

# THE CONSTRUCTION INDUSTRY'S GUIDE BEST MANAGEMENT PRACTICES (BMPs)



## COMMON POLLUTANTS

### Construction Industry

- Dirt and sediment
- Trash and debris
- Concrete, stucco, and mortar
- Metal Oil, grease, gasoline, and diesel
- Paint
- Sewage
- Fertilizer
- Training

### Take advantage of the following FREE services to you:

Download or print BMP materials.

### Be sure to always:

- Understand onsite drainage patterns
- Identify all onsite storm drain inlets and catch basins or the nearest offsite drain location
- Ensure all onsite storm drain inlets are protected to capture pollutants

### Training

Provide BMP training to all new construction personnel and offer existing construction personnel an annual refresher on stormwater pollution prevention. Post BMPs within the construction trailer or employee break areas. Keep all training records onsite and available for inspection.



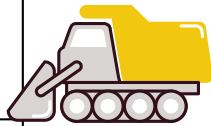
## ABOUT THIS GUIDE

Many people in the construction trades don't realize their practices can pollute our local streams, creeks, lakes, river, or the ocean. This guide provides general BMPs for construction projects.

Construction activities generate pollutants that can be picked up while watering or by stormwater runoff and transported to the nearest storm drain inlet and into our waterways. You can help reduce water pollution year-round by implementing BMPs. Included in this guide is a list of typical BMPs utilized in the Construction Industry. These BMPs are required by your project's Erosion and Sediment Control Plan (E&SCP) and/or Stormwater Pollution Prevention Plan (SWPPP). Additional post-construction stormwater control measures (SCMs) are required for retaining and treating stormwater runoff from completed projects to prevent long-term impacts to water bodies. SCMs are different than active construction BMPs because their function is to capture and lessen pollutants in runoff from the completed project long into the future.

**Do you know?** Stormwater requirements are based on total square feet (SF) of soil disturbance and/or the creation or replacement of impervious surfaces. It's important to check city or county grading/building permit exemptions and requirements to stay compliant with codes and standards.

PROJECT SIZE	STORMWATER REQUIREMENTS
Any land disturbing activities that may generate pollutants but do not require a Grading/Building Permit  <i>Refer to city code for Grading/Building Permit Exemptions</i>	<ul style="list-style-type: none"> <li>• No Site Plan is required</li> <li>• Discharges of pollutants are prohibited under city code</li> <li>• Implement Construction BMPs as appropriate to prevent pollutant discharges and violation of city code</li> </ul>
All Projects that require a Grading/Building Permit  <i>Refer to city code for Grading/Building Permit Requirements</i>	<ul style="list-style-type: none"> <li>• Site Plan required</li> <li>• Implement Construction BMPs per city code</li> <li>• Prepare and get approval for E&amp;SCP by city code</li> </ul>
All Large Projects $\geq$ 1 Acre Soil Disturbance <u>OR</u> $<$ 1 Acre <u>but</u> Part of a Larger Common Plan of Development ( $\geq$ 1 Total Acres of Disturbance)  <i>Refer to Construction General Permit Requirements</i>	<ul style="list-style-type: none"> <li>• Large projects must be permitted before starting any soil disturbances</li> <li>• Implement Construction BMPs specified within an approved SWPPP</li> </ul> <p><i>SWPPPs developed pursuant to the Construction General Permit may substitute for the E&amp;SCP for those projects where a SWPPP is required, if it contains the requirements of the E&amp;SCP.</i></p>

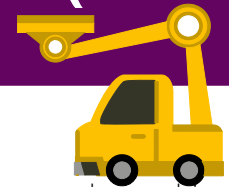


## BEST MANAGEMENT PRACTICES (BMPs)

### EROSION CONTROL BMPs

- Conduct grading activities during the dry months to avoid soil disturbance during the rainy season (October–May).
- Schedule earth moving and construction activities in phases to minimize soil disturbance at any one time.
- Mark areas of vegetation to be preserved, install tree protection fencing and/or riparian area barriers where needed.
- Apply temporary mulch, hydroseed and/or soil binders to protect soil from wind or water (rain or irrigation) exposure until permanent stabilization is established. Make sure to follow manufacturer's application instructions, avoid overspray and reapply as needed.

# THE CONSTRUCTION INDUSTRY'S GUIDE BEST MANAGEMENT PRACTICES (BMPs) (Continued)



## Spill Prevention and Clean Up

- Keep a spill kit on site and available for use. Clean spills or drips immediately.
- Designate a key employee to monitor the management and cleanup of oil or vehicle fluids.
- Use dry methods for cleaning up spills (absorbent, sweep) rather than rinsing down areas.

**TIP:** If you coordinate the implementation of BMPs with each phase of construction, it will help prevent sediment from leaving the site!



**ONLY RAIN DOWN THE  
STORM DRAIN.**



## SEDIMENT CONTROL BMPs

- Key-in (trench and stake) fiber rolls and silt fences properly.
- Inspect the construction site daily. Remove any sediment accumulation on roadways, driveways, sidewalks, gutters, etc. by sweeping (manual or street sweeper). Do not use hoses to rinse down impervious surfaces!
- Regularly inspect, repair and/or replace storm drain inlet protection (screens, filter fabric, gravel bag berms).
- Install appropriately sized sediment/detention basin(s) to allow fine sediment to settle for up to 48 hours before the runoff is released if appropriate for a project.

## TRACKING CONTROL BMPs

- Stabilize all construction entrance(s)/exit(s) by installing rumble plates and/or 3-inch rock to eliminate off-site tracking of dirt and sediment.
- Regularly inspect all stabilized construction entrance(s)/exit(s) and remove sediment accumulation within rumble plates or rock base when 1/3 full.

## RUN-ON AND RUN-OFF CONTROL BMPs

- Establish run-on controls (earth dikes or drainage swales) to redirect rainwater away from loose soil in disturbed areas.
- Properly grade the site to contain runoff onsite where it can be managed.



## GOOD HOUSEKEEPING BMPs

- Routinely inspect temporary concrete/paint/drywall/plaster/stucco washout areas (WAs) for leaks and coverage at the end of each day and/or prior to rain. Maintain WAs with a minimum freeboard of 4 inches for above grade and 12 inches for below grade facilities. Don't forget to change out when 75% full and cleanup spills when they happen.
- Inspect and remove trash/debris accumulation regularly throughout your site and dispose of properly.
- Cover trash cans, dumpsters and/or roll-offs at the end of each day and/or prior to rain. Empty regularly so trash/debris are not dispersed on or off-site.
- Locate portable toilets a minimum of 50 feet away from drainage facilities (concrete swales etc.) and high traffic areas, when possible. Install secondary containment trays when needed.
- Protect stockpiles (soil, landscaping materials or other loose materials) from wind and water (rain or irrigation) erosion and if non-active 14 days or more.
- Store hazardous materials/wastes within watertight containers, secondary containment, under a tarp or storage shed, to prevent exposure during the rainy season.

## NON-STORMWATER MANAGEMENT

- Maintain vehicles to prevent leaks and spills. Keep drip pans and spill kits readily available.
- Designate a vehicle and equipment cleaning/fueling/maintenance area that cannot discharge to street or storm drain.
- Periodically inspect potable water/irrigation sources (water truck or hoses) to ensure no leaks and no excess water irrigation and/or water line discharges.
- Use approved dewatering operations to manage accumulated stormwater and authorized non-stormwater discharges at construction sites (please check local and/or state permit/plan requirements).

## STABILIZE DISTURBED AREAS

- Use wet suppression frequently (water truck or hoses) for dust control to stabilize disturbed areas until establishment of permanent vegetation, pavers or completion of asphalt, concrete, or chip and seal.

## POST-CONSTRUCTION BMPs

- Protect post-construction measures such as underground chambers or bioretention basins from sedimentation during construction activities or until site is stabilized.
- Keep post-construction measures off-line until you've stabilized the surrounding areas.



## COMMON POLLUTANTS

### Automotive Industry

- Heavy metals (copper, lead, nickel and zinc)
- Oil, grease, gasoline, and diesel
- Toxic chemicals (benzene, toluene, xylene, and MTBE)
- Hydraulic/transmission fluid
- Antifreeze
- Acids and alkalis
- Paint
- Cleaning chemicals, solvents, & chlorinated compounds
- Soaps and detergents
- Sediment
- Food waste
- Trash and litter

### Training

- Provide BMP training to all new employees and offer existing employees an annual refresher on stormwater pollution prevention.
- Post BMPs within shop and employee break areas.
- Keep all training records onsite and available for inspection.

## ABOUT THIS GUIDE

Many people and businesses don't realize their practices can impact our local streams, creeks, lakes, river, or ocean with pollution. This guide provides general BMPs for automotive dealers and the automotive services industry such as body repair, maintenance, services stations, and auto recycling facilities. The BMPs are not limited to those presented in this handout. Additional resources are listed for a more extensive array of BMPs available.

Automotive services operations generate pollutants such as heavy metals (copper, lead, nickel, and zinc), oil and grease, vehicle fluids, solvents, detergents, and trash. If these pollutants are exposed outdoors, they can wash into the nearby storm drain inlet and into our waterways. You can help reduce water pollution year-round by implementing the following approaches:

- Conduct all repair, maintenance, and recycling operations indoors or under cover.
- Routinely inspect and perform scheduled maintenance on facility equipment.
- Place a drip pan under a leaking vehicle, parts, and equipment to capture leaking fluids.
- Contain and collect wash water.
- Dispose of wash water correctly and legally by discharging to the sanitary sewer through a treatment system such as a clarifier. Be sure to check with your local jurisdiction to determine if your treatment system requires an industrial waste discharge permit.
- Keep trash, recycling, and waste containers closed when not in use.



**Do you know?** Even cleaning products labeled "non-toxic" and "biodegradable" are not safe. "Non-toxic" means the product is not toxic to the user. "Biodegradable" means the product will eventually break down. These products are still harmful to wildlife and the environment.

## AUTOMOTIVE DEALERS AND/OR SALES

- Conduct all repair, maintenance, and recycling operations indoors when possible.
- Designate a vehicle washing area that is bermed and connected to the sanitary sewer system with a permitted treatment system or recycling unit.
- Do not spray off wheel cleaners, consider using waterless wheel cleaners, and conduct activity indoors or under cover.

**Did you know?** A BMP Guide is available for mobile cleaners who provide services for cleaning carpets and upholstery and vehicle/equipment cleaning. Visit your City's Stormwater Management webpage for more information.

## AUTOMOTIVE SERVICES

### BODY REPAIR AND/OR MAINTENANCE

- Conduct all dry or wet sanding indoors and use vacuum sanding equipment.
- Use dry methods to clean up spills (rags or absorbent), then sweep or vacuum the area before mopping.
- Mop up excess water into a wringer bucket and let it settle for 24 to 48 hours, or place it into a settling tank prior to discharging to a sink, toilet, or another drain connected to a sanitary sewer.
- Remove residual dust prior to washing vehicles within a designated area connected to the sanitary sewer with a permitted treatment system or recycling unit.



# THE AUTOMOTIVE GUIDE

## BEST MANAGEMENT PRACTICES (BMPs)

### (Continued)



#### Take Advantage of the following FREE services:

- Download or print BMP materials

#### Be sure to always:

- Understand onsite drainage
- Identify all onsite storm drain inlets and catch basins or nearest offsite drain location
- Ensure all onsite storm drain inlets are labeled
- Routinely inspect and clean onsite storm drain inlets or catch basins

#### SPILL PREVENTION & CLEAN-UP

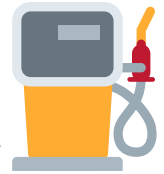
- Keep a spill kit on site and available for use
- Clean spills or drips immediately
- Designate a key employee to monitor the management and clean up of oil or vehicle fluids
- Use dry methods for cleaning up spills (absorbent, sweep) rather than rinsing down areas

**Did you know?** Properly stored materials and waste can help prevent accidents.

#### BODY REPAIR AND/OR MAINTENANCE (continued)

- Conduct all painting indoors within a paint booth, and do not water to control overspray or dust within the booth unless it evaporates or the wastewater is collected.
- Clean auto parts using a wire brush and/or rag instead of a solvent parts washer. Use a drip pan underneath to collect fluids for proper disposal.
- Use only the recommended amount of water needed to stop the chemical reaction of acid-based metal cleaner or cleaner/conditioner applications to treat bare metal, and wipe the area down with a towel or rag.
- When metal grinding or polishing, be sure to capture metal filings from your lathe or grinder using a bucket or a bin.
- Drain vehicle fluids indoors and use a drip pan. Prevent spills by not leaving drip pans outside, exposed to rainfall, or left unattended. Transfer drained fluids into waste containers located in a secure area with lids closed when not in use. Make sure to keep the area tidy and clean up spills promptly.
- Designate a vehicle washing area that is bermed and connected to the sanitary sewer system with a permitted treatment system or recycling unit.

**Did you know?** If generating sludge from sanding, the shop owner must verify it does not contain zinc, which may require handling and disposal as hazardous waste.



#### SERVICE STATIONS

- Trash, recycling, and waste containers should remain closed when not in use.
- Regularly sweep parkway and self-service areas to remove trash.
- Consider installing a roof/cover over the air/water supply area and trash/waste collection areas.
- Routinely inspect and conduct maintenance on your car washing facility oil/water separator system.



#### AUTO RECYCLING

- Conduct dismantling/crushing operations indoors within a bermed area and/or outside within a designed area that is paved, covered, and bermed.
- Consider installing a fluid collection system under dismantling/crushing operations.
- Place a drip pan under a leaking vehicle, parts, and equipment to capture leaking fluids or store under cover in plastic storage boxes when possible.
- Prevent spills by not leaving drip pans outside, exposed to rainfall, or left unattended. Transfer drained fluids into waste containers located in a secure area with lids closed when not in use. Make sure to keep the area tidy and clean up spills promptly.
- Be sure to cover burned vehicles, parts, and equipment if stored outside to prevent exposure to rainwater.
- Keep vehicle hoods down when not in use. If the vehicle has no hood, use a cover or tarp to prevent exposure to rain.

ONLY RAIN DOWN THE  
STORM DRAIN.





## COMMON POLLUTANTS

### Food Service Industry

- Food waste
- Fats, oil, and grease (FOG)
- Soaps and detergents
- Cleaning chemicals and disinfectants
- Pesticides
- Trash and litter

### Training

- Provide BMP training to all new employees and offer existing employees an annual refresher on stormwater pollution prevention.
- Post BMPs within kitchen and employee break areas.
- Keep all training records onsite and available for inspection.

## SPILL PREVENTION AND CLEAN-UP

- Keep a spill kit on site and available for use. Clean spills or drippings immediately.
- Designate a key employee to monitor the management and clean-up of cooking grease/oil barrel or containers.
- Use dry methods for cleaning up spills (absorbent, sweep) rather than rinsing down areas.



## ABOUT THIS GUIDE

Many people and businesses don't realize their practices can impact our local streams, creeks, lakes, river, or ocean with pollution. This guide provides general BMPs for food service operations such as restaurants, food trucks, institutional cafeterias, grocery stores, bakeries, delicatessens, and any other facility that prepares food. The BMPs are not limited to those presented in this handout. Additional resources are listed for a more extensive array of BMPs available.

Food service operations generate pollutants such as food waste, FOG, soap, cleaning chemicals and trash. If these pollutants are exposed outdoors, they can wash into the nearest storm drain inlet and into our local streams, creeks, lakes, rivers and ocean. You can help reduce water pollution year-round by implementing the following approaches:

- Keep outdoor cleaning and storage areas covered and contained.
- Wash equipment indoors at utility sinks, unless you provide 100% containment outdoors.
- Keep wash water out of storm drains.
- Dispose of wash water and/or wastewater correctly and legally by discharging to the sanitary sewer, or to a landscaped area if free of pollutants such as fats, oil and grease; soap and detergents; and food waste (check local regulations).

**Do you know?** Even cleaning products labeled "non-toxic" and "biodegradable" are not safe. "Non-toxic" means the product is not toxic to the user. "Biodegradable" means the product will eventually break down. These products are still harmful to wildlife and the environment.



## EQUIPMENT AND OUTDOOR CLEANING

- Sweep up food particles, cigarette butts, and trash from outside areas before mopping. Mop up excess water into a wringer bucket.
- Collect wash water from mopping and/or cleaning trash enclosures/ outdoor surface areas ) and discharge to a sink, toilet, or another drain connected to the sanitary sewer. Clean floor/kitchen mats, filters, and garbage cans in a sink or near another drain connected to the sanitary sewer. Do not wash these items in a parking lot, alley, sidewalk, street, or gutter.

**Did you know?** Floor/kitchen mats, filters, and garbage bins can also be cleaned at a public car wash that discharges to a sanitary sewer. To learn more about BMPs for mobile cleaning of surfaces such as outdoor patio/seating areas, visit your City's Stormwater Management webpage.

## COOKING GREASE/OIL MANAGEMENT

- Clean grease traps at least once per week and grease interceptors monthly or as required by your FOG Discharge Permit.
- Do not pour cooking grease/oil into trash bins, on the ground, into street gutters, storm drains, or storm sewers.
- Collect cooking grease/oil in containers or barrels for proper recycling. Store cooking oil/grease containers or barrels in a secure area with lids closed when not in use and make sure to keep the area tidy and cleanup any spills promptly.

# THE RESTAURANT'S GUIDE BEST MANAGEMENT PRACTICES (BMPs) (Continued)

## Take Advantage of the following FREE services:

- Download or print BMP materials

## Be sure to always check :

- Local city ordinances periodically;
- Drought restrictions

**Did you know?** Plastic and polystyrene do not biodegrade. All of the plastic ever produced will remain with us for generations to come.

**TIP:** Contact your cooking grease/oil recycler and ask if they have a recycling container with wheels for easy transport and the top designed to allow spilled grease/oil to drain back into the container.

ONLY RAIN DOWN THE  
STORM DRAIN.



**Did you know?** Any fats that get into kitchen drains may potentially block pipes and cause wastewater back-up into buildings or spills into public areas. For this reason, grease traps and interceptors are required on commercial facilities to catch grease before it clogs pipes. The traps and interceptors must periodically be cleaned out to prevent grease from continuing further down the pipe. Reduce fats by scraping residue off dishes, pans, and utensils before washing. Dispose of this grease/oil into trash bags rather than washing it into the drains.

Cooking oil (such as from deep fryers) that goes to recycle must be put into a recycle container designed to easily prevent spills. Grease must not be spilled on walkways or around recycle containers. Grease and oil on the ground attracts vermin, breeds flies, and contributes to pollution of our waterways. Visit your City's wastewater service providers website to learn about their FOG Program.

## MINIMIZING TOXIC CHEMICAL USE AND WASTE

- Avoid buying and using products that are not durable, reusable, or repairable.
- Use the least toxic cleaning products available.
- If you must use disposable products, choose compostable and/or paper-based products when possible.



## RECYCLING AND DISPOSAL

Create a system for separating waste products.

Dispose of unwanted chemicals such as cleaning chemicals and pesticides etc. via a state approved hazardous waste contractor.

Recycle used cooking oil and grease via a state approved transporter and/or rendering plant.

Contact your waste hauler to learn about commercial recycling and commercial organics recycling or visit Less Is More at [www.lessismore.org](http://www.lessismore.org) for local food scrap recycling programs.

**Did you know?** California Department of Food and Agriculture (CDFA) developed an Inedible Kitchen Grease (IGP) Program to stop theft and illegal disposal of cooking oil and grease. You can verify your transporter and/or rendering plant is IGP registered/licensed by calling CDFA at 916.900.5004.

## DUMPSTER AND LOADING DOCK AREA

- Trash can, and dumpster lids should stay closed when not in use. This prevents rain water from washing food waste into the storm drain and keeps birds and pests from scattering trash.
- Hire a mobile surface cleaner to keep the dumpster area clean year-round.
- Ensure employees are carefully disposing of oil and grease and not allowing overflow to contact pavement or soils.
- Notify your trash hauler if your trash can or dumpster is damaged or leaking. Never use trash cans or dumpsters for disposing of liquid waste.

# MULTI-UNIT RESIDENTIAL DWELLING'S GUIDE BEST MANAGEMENT PRACTICES (BMPs)

## COMMON POLLUTANTS

### Multi-Unit Residential Dwellings

- Antifreeze
- Carpet fibers
- Cleaning chemicals and solvents
- Paints, solvents and drywall mud
- Pet waste
- Food waste
- Cleaning chemicals
- Cooking oil and grease
- Dirt and sediment
- Leaves and grass clippings
- Hydraulic/transmission fluid
- Oil, grease, gasoline, and diesel
- Swimming pool and spa chemicals
- Trash and litter and litter

### Training

- Provide BMP training to all new employees and offer existing employees an annual refresher on stormwater pollution prevention.
- Educate your site management employees on the where, what and whys of recycling.
- Post BMPs in the site manager's office.

### SPILL PREVENTION AND CLEAN-UP

- Keep a spill kit on site and available for use. Clean spills or drippings immediately.
- Designate a key employee to monitor the management and clean-up of cooking grease/oil barrel or containers.
- Use dry methods for cleaning up spills (absorbent, sweep) rather than rinsing down areas


## ABOUT THIS GUIDE

Many people living in multi-unit residential dwellings don't realize their habits and actions at home can pollute streams, creeks, lakes, river, or the ocean. Tenants and building maintenance staff can generate pollutants that may be picked up while watering or when it rains and then be transported to the nearest storm drain inlet and into our waterways. You can help reduce water pollution year-round by implementing the practices in this guide.

### MOVE-INS

- Add language to lease agreements that prohibits illegal discharge to storm drains by tenants (and their guests) and prohibits the storage and disposal of materials that may create a potential discharge to storm drains.
- Provide Tenant Notifications and Advisories Information to all new and existing tenants.

### TENANT NOTIFICATIONS

- Provide a list of recyclable items that can be placed within recycling bins. 
- Provide the locations of local household hazardous waste and e-waste collection centers and household medications/sharps drop-off locations.
- Provide information on how to dispose of bulky items (who to call and where to stage for curbside pickup) or donate to a local charity.

**Did you know?** Even cleaning products labeled "non-toxic" and "biodegradable" are not safe. "Nontoxic" means the product is not toxic to the user, if used as directed. "Biodegradable" means given enough time the product will eventually break down. These products are still harmful to wildlife and the environment.

### TENANT ADVISORIES

- Pour used cooking oil or grease into a sealable container like a can or jar (remove as much food residue as possible); freeze it or let it sit until hardened or mix with kitty litter or coffee grounds; then place it in the trash or take it to your local hazardous waste collection center or a scheduled collection event.
- Schedule repairs quickly if vehicles are found to be leaking oil or other fluids.
- Bathe pets inside units, offsite or on the lawn or other permeable surfaces to prevent wash water from entering the street, gutter, or storm drain.
- Do not dump anything down the storm drains, gutters or into a waterway.
- Keep dumpsters closed when not in use. Do not block dumpsters with garbage/debris or dispose of liquid waste within dumpsters.
- Contact Site Manager at [add 24-hour phone #] in the event of a spill or discharge.
- Take your vehicle to a commercial car wash or use an onsite designated car wash area, if provided.

### MOVE-OUTS

- Conduct an interior inspection of the unit and remove and properly dispose of any trash and chemicals left by former tenant.
- All exterior areas including parking and storage areas should be inspected for trash, debris and/or unwanted chemicals left behind.
- Inspect nearby storm drains for evidence of illegal dumping of chemicals.

**TIP:** Contact your waste hauler and ask about a Move Out Letter and/or Guide that you can provide to your tenants.

### BUILDING MAINTENANCE

Wash water from surface cleaning should flow to a landscaped area or be collected and emptied in a sink, toilet, or drain connected to the sanitary sewer.

# MULTI-UNIT RESIDENTIAL DWELLING'S GUIDE BEST MANAGEMENT PRACTICES (BMPs) (Continued)

## Take Advantage of the following FREE services:

- Download or print BMP materials

## Be sure to always:

- Understand onsite drainage.
- Identify all onsite storm drain inlets and catch basins or nearest offsite drain location.
- Ensure all on-site storm drain inlets are labeled No Dumping – Drains to Waterway.
- Routinely inspect and clean onsite storm drain inlets or catch basins
- Prevent wash water from reaching the street or storm drain by setting up a perimeter berm and/or block storm drain inlets and use a shop vacuum to collect wash water and dispose of it appropriately.

**Did you know?** By directing roof run-off to your lawn or garden areas, you will help reduce run-off from entering the street and picking up dirt, as well as provide nourishment in the form of fresh, clean rainwater to your landscape.

For the location of FREE local household hazardous waste or e-waste collection locations or events, visit your Less is More at <http://lessismore.org>.

**ONLY RAIN DOWN THE  
STORM DRAIN.**

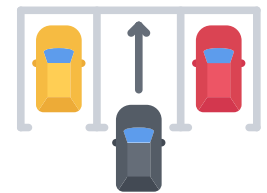


## BUILDING MAINTENANCE

- Wastewater from carpet and upholstery cleaning must be collected and discharged to a sink, toilet, or another drain connected to the sanitary sewer either onsite or at the service provider's facility.
- Store hazardous materials/wastes within watertight containers, secondary containment, under a tarp or storage shed, to prevent exposure during the rainy season.

## LANDSCAPING

- Set irrigation systems schedules to reflect your city water conservation requirements and adjust for upcoming rain events.
- Regularly inspect irrigation systems for leaks and overwatering and ensure sprinklers are not directed to hardscape/concrete.
- Consider plants that attract beneficial insects to your garden.
- Use less toxic alternatives to herbicides or pesticides.
- Follow manufacturer's instructions and do not apply pesticides or herbicides within 48 hours of predicted rain, or when wind speeds are above five miles per hour.
- Mix or use only what you need; more chemicals are not better.
- Do not blow leaves, grass clippings, and dirt into street or storm drain inlets; instead, sweep it up and dispose of it in the correct container.



## PARKING AREAS

- Dry sweep parking areas rather than rinsing the pavement.
- Inspect parking areas periodically for vehicle leaks.

## PET WASTE

- Install Dog Waste Stations in common areas for tenant use and encourage tenants to toss pet waste in the trash.
- Contact your city and ask about their Close the Poop Loop campaign and any promotional text or graphics that you can use in your media campaign to help spread the word.
- Visit Close the Poop Loop website at <http://closethepooploop.com> for more details and to find out the truth about dog poop.

## SWIMMING POOLS AND SPAS

- Don't rinse a pool or spa filter into a street, gutter, or storm drain inlet. Instead, rinse cartridges and/or diatomaceous earth filters into landscaped areas. Dispose of the spent diatomaceous earth in the trash.
- Swimming pool and spa water must be dechlorinated to undetectable levels of < 0.1 mg/L, either chemically or by not adding chlorine to an uncovered pool or spa for 10 days. Use a swimming pool test kit to measure the chlorine prior to draining the pool or spa. Drain to landscaping whenever possible to conserve water.

## DUMPSTER AREA

- Dumpster lids should stay closed when not in use. This prevents rain water from washing food waste into the storm drain and keeps birds and pests from scattering trash.
- Hire a mobile surface cleaner to keep the dumpster area clean year-round.
- Notify your trash hauler if your trash can or dumpster is damaged or leaking or missing a drain plug.

## WASTE MANAGEMENT

- Contact your waste hauler to learn about the mandatory commercial recycling (AB 341) and commercial organics recycling (AB 1826) laws for multi-family properties or visit Less is More at <http://lessismore.org> for more information.
- Dispose of unwanted chemicals such as cleaning chemicals and pesticides via a state approved hazardous waste contractor.
- Schedule a bulky-item curbside collection pickup for large items you wish to dispose of through your waste hauler that were left behind by tenants.
- Dispose of leaves, and grass clipping in a green waste container or leave them on site as mulch.
- Dispose of tree limbs and branches in the trash or by chipping them into mulch.