
Appendix C.5

Best Management Practices for Residential Activities

In accordance with Section F.3.d of the Permit, the City of La Mesa has developed an inventory of BMPs that may be implemented when performing any high priority residential activity within the City's jurisdiction, as determined in Section 5 of the Jurisdictional URMP and its revisions. The residential BMP program emphasizes non-structural BMPs as an initial step toward low-cost, feasible implementation. Individual residences and homeowners will be responsible for implementation of appropriate control measures and BMPs to maintain compliance with the Permit. If particular minimum BMPs are infeasible for any specific site or source, the City may require implementation of other equivalent BMPs. The City will also require implementation of any additional controls as necessary to comply with the Permit. Recommended BMPs for specific activities are listed below:

1. Automobile Repair and Maintenance

a. Leaks and Spills

Residents are required to prevent leaks and spills from contacting storm water by using the following BMPs or their equivalent:

- Use drip pans, plastic sheeting, or other materials to contain spills
- Work indoors or under shelter
- If working outdoors, don't do it in the rain
- Require that leaks and spills be cleaned up when they occur
- Use absorbent materials to clean up spills
- Establish cleanup standards
- Require that tools and parts be cleaned only in contained areas

b. Materials and Waste Management

Residents are required to properly manage and dispose of automotive wastes and materials:

- Proper and lawful disposal of wastes
- Recycling or other proper disposal of oil and antifreeze
- Storage of materials and wastes indoor or under cover
- Use of secure and watertight containers when storing materials and wastes outside.

c. Restrictions on Activity

Residents are encouraged to use commercial repair and maintenance facilities to avoid the potential for pollution in residential areas.

2. Automobile Washing

a. Management: Reduction of Wash Water

- i. Residents are encouraged to use dry cleaning methods to avoid the generation of wash and rinse water
- ii. Residents are encouraged to turn off the water when not in use, or use a controllable spray nozzle
- iii. Residents are encouraged to contain, capture, or divert wash water from the conveyance system (berms, etc.)
- iv. Residents are encouraged to wash vehicles over porous surfaces (grass, dirt, etc.)
- v. Residents are encouraged to establish neighborhood wash areas where wash water and contaminants can be properly managed.

b. Materials and Waste Management

- i. Residents are encouraged to properly dispose of soapy water or bucket rinse water (sanitary sewer or soak into lawn).
- ii. Residents are encouraged to launder rags and towels or dispose of them in the trash
- iii. Residents are encouraged to use dry methods to degrease or clean especially dirty parts prior to wet washing and rinsing (e.g., remove grease or brake dust using towels, etc.)

c. Restrictions on Activity

Residents are encouraged to use commercial wash facilities to avoid the potential for pollution in residential neighborhoods.

3. Automobile Parking

- a. The City requires proper design and construction of parking areas in residences.
- b. The City enforces design standards for parking areas in residences.
- c. The City may establish parking restrictions either generally or in priority areas (outdoors, near water bodies, etc.).
- d. Dry cleaning of parking areas is encouraged, especially where deposits have accumulated.

4. Home and Garden Care Activities and Product Use

4.1 Garden and Yard Care

a. Leaks and Spills

- i. Residents are required to immediately clean up spills of gardening chemicals, fertilizers, and soils.
- ii. Residents are encouraged to return spilled materials to the container for future use or proper disposal.

b. Materials and Waste Management

Residents are encouraged to conduct the following:

- i. Store lawn care products in closed labeled containers and in covered areas.
- ii. Do not apply hazardous chemicals during windy or rainy days.
- iii. Cover stockpiles of soil, compost, or fertilizers with plastic tarps to prevent dispersal by wind or rain.
- iv. Dispose of household chemicals at household hazardous waste collection facilities or scheduled events.
- v. Use dry sweeping techniques for clean up.
- vi. Recycle lawn clippings and greenery waste through local programs.

c. Restrictions on Activities

- i. Residents are encouraged to not hose off paved surfaces to the street or gutter
- ii. Residents are prohibited from disposing of hazardous waste into the trash, landfill, or storm drain.

4.2 Home Care and Maintenance

a. Leaks and Spills

- i. Residents are required to clean up of hazardous materials spills immediately
- ii. Residents are encouraged to use proper techniques for spill cleanup and waste disposal.

b. Materials and Waste Management

Residents are encouraged to conduct the following:

- i. Store household hazardous materials in closed labeled containers in a covered area.
- ii. Recycle latex paint through community programs.
- iii. Dispose of unwanted household hazardous waste through household hazardous waste collection facilities.
- iv. Recycle unused, unwanted products
- v. Recycle unwanted appliances and household equipment.

c. Restrictions

Residents are restricted from disposing of wash waters (carpet cleaning, mop water, paint wash-up) to the street, gutter, or storm drain.

5. Disposal of Pet Waste

a. Waste Management/ Disposal

- i. Pet owners are encouraged to clean up after their pets when walking them in public places.
- ii. Residents are encouraged to clean up feces from their yards if pets are allowed to defecate outside.
- iii. Residents are encouraged to properly dispose of pet feces (toilet or trash)

- b. Pet Management (Dogs and Cats)
Residents are prohibited from allowing their pets to run free in residential neighborhoods.

- c. Manure Management (Horses and other large animals)
 - i. Residents are encouraged to properly manage manure (including the preparation of manure management plans when appropriate)
 - ii. Residents are encouraged to compost manure.
 - iii. Residents are restricted from allowing discharges from stables into MS4s.