100 to determine whether the discharge is allowed and applicable permitting requirements.	Examples of acceptable methods to discharge uncontaminated groundwater include discharging to the sanitary sewer system or discharging to the storm drain system after obtaining an individual NPDES permit from the RWQCB. The RWQCB can be contacted at 619-516-1990. If a sanitary sewer discharge is desired, contact the PUD at 619-654-4100 to determine whether the discharge is allowed and applicable permitting requirements.

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11	Eliminate floor mat cleaning discharges.	Floor mats shall be cleaned in a manner such that there is no discharge to City storm drains, curbs and gutters, or any other part of the City's storm drain system. San Diego Municipal Code Section 43.0304(a).	Not applicable.	Examples of floor mats are kitchen floor mats or entry/exit door mats. Indoor wash areas, mop sinks, or indoor floor drains may be designated as wash areas for floor mats if these areas drain to the sanitary sewer system. Alternatively, floor mats may be sent to an off-site cleaning service. Floor mats soiled with oily materials, such as kitchen floor mats shall only be cleaned where drains direct water through a grease trap, interceptor or clarifier before entering the City's sanitary sewer system. If no acceptable indoor wash area exists, outdoor washing should be conducted such that wash water is fully captured and disposed of to the sanitary sewer system. Alternatively, mats may be washed with potable water and biodegradable detergent such that the water drains to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. If dry cleaning techniques are used, including shaking out mats outdoors, the areas in which mats are shaken shall be cleaned by vacuuming or sweeping to prevent material shaken off mats from eventually being transported to the storm drain system. Mats may also be cleaned by vacuuming them directly, which does not release pollutants.

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12	Minimize rising groundwater, diverted stream flows, uncontaminated groundwater infiltration, springs, riparian habitat/wetland flows, potable water sources, and foundation/ footing drain discharges.	Discharges from rising groundwater, diverted stream flows, riparian habitat and wetlands, uncontaminated groundwater infiltration to the storm drain system, springs, and potable water sources are exempt unless they are identified as a source of pollutants to receiving waters by the City or the RWQCB. San Diego Municipal Code Section 43.0305(d).	Discharges within this category that are determined by the City or the RWQCB to be a source of pollutants shall be prohibited. An example of an acceptable method of groundwater discharge that is not a source of pollutants includes discharging to the sanitary sewer system or to the storm drain system.	Discharges within this category that are determined by the City or the RWQCB to be a source of pollutants shall be prohibited. An example of an acceptable method of groundwater discharge that is not a source of pollutants includes discharging to the sanitary sewer system or to the storm drain system.
13	Regularly clean and maintain structural BMPs and LID installations to ensure proper performance.	BMPs installed, including Low Impact Development (LID) and structural BMPs, must be inspected annually, at a minimum, and properly operated and maintained. San Diego Municipal Code Section 43.0307(a).	All installed LID and structural BMPs shall be inspected at a minimum of once annually for proper function and regularly cleaned and maintained to confirm the BMP is serving the purpose for which it was intended.	All installed LID and structural BMPs shall be inspected at a minimum of once annually for proper function and regularly cleaned and maintained to confirm the BMP is serving the purpose for which it was intended.
			Erosion and Sediment Control	
14	Protect unpaved areas, including landscaping, from erosion using vegetation or physical stabilization.	Exposed soils that are actively eroding, or prone to erosion due to disturbance, shall be protected from erosion. Significant accumulations of eroded soil shall be removed or contained to prevent sediment transport in runoff to the storm drain system. San Diego Municipal Code Section 43.0307(a).	Soil erosion and sediment transport in runoff shall be reduced using vegetative or gravel cover, erosion control measures, sediment containment, or other equivalent measures. Examples include but are not limited to: temporary cover and containment such as erosion control blankets, gravel/sand bags, fiber rolls, and silt fences. Such temporary measures shall be maintained and replaced as needed until such time a permanent solution can be implemented to maintain their effectiveness. This does not apply to natural, undeveloped areas, except where erosion is occurring as a direct result of onsite human activity, such as paving, land disturbance, or vegetation removal.	Soil erosion and sediment transport in runoff shall be reduced using vegetative or gravel cover, erosion control measures, sediment containment, or other equivalent measures. Examples include are but not limited to: temporary cover and containment such as erosion control blankets, gravel/sand bags, fiber rolls, and silt fences. Such temporary measures shall be maintained and replaced as needed until such time a permanent solution can be implemented to maintain their effectiveness. This does not apply to natural, undeveloped areas, except where erosion is occurring as a direct result of onsite human activity, such as paving, land disturbance, or vegetation removal.

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Good Housekeeping				
15	Regularly clean parking lots.	Paved parking areas, roads, and driveways located on the property shall be swept at least once per year. During each annual cleaning the entire paved area shall be cleaned. Sweeping is the preferred method. Wet cleaning methods, such as power washing, may be substituted for sweeping if all wash water is contained, captured, and disposed of appropriately. San Diego Municipal Code Section 43.0307(a).	Parking lots, roads, and driveways can be a source of pollutants, including metals, sediment, and oil and grease. Impervious pavement such as parking lots, private roads, and private driveways shall be swept annually, at a minimum, using street sweeping equipment or by hand. Build up of pollutants may require more frequent cleaning. The entire impervious area of the parking lots, roads and driveways must be cleaned at least once per year. It is recommended that the annual cleaning occur in the dry season (May 1st – September 30th) of each year. Spot cleaning and/or sweeping shall occur as needed. Cleaning using wet methods such as power washing may be substituted for sweeping provided that all wash water is contained, captured, and disposed of properly. See BMP 3 for additional details on disposal of wash water. Only areas of covered parking structures exposed to rainfall are required to be cleaned according to this BMP. This includes any exposed parking spaces and entrance/exit areas. Any area paved with pervious pavement (e.g., porous concrete, porous asphalt, ungrouted pavers, or gravel) is not subject to annual sweeping requirement and instead must follow maintenance plans specific to that surface.	Parking lots, roads, and driveways can be a source of pollutants, including metals, sediment, and oil and grease. Impervious pavement such as parking lots, private roads, and private driveways shall be swept annually, at a minimum, using street sweeping equipment or by hand. Build up of pollutants may require more frequent sweeping. The entire impervious area of the parking lots, roads and driveways must be cleaned at least once per year. It is recommended that the annual cleaning occur in the dry season (May 1st – September 30th) of each year. Spot cleaning and/or sweeping shall occur as needed. Cleaning using wet methods such as power washing may be substituted for sweeping provided that all wash water is contained, captured, and disposed of properly. See BMP 3 for additional details on disposal of wash water. Only areas of covered parking structures exposed to rainfall are required to be cleaned according to this BMP. This includes any exposed parking spaces and entrance/exit areas. Any paved area that drains to a bioretention area, infiltration area, or other high efficiency BMP, sized in accordance with the City's Land Development Manual requirements for Priority Development Projects, is not subject to the annual sweeping requirement. Any area paved with pervious pavement (e.g., porous concrete, porous asphalt, ungrouted pavers, or gravel) is not subject to the annual sweeping requirement and instead must follow maintenance plans specific to that surface.

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16	Keep storm drain inlets and under drains free of sediment, trash, and debris.	Accumulated materials shall be removed from onsite storm drains and under drains at least once per year. Storm drains and under drains shall be kept free of significant amounts of sediment, trash, and debris. San Diego Municipal Code Section 43.0307(a).	Onsite storm drains and under drains shall be cleaned using dry methods such as sweeping, scraping or use of a vacuum truck. Any discharge to the City's storm drain system associated with storm drain cleaning is an illicit discharge. Storm drains and under drains shall be cleaned at least once per year. It is recommended that cleaning be performed during the dry season (May 1st – September 30th). Build up of materials may require more frequent cleaning. Storm drains shall be cleaned if more than half of the bottom of the catch basin is covered with materials, or if the enforcement officer directs it. Maintenance of all storm drain systems, including private channels, is the responsibility of the property owner and should be conducted as dictated by the type of storm drain system. Inlets must be cleaned at least once per year as described in this BMP. Note: Bodily entry into storm drains is considered "confined space entry," and is not recommended without adherence to applicable regulations. See the Occupational Safety and Health Administration (OSHA) website for more information about confined space entry: http://www.osha.gov.	Onsite storm drains and under drains shall be cleaned using dry methods such as sweeping, scraping or use of a vacuum truck. Any discharge to the City's storm drain system associated with storm drain cleaning is an illicit discharge. Storm drains and under drains may be cleaned by onsite staff or outside contractors at least once per year. It is recommended that cleaning be performed during the dry season (May 1st – September 30th). Build up of materials may require more frequent cleaning. Storm drains shall be cleaned if more than half of the bottom of the catch basin is covered with materials, or if the enforcement officer directs it. Maintenance of all storm drain systems, including private channels, is the responsibility of the property owner and should be conducted as dictated by the type of storm drain system. Inlets must be cleaned at least once per year as described in this BMP. Note: Bodily entry into storm drains is considered "confined space entry," and is not recommended without adherence to applicable regulations. See the Occupational Safety and Health Administration (OSHA) website for more information about confined space entry: http://www.osha.gov.
17	Implement good housekeeping to keep site free of trash and debris.	Outdoor areas shall be cleaned as needed to keep them free of accumulations of trash, sediment, litter, and other debris. San Diego Municipal Code Section 43.0307(a).	Regular housekeeping of outdoor areas removes pollutants that would likely be transported to storm drains by storm water or urban runoff. Any accumulated trash or litter shall be picked up, and areas of sediment or debris accumulation shall be swept up. Wet cleanup methods are not necessary in most cases. If wet cleanup methods are used, all water used shall be contained, collected, and disposed of properly. No discharge to the storm drain system is allowed. See BMP 3 for additional details.	Regular housekeeping of outdoor areas removes pollutants that would likely be transported to storm drains by storm water or urban runoff. Any accumulated trash or litter shall be picked up, and areas of sediment or debris accumulation shall be swept up. Wet cleanup methods are not necessary in most cases. If wet cleanup methods are used, all water used shall be contained, collected, and disposed of properly. No discharge to the storm drain system is allowed. See BMP 3 for additional details.

No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
			Material Storage and Handling	
18	Provide and maintain secondary containment to catch spills when storing potential liquid pollutants in outdoor areas.	Effective secondary containment shall be provided and maintained for all containers of liquid stored in outdoor areas to prevent leaks or spills from discharging pollutants to the storm drain system. Containers shall be kept in good condition and securely closed when not in use. Secondary containment shall also be provided for all liquids during transport to prevent spills due to leaks or punctures. San Diego Municipal Code Section 43.0307(a).	Secondary containment shall be used for liquid storage in outdoor areas. Secondary containment consists of a container, curb or leak-proof structure outside of the primary container, designed to prevent accidental releases of materials from the storage area. To maintain the effectiveness of secondary containment, regularly remove and appropriately dispose of spills, precipitation, or other liquids that accumulate in the secondary containment. Provide liquid storage containers with covers to prevent precipitation from accumulating in or causing overflows from the secondary containment. Materials stored indoors away from entrances/exits such that any leaks do not travel outside in the event of a spill, do not require secondary containment. If evidence of spills due to inadequate containment is observed, the City enforcement official may specify a minimum required containment capacity. Other applicable regulations may apply to the use of secondary containment, especially for hazardous materials, which are regulated by the County of San Diego Department of Environmental Health at 858-505-6880. See BMPs 19 and 20 for additional information.	Secondary containment shall be used for liquid storage in outdoor areas. Secondary containment consists of a container, curb or leak-proof structure outside of the primary container, designed to prevent accidental releases of materials from the storage area. To maintain the effectiveness of secondary containment, regularly remove and appropriately dispose of spills, precipitation, or other liquids that accumulate in the secondary containment. Provide liquid storage containers with covers to prevent precipitation from accumulating in or causing overflows from the secondary containment. Materials stored indoors and at least 5 feet away from entrances/exits do not require secondary containment. If evidence of spills due to inadequate containment is observed, the City enforcement official may specify a minimum required containment capacity. Other applicable regulations may apply to the use of secondary containment, especially for hazardous materials, which are regulated by the County of San Diego Department of Environmental Health at 858-505-6880. See BMPs 19 and 20 for additional information.
19	Properly store and dispose of hazardous substances.	Hazardous materials and wastes shall be stored, managed, and disposed in accordance with federal, state, and local laws and regulations. Hazardous materials and wastes shall also be stored such that they will not come into contact with storm water or other non-storm water flows, if leaks or spills occur. San Diego Municipal Code Section 43.0307(a).	Proper storage and disposal of all hazardous materials and wastes is required. City of San Diego residents may contact the Household Hazardous Waste Transfer Facility regarding proper disposal; call 858-694-7000 to set up an appointment. Additional information is available at http://www.sandiego.gov/environmental-services/miramar/hhwtransfac.shtml	Proper storage and disposal of all hazardous materials and wastes is required. Hazardous materials and wastes generated by business activities are additionally regulated by the County of San Diego Department of Environmental Health. Disposal of hazardous wastes using an authorized hazardous waste collection service is required. Store hazardous materials and wastes, and their primary storage containers, with sufficient cover and/or containment to prevent contact with storm water. See BMPs 20 and 22 for additional details.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
20	Cover, contain, and/or elevate materials stored outside that may become a source of pollutants in storm water or non-storm water.	Materials stored outdoors shall be covered, contained, and/or elevated to prevent storm water and non-storm water from contacting and transporting materials and pollutants to the storm drain system. San Diego Municipal Code Section 43.0307(a).	When runoff from precipitation, irrigation, or water from other sources moves along the ground it can pick up pollutants and convey them to the storm drain system. Covering, containing, and/or elevating materials off of the ground prevents pollutants from contaminating storm water by preventing run-on from directly contacting materials, and by preventing materials from being transported by water or wind. Some examples of cover include roofs, awnings, and tarps. Where coverage is not feasible or is cost prohibitive, alternative approaches such as installing berms around the stored materials, directing runoff to pervious areas, or installing treatment devices may be allowed. Outdoor materials that are not a potential source of pollutants do not require coverage. Elevate materials off the ground using pallets or other shelving and do not store them in the path of storm water run-off. Note that installing structural coverage will usually require obtaining permits from the City prior to installation. To determine applicable regulations and whether a permit would be required, contact the Development Services Department at 619-446-5000.	When runoff from precipitation, irrigation, or water from other sources moves along the ground it can pick up pollutants and convey them to the storm drain system. Covering, containing, and/or elevating materials off of the ground prevents pollutants from contaminating storm water by preventing run-on from directly contacting materials, and by preventing materials from being transported by water or wind. Some examples of cover include roofs, awnings, and tarps. Where coverage is not feasible or is cost prohibitive, alternative approaches such as installing berms around the stored materials, directing runoff to pervious areas, or installing treatment devices may be allowed. Outdoor materials that are not a potential source of pollutants do not require coverage. Elevate materials off the ground using pallets or other shelving and do not store them in the path of storm water run-off. Note that installing structural coverage will usually require obtaining permits from the City prior to installation. To determine applicable regulations and whether a permit would be required, contact the Development Services Department at 619-446-5000.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
			Pesticide and Fertilizer Management	
21	Label containers to prevent mishandling of hazardous materials and other potential pollutants.	Outdoor containers and storage areas for pollutants shall be labeled to facilitate proper material handling and spill response. Hazardous materials and wastes shall be clearly labeled in accordance with all applicable regulations. San Diego Municipal Code Section 43.0307(a).	Not applicable.	Hazardous materials and wastes generated by business activities are regulated locally by the County of San Diego Department of Environmental Health. Hazardous materials shall be labeled and such label shall include additional information as required by other agencies.
22	Properly manage pesticides and fertilizers.	Pesticides and fertilizers shall be applied in strict accordance with the manufacturer's label, as authorized by the U.S. Environmental Protection Agency to minimize the introduction of pollutants to the storm drain system. Chemicals shall be stored safely in covered and contained areas. Waste products shall be disposed of in accordance with the manufacturer's label and applicable hazardous waste regulations. The use of integrated pest management principles is encouraged to reduce or eliminate use of chemicals. San Diego Municipal Code Section 43.0307(a).	Apply pesticides and fertilizers carefully according to the requirements on the manufacturer's label. If outdoor pesticide or fertilizer use is necessary, carefully use only the needed amount and clean up afterwards to prevent irrigation water or other runoff from carrying chemicals to storm drains. Be sure to check the label to verify if the product can be used on exterior impervious surfaces, such as driveways and building foundations. Reduce the risk of pesticide use by using less toxic alternatives and Integrated Pest Management (IPM). For more information about IPM, see the University of California Statewide IPM Program at http://www.ipm.ucdavis.edu.	Apply pesticides and fertilizers carefully according to the requirements on the manufacturer's label. If outdoor pesticide or fertilizer use is necessary, carefully use only the needed amount and clean up afterwards to prevent irrigation water or other runoff from carrying chemicals to storm drains. Be sure to check the label to verify if the product can be used on exterior impervious surfaces, such as driveways and building foundations. Reduce the risk of pesticide use by using less toxic alternatives and Integrated Pest Management (IPM). For more information about IPM, see the University of California Statewide IPM Program at http://www.ipm.ucdavis.edu.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
Outdoor Work Areas				
23	Develop a written plan that identifies appropriate BMPs, including spill response, and includes procedures for proper implementation.	A site-specific or mobile activity-specific written plan, called a BMP Plan, shall be maintained that identifies all BMPs to be used and provides clear instruction on how to properly implement each BMP. The BMP Plan shall include written procedures for preventing and responding to spills appropriate in scale to facility activities and potential spills. The BMP Plan shall be appropriately scaled to the size of the facility and potential for discharges. The BMP Plan shall be updated as site conditions or activities change. The BMP Plan must include an employee training program. San Diego Municipal Code Section 43.0307(b).	Not applicable.	All industrial and commercial businesses, both stationary and mobile within the City of San Diego, are required to develop a written plan that identifies the BMPs that will be implemented to prevent pollution from leaving their property. This plan shall include written procedures for preventing and responding to spills appropriate in scale to facility activities and potential spills, and it shall be updated as site conditions or activities change. Facilities subject to regulations such as Spill Prevention, Control, and Countermeasures (SPCC) or Hazardous Materials Business Plan regulations, should develop spill plans in accordance with guidance provided by State, City, and County emergency management departments. For facilities subject to storm water permitting pursuant to State Industrial General Permit regulations, the required Storm Water Pollution Prevention Plan (SWPPP) will meet this requirement.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
24	Implement controls to prevent pollution from exposed outdoor work areas.	Activities that may generate pollutants shall be conducted in covered, contained areas. When these activities are conducted outside, the work areas shall be cleaned at least once a day to prevent pollutant accumulation, and the activities shall not be conducted when it is raining. Work areas that are not covered and contained shall also be located such that runoff flowing through the work areas is minimized. Work areas shall be designed such that concentrated flows are not directed through the work areas. San Diego Municipal Code Section 43.0307(a).	This BMP applies to all activities conducted outdoors that may generate pollutants. Some common examples are loading/unloading areas, waste disposal, vehicle or equipment repair, cutting, grinding, sanding, painting, processing of wood, plastics, metals, and concrete. Outdoor activities often generate debris or waste liquids that have an increased risk of outdoor spills. In order to avoid contaminating storm water runoff, the following precautions shall be taken as appropriate: (1) move activities indoors; (2) cover areas where outdoor activities are performed, including building canopies; (3) protect areas where outdoor activities are performed from runoff from upstream areas, including building berms; (4) prevent spills or by-products from escaping contained areas; (5) do not conduct outdoor activities that may generate pollutants when it is raining; (6) protect storm drain inlets and ensure adequate spill response materials are readily available; and, (7) thoroughly clean outdoor work areas at least daily to remove accumulated sediment, debris, oil and grease, particulate matter, and other pollutants.	This BMP applies to all activities conducted outdoors that may generate pollutants. Some common examples are loading/unloading operations, waste disposal, vehicle or equipment repair, cutting, grinding, sanding, painting, processing of wood, plastics, metals and concrete. Outdoor activities often generate debris or waste liquids that have an increased risk of outdoor spills. In order to avoid contaminating storm water runoff, the following precautions shall be taken as appropriate: (1) move activities indoors; (2) cover areas where outdoor activities are performed, including building canopies; (3) protect areas where outdoor activities are performed from runoff from upstream areas, including building berms; (4) prevent spills or by-products from escaping contained areas; (5) do not conduct outdoor activities that may generate pollutants when it is raining; (6) protect storm drain inlets and ensure adequate spill response materials are readily available; and, (7) thoroughly clean outdoor work areas at least daily to remove accumulated sediment, debris, oil and grease, particulate matter, and other pollutants. Structural treatment devices shall also be installed to remove pollutants from contaminated runoff if source control BMPs are not effective.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
			Spill Prevention and Response	
25	Prevent or capture liquid leaks from vehicles and equipment.	Leaking vehicles or equipment shall be repaired promptly. Drip pans or other equivalent means shall be used to capture spills or leaks of oil and other fluids from vehicles awaiting maintenance and during maintenance activities. Captured fluids shall be disposed of in accordance with applicable hazardous materials regulations. San Diego Municipal Code Section§ 43.0304(a); 43.0307(a).	Maintain vehicles and equipment to prevent leaks and spills. This can be achieved by maintenance to prevent leaks from operative vehicles, or by draining fluids if a vehicle is not intended to be used (see BMP 27 for additional details). Prevent storm water, ground water, and soil contamination by capturing leaks and spills before they contact the ground. Collect fluid leaks using drip pans or sealable containers and prevent spills using funnels, rags, and/or drop cloths when performing maintenance. Used automotive fluids, such as oil or antifreeze, are considered hazardous wastes and shall be disposed of according to current regulations. Contact the Environmental Services Department at 858-694-7000 for more information regarding disposal of household hazardous waste.	Maintain vehicles and equipment to prevent leaks and spills. This can be achieved by maintenance to prevent leaks from operative vehicles, or by draining fluids if a vehicle is not intended to be used (see BMP 27 for additional details). Prevent storm water, ground water, and soil contamination by capturing leaks and spills before they contact the ground. Collect fluid leaks using drip pans or sealable containers and prevent spills using funnels, rags, and/or drop cloths when performing maintenance. Used automotive fluids, such as oil or antifreeze, are considered hazardous wastes and shall be disposed of according to current regulations. Contact the County of San Diego Department of Environmental Health at http:/www.sdcounty.ca.gov/deh.
26	Maintain a readily accessible spill cleanup kit that is appropriate for the type of material stored.	Materials and equipment appropriate for the type and quantity of potential spills shall be kept onsite and with any mobile activities, in order to serve as a spill cleanup kit. Keep cleanup materials in close proximity to locations where spills may occur, with instructions for their use clearly displayed. San Diego Municipal Code Section 43.0307(a).	The type of spill kit necessary will depend on the materials that could potentially spill at the site or mobile activity. Special attention should be paid to liquids, hazardous materials and waste storage and handling. Adequate materials shall be kept on location to respond to the largest potential spill. Examples of spill kit materials include granular absorbents (cat litter), absorbent pads, absorbent rolls, or rags. For information regarding proper handling and cleanup of hazardous materials contact the County of San Diego Department of Environmental Health. http:/sdcounty.ca.gov/deh.	The type of spill kit necessary will depend on the materials that could potentially spill at the site or mobile activity. Special attention should be paid to liquids, hazardous materials and waste storage and handling. Adequate materials shall be kept on location to respond to the largest potential spill. Examples of spill kit materials include granular absorbents, absorbent pads, absorbent rolls, or rags. If a site or activity poses the risk of large or hazardous spills, emergency phone numbers shall be posted in a visible place with the spill kit and also included in the spill cleanup procedure discussion in the BMP Plan. For information regarding proper handling and cleanup of business-related hazardous materials contact the County of San Diego Department of Environmental Health. http://www.sdcounty.ca.gov/deh.
27	Drain fluids from inoperable vehicles and store or dispose of appropriately.	Oil, antifreeze, and other fluids shall be drained from inoperable vehicles intended for recycling or long-term outdoor storage. Drained fluids shall be disposed of in accordance with applicable hazardous materials regulations. San Diego Municipal Code Section 43.0307(a).	Non-operational vehicles pose a high risk of fluid leaks. Fluids shall be drained prior to storage on site to prevent spills and leaks that could contaminate soil, stain pavement, or contaminate runoff to the storm drain system. Drained materials shall be handled, stored, and disposed of in accordance with other applicable minimum BMPs, and applicable state and local requirements for hazardous materials.	Non-operational vehicles pose a high risk of fluid leaks. Fluids shall be drained prior to storage on site to prevent spills and leaks that could contaminate soil, stain pavement, or contaminate runoff to the storm drain system. Drained materials shall be handled, stored, and disposed of in accordance with other applicable minimum BMPs, and applicable state and local requirements for hazardous materials.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
28	Immediately clean up spills.	Spills shall be cleaned up immediately and prevented from entering the storm drain system. Spills that enter a storm drain and cannot be fully recovered shall be reported promptly to the City's "Think Blue" Hotline at 619-235-1000. San Diego Municipal Code Sections 43.0304(a); 43.0307(a).	Spills shall be cleaned using dry methods primarily. Examples of dry cleanup methods include applying dry absorbent and removing and disposing of the absorbent properly, and absorbing spilled materials with rags. Materials used to clean up hazardous wastes shall be disposed of in accordance with applicable regulations. If spills cannot be cleaned effectively using dry methods only, wet methods such as pressure washing or mopping may be used provided all wash water is contained, captured, and disposed of appropriately. Any nearby storm drains shall be protected to prevent an illicit discharge using sand/gravel bags or filter fabric. Any discharge of water from a spill clean up to the City's storm drain system is illegal and prohibited. Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed and properly disposed of to avoid tracking off site. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. Captured wash water may be directed to the sanitary sewer system with the approval of the PUD. Contact the PUD at 858-654-4100 for approval of any discharges to the sanitary sewer system. Wash water containing oil, paint, or other hazardous waste must be disposed of properly in accordance with applicable regulations. If only biodegradable soaps and uncontaminated water are used, wash water may be directed to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property.	Spills shall be cleaned using dry methods primarily. Examples of dry cleanup methods include applying dry absorbent and removing and disposing of the absorbent properly, and absorbing spilled materials with rags. Materials used to clean up hazardous wastes shall be disposed of in accordance with applicable regulations. If spills cannot be cleaned effectively using dry methods only, wet methods such as pressure washing or mopping may be used provided all wash water is contained, captured, and disposed of appropriately. Any nearby storm drains shall be protected to prevent an illicit discharge using sand/gravel bags or filter fabric. Any discharge of water from a spill clean up to the City's storm drain system is illegal and prohibited. Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed and properly disposed of to avoid tracking off site. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. Captured wash water may be directed to the sanitary sewer system with the approval of the PUD. Contact the PUD at 858-654-4100 for approval of any discharges to the sanitary sewer system. Wash water containing oil, paint, or other hazardous waste must be disposed of properly in accordance with applicable regulations. If only biodegradable soaps and uncontaminated water are used, wash water may be directed to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
29	Temporarily protect storm drains from non-storm water discharges while conducting activities that have the potential to result in a discharge.	If activities cannot be fully contained, or minor failures in containment would potentially result in discharges of non-storm water to the storm drain system, temporary measures shall be used to protect storm drains. Any activity-related materials that enter the storm drain system shall be removed promptly and disposed of appropriately (in accordance with other minimum BMPs). San Diego Municipal Code Section 43.0304(a).	Activities such as construction, pressure washing, vehicle or equipment maintenance or cutting, grinding, sanding, painting or processing of wood, plastics, metals and concrete may generate pollutants that have the potential to result in a discharge to the storm drain system. Temporary measures may include temporary covers, sand bags, vendor products, etc., that are effective at blocking spills, debris, or contaminated runoff from reaching the storm drain system. Examples of activity-related materials that might accidentally enter storm water conveyances include fluid leaks or spills, sawdust, metal shavings, litter, or other debris. If material enters the storm drain inlet, the material shall be immediately removed by using a shop vacuum, broom and pan, mop, or other tool. Materials must be disposed of properly in accordance with applicable regulations. Note that bodily entry into storm drains is considered "confined space entry," and is not recommended without adherence to applicable regulations. See the Occupational Safety and Health Administration (OSHA) website for more information about confined space entry: http://www.osha.gov.	Activities such as construction, pressure washing, vehicle or equipment maintenance or cutting, grinding, sanding, painting or processing of wood, plastics, metals and concrete may generate pollutants that have the potential to result in a discharge to the storm drain system. Temporary measures may include temporary covers, sand bags, vendor products, etc., that are effective at blocking spills, debris, or contaminated runoff from reaching the storm drain system. Examples of activity-related materials that might accidentally enter storm water conveyances include fluid leaks or spills, sawdust, metal shavings, litter, or other debris. If material enters the storm drain inlet, the material shall be immediately removed by using a shop vacuum, broom and pan, mop, or other tool. Materials must be disposed of properly in accordance with applicable regulations. Note that bodily entry into storm drains is considered "confined space entry," and is not recommended without adherence to applicable regulations. See the Occupational Safety and Health Administration (OSHA) website for more information about confined space entry: http://www.osha.gov.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
			Waste Management	
30	Provide pollution prevention signage for storm drains.	Pollution prevention signage shall be provided for all onsite storm drain inlets and catch basins with prohibitive language (e.g., "No Dumping – Drains to Ocean"). San Diego Municipal Code Section 43.0304(a).	Pollution prevention signage shall be provided on storm drain inlets and catch basins in common use areas. Examples of storm drain prohibitive signage include concrete stamping, paint stenciling, signage posting, and the installation of ceramic or plastic tiles.	Examples of storm drain prohibitive signage include concrete stamping, paint stenciling, signage posting, and the installation of ceramic or plastic tiles.
31	Implement a pollution prevention system for uncovered outdoor sources of pollutants.	A system to remind employees or contractors to complete required maintenance shall be provided for trash areas without overhead coverage, uncovered outdoor work areas, and other outdoor areas of the site that require frequent maintenance to mitigate pollution potential. San Diego Municipal Code Section 43.0307(a).	Not applicable.	Certain areas, such as uncovered trash areas or uncovered outdoor work areas, require frequent maintenance to keep them clean and minimize the potential to release pollutants. Because these areas require frequent maintenance, a system to remind applicable employees or contractors of the required maintenance is mandatory. Any system that the business finds to be effective can be implemented, as long as clear evidence of their use can be provided to City inspectors. Examples of proper approaches include signs posted in work areas or in break areas, maintenance logs completed by employees, and email reminders sent to responsible employees or contractors whenever maintenance needs to be performed.
32	Train appropriate employees on storm water pollution prevention.	Initiation training and annual refresher training shall be provided to all employees with full or partial responsibility for BMP implementation on- or off-site. All such employees shall be familiar with the BMP Plan for onsite or mobile activity. Records of training shall be kept for at least three years, including topics, dates, and employee names, at a minimum, and shall be available upon request. San Diego Municipal Code Section 43.0307(b).	Not applicable.	Training shall include instruction on the implementation of all of these minimum BMPs to the extent that they are applicable to the site or conducted activities. Training frequency, logs, and covered topics shall be included in the BMP Plan. For storm water educational resources and BMP fact sheets, see the City's "Think Blue" website: http://www.sandiego.gov/thinkblue.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
33	Keep trash/waste storage areas free of exposed trash, sediment, and debris.	Disposal areas for trash and other wastes shall be cleaned as frequently as necessary to keep these areas free of loose trash, litter, debris, liquids, powders, and sediment. Liquid waste, hazardous waste, medical waste, universal waste, and other items prohibited by current regulations shall not be placed in solid waste dumpsters. San Diego Municipal Code Section 43.0307(a).	All trash containers shall be covered and free of holes or cracks that allow liquid or solid wastes to spill onto the ground. Areas where trash or other wastes are stored shall be cleaned as necessary to prevent debris from entering the storm drain system. • All trash, sediment and debris shall be removed using dry cleaning methods such as sweeping as needed. • If wet cleaning methods are used to clean up liquid spills, all wash water shall be contained, captured, and disposed of appropriately using one or more of the following methods: ○ Collect and capture using a wet vacuum, mop, absorbent material or equivalent. ○ Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed and properly disposed of to avoid tracking offsite. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. ○ Direct to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. ○ Dispose of wash water that does not contain hazardous waste to the sanitary sewer system if allowed by the PUD: call 858-654-4100 for details. ○ Wash water containing hazardous wastes requires disposal by an appropriate contractor. Refer to the Environmental Services Department at 858-694-7000 for more information regarding what types of items may be placed in trash receptacles.	All trash containers shall be covered and free of holes or cracks that allow liquid or solid wastes to spill onto the ground. Areas where trash or other wastes are stored shall be cleaned as necessary to prevent debris from entering the storm drain system. • All trash, sediment and debris shall be removed using dry cleaning methods such as sweeping as needed. • If wet cleaning methods are used to clean up liquid spills, all wash water shall be contained, captured, and disposed of appropriately using one or more of the following methods: ○ Collect and capture using a wet vacuum, mop, absorbent material or equivalent. ○ Allowing residual water to evaporate is an acceptable method of disposal only if all standing water has been removed and properly disposed of to avoid tracking offsite. Any remaining residue on pavement or other impervious areas shall be removed to prevent future pollutant discharges. ○ Direct to onsite landscaped or pervious area(s) to infiltrate or evaporate, without resulting in erosion or runoff to the storm drain system or any adjacent property. ○ Dispose of wash water that does not contain hazardous waste to the sanitary sewer system if allowed by the PUD: call 858-654-4100 for details. ○ Wash water containing hazardous wastes requires disposal by an appropriate contractor. Additional information about hazardous material disposal can be obtained from the County of San Diego Department of Environmental Health. More information regarding what types of items may be placed in trash receptacles can be obtained from your waste disposal company (refer to billing statement for contact number), or, if waste disposal is contracted through a property manager or association, from your property management or association contact.

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No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
34	Properly store and dispose of green waste.	Green waste shall be properly stored and disposed of such that it will not be transported to the storm drain system by storm water or non-storm water runoff. San Diego Municipal Code Section 43.0307(a).	Green waste shall not be left or dumped in areas where it may enter storm drains or exposed to storm water flows including curbs, gutters and streets. It shall be contained and covered to prevent transport by rain or wind if stored on pavement or other impervious areas. Green waste shall be collected and used appropriately onsite, or disposed of properly to the green waste section of the landfill. Contact the Environmental Services Department at 858-694-7000 for scheduled pickup dates in your area or visit www.sandiego.gov/environmental-services/miramar/greenery for additional information.	Green waste shall not be left or dumped in areas where it may enter a storm drain or be exposed to storm water flows including curbs, gutters and streets. It shall be contained and covered to prevent transport by rain or wind if stored on pavement or other impervious areas. Green waste shall be collected and used appropriately onsite, or disposed of properly to the green waste section of the landfill. Specific information regarding green waste collection can be obtained from your waste disposal company (refer to billing statement for contact number), or, if waste disposal is contracted through a property manager or association, from your property management or association contact.
35	Manage animal waste and animal washing in a manner that prevents transport of wastes and wash water off-site.	Animals and animal waste shall be managed and stored in a manner that prevents animal supplies, waste, and wash water from entering the storm drain system. Collect and dispose of animal waste through trash receptacles or the sanitary sewer, as appropriate. San Diego Municipal Code Section 43.0307(a).	Animal waste can be a source of bacteria, viruses, and other pollutants. Animal waste shall be collected promptly to avoid the spread of disease and the contamination of runoff. If animal waste must be kept onsite, cover and contain such storage areas to prevent pollutants from being transported in runoff. Any water used to clean animals or animal housing shall be disposed of to the sanitary sewer or allowed to infiltrate into landscaping without runoff. If animal wash areas exist on site, they shall be designed to prevent discharges to the storm drain system. Animal wash areas shall not be established near storm drains. Sewer or septic system drains within animal wash areas are subject to permitting requirements; call the Development Services Department at 619-446-5000 for additional details.	Animal waste can be a source of bacteria, viruses, and other pollutants. Animal waste shall be collected promptly to avoid the spread of disease and the contamination of runoff. If animal waste must be kept onsite, cover and contain such storage areas to prevent pollutants from being transported in runoff. Any water used to clean animals or animal housing shall be disposed of to the sanitary sewer or allowed to infiltrate into landscaping without runoff. If animal wash areas exist on site, they shall be designed to prevent discharges to the storm drain system. Animal wash areas shall not be established near storm drains. Sewer or septic system drains within animal wash areas are subject to permitting requirements; call the Development Services Department 619-446-5000 for additional details.
36	Protect waste storage areas from contact with storm water and non-storm water flows on to the property.	Stored trash and other wastes shall be protected from contact with storm water and non-storm water flows. Trash and other wastes shall be contained to prevent transport of trash off site, and to keep surrounding areas and on site storm drains free of trash and other wastes. San Diego Municipal Code Section 43.0307(a).	To protect materials, supplies, trash, or other wastes contact from storm water and non-storm water flows, those materials and wastes shall be kept in either: (1) covered storage areas that are solidly screened to eliminate contact with precipitation and to prevent run-on from adjoining areas and off site transport of wastes and pollutants; or, (2) containers with closed lids that exclude precipitation and do not allow run-on. It is recommended to locate mobile trash receptacles (dumpsters and trash cans) away from storm drains and storm water flows. Also see BMP 37 for additional requirements for waste cooking oil storage.	To protect materials, supplies, trash, or other wastes contact from storm water and non-storm water flows, those materials and wastes shall be kept in either: (1) covered storage areas that are solidly screened to eliminate contact with precipitation and to prevent run-on from adjoining areas and off site transport of wastes and pollutants; or, (2) containers with closed lids that exclude precipitation and do not allow run-on. It is recommended to locate mobile trash receptacles (dumpsters and trash cans) away from storm drains and storm water flows. Also see BMP 37 for additional requirements for waste cooking oil storage.

Appendix IX
DRAFT Minimum BMPs for Residential, Industrial, Commercial, and Municipal Sites/Sources

No.	BMP Title	BMP Description/San Diego Municipal Code Section(s)	Residential Implementation	Industrial, Commercial, and Municipal[1] Implementation
37	Cooking oil waste shall be managed to prevent illicit discharges.	Waste cooking oil shall be managed in a manner that prevents discharges San Diego Municipal Code Section 43.0307(a).	Cooking oil and grease shall not be discharged to the storm drain or sanitary sewer system. Options for disposing of cooking oil include pouring into a non-recyclable package and dispose in the trash once it cools and wiping small amounts of grease off cookware with disposable towels and discarding in the trash. For information about recycling and disposing of cooking oil, refer to the PUD's Wastewater webpage (http://www.sandiego.gov/mwwd) and the Miramar Landfill at 858-268-8971.	Waste containers for oils, grease, fats, or tallow shall be kept indoors where appropriate facilities exist to maintain compliance with health, fire, and other applicable codes. Most grease rendering services will now provide containers to store used cooking oil indoors free of charge. Contact your grease rendering service provider for additional details. Where indoor facilities are incompatible with such codes, waste containers shall be kept within a covered and/or contained area to prevent residual waste transport in runoff. The chosen storage option (cover, containment, or both) shall be sufficient to prevent the discharge of any storm water that has contacted any residual waste oil on the bin or surrounding areas. This means that overhead cover is sufficient to prevent any storm water contact with the bin and any residue in the surrounding area, the containment is of a high enough capacity to retain all storm water that has contacted the bin and any residue in the surrounding area, or both in conjunction will prevent any discharge of residual waste oil, even during heavy rains and/or windy conditions. Areas surrounding the waste container that are not covered or contained shall be kept free of residual pollutants.

[1]Municipal BMP implementation language specific to City departments or divisions may deviate from the language provided in this column, in accordance with internal procedures.