

Residential Best Management Practice (BMP)

The Residential Community can also improve water quality by minimizing the amount of pollutants generated and therefore the need to dispose of. By educating the public about the wastes generated by residential communities and the effect on the environment and water quality we can stop pollution before it begins.

1. AUTOMOBILE REPAIR AND MAINTENANCE

(a) Pollution Prevention

- (1) Encourage residents to use routine preventative maintenance practices.
- (2) Encourage and/or facilitate reductions in vehicle use:
 - Changes in driving habits
 - Carpooling
 - Increased use of public transportation
 - Biking or walking for short trips
- (3) Encourage residents to make timely vehicle repairs.

(b) Leaks and Spills

- (1) Encourage or require residents to prevent leaks and spills from contacting storm water
 - 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

(c) Materials and Waste Management

- (1) Require residents to properly manage and dispose of automotive wastes and materials:
 - Proper and lawful disposal of wastes
 - Recycling 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

(d) Restrictions on Activity

- (1) Encourage or require residents to use commercial repair and maintenance facilities to avoid the potential for pollution in residential areas.

2. AUTOMOBILE WASHING

(a) Pollution Prevention

- (1) Encourage residents to wash vehicles over porous areas.
- (2) Encourage residents to contain washwater on private property.

(b) Management / Reduction of Wash Water

- (1) Encourage residents to turn off the water when not in use or use a controllable spray nozzle.
- (2) Encourage or require residents to contain, capture, or divert wash water from the conveyance system (berms, etc.).
- (4) Encourage or require residents to wash vehicles over porous surfaces (grass, dirt, etc.).
- (5) Encourage or facilitate the establishment of neighborhood wash areas where wash water and contaminants can be properly managed.
- 6) Encourage residents to clean their vehicles using damp cloths, avoiding the generation of wash and rinse water.

(c) Materials and Waste Management

- (1) Encourage residents to properly dispose of soapy water or bucket rinse water (sanitary sewer or soak into lawn).
- (2) Encourage residents to launder rags and towels or dispose of them in the trash.
- (3) Encourage residents 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.).

(d) Restrictions on Activity

- (1) Encourage residents to use commercial wash facilities to avoid the potential for pollution in residential neighborhoods.

3. AUTOMOBILE PARKING

- (1) Encourage or require the proper design and construction of parking areas in residences.
- (2) Establish and enforce design standards for parking areas in residences.
- (3) Encourage residents to park over pervious surfaces (over lawns, dirt, etc.).
- (4) Encourage residents to use routine preventative maintenance practices and to make timely vehicle repairs.
- (5) Encourage cleaning of parking areas with dry cleaning methods.

4. HOME AND GARDEN CARE ACTIVITIES AND PRODUCT USE

(a) Pollution Prevention

- (1) Encourage the use of safe substitutes and alternative methods for garden use:
 - Teach and encourage integrated pest management techniques
 - Recommend the use of native plants and drought tolerant species to reduce water use and greenery waste produced
 - Encourage planting techniques to attract beneficial insects
 - Encourage the use of biological controls
 - Encourage composting, vermiculture and yard waste recycling
- (2) Recommend and encourage practical purchasing practices for pesticides and fertilizers:
 - Encourage residents to identify “pests” before attempting to eliminate them
 - Encourage residents to always read label instructions and follow the instructions for garden care products

- (3) Encourage water conservation practices:
 - Encourage the use of xeriscape gardening
 - Encourage the use of drip irrigation
 - Encourage the use of soaker hoses
 - Encourage the use of micro-spray systems
 - Encourage the repair or adjustment of irrigation that allows excessive runoff
- (4) Encourage planting or mulching of hillsides and slopes to prevent erosion.

(b) Leaks and Spills

- (1) Recommend immediate cleanup of spills of gardening chemicals, fertilizers, and soils.
- (2) Encourage residents to return spilled materials to the container for future use or proper disposal.

(c) Materials and Waste Management

- (1) Encourage the storage of lawn care products in closed labeled containers and in covered areas.
- (2) Discourage the use of materials during windy or rainy days.
- (3) Encourage or require stockpiles of soil, compost, or fertilizers be covered with plastic tarps to prevent dispersal by wind or rain.
- (4) Require disposal of household chemicals to household hazardous waste collection facilities or scheduled events.
- (5) Encourage or require dry sweeping techniques for clean up.
- (6) Encourage recycling of lawn clippings and greenery waste through local programs.

(d) Restrictions on Activities

- (1) Restrict hosing of paved surfaces to the street or gutter.
- (2) Prohibit disposal of hazardous waste to the trash, landfill or storm drain.

5. HOME CARE AND MAINTENANCE

(a) Pollution Prevention

- (1) Encourage purchasing practices that reduce waste.
- (2) Encourage the use of safe substitutes for home cleaning and maintenance.
- (3) Recommend product use only according to label instructions.
- (3) Encourage the use of water based paints when possible.

(b) Leaks and Spills

- (1) Require the cleanup of hazardous materials spills immediately.
- (2) Encourage the use of techniques for spill cleanup and proper waste disposal.

(c) Materials and Waste Management

- (1) Encourage storage of household hazardous materials in closed labeled containers in a covered area.
- (2) Encourage recycling of latex paint through community programs.

- (3) Encourage the disposal of unwanted household hazardous waste through household hazardous waste collection facilities.
- (4) Encourage recycling of unused, unwanted products.
- (5) Encourage recycling of unwanted appliances and household equipment.

(d) Restrictions

- (1) Restrict the disposal of wash waters (carpet cleaning, mop water, paint wash-up) from disposal to the street, gutter or storm drain.

6. DISPOSAL OF PET WASTE

Public awareness about the urban runoff problems associated with pet waste has increased greatly over the past few years.

(a) Pollution Prevention

- (1) Encourage or facilitate the use of spay / neuter programs to reduce feral dog and cat populations.

(b) Waste Management / Disposal

(c)

- (1) Encourage or require that pet owners clean up after their pets when walking them in public places.
- (2) Encourage residents to clean up feces from their yards if pets are allowed to defecate outside.
- (3) Require the proper disposal of pet feces (toilet or trash).

(d) Manure Management (Horses and Other Large Animals)

- (1) Encourage or require the proper management of manure (including the preparation of manure management plans when appropriate).
- (2) Encourage or require the composting of manure.