



educational activities, permits, certifications and other measures for applicators and distributors. The City will rely primarily on the O&M requirements for each BMP in the CASQA BMP Fact Sheets and as identified during inspections. CASQA BMP Fact Sheets are found in the City's Storm Water Standards Manual.

6.5.3 Industrial Development BMP Implementation and Maintenance Program Implementation

Permit Provision E.5.b.(1)(c) requires development of a BMP strategy for industrial development. The City of Coronado does not have any industrial facilities in the inventory and has not designated any specific BMPs. BMPs will be selected and required based on the type of facility and operations. The designation of BMPs for industrial facilities in Coronado will be on a case-by-case basis and documented as appropriate in inspection reports or comparable. CMC 61.08.040 and 61.08.070 support the City's requirement of BMPs for industrial development and the installation, implementation, and O&M of designated BMPs.

6.5.4 Municipal Development BMP Implementation and Maintenance Program Implementation

6.5.4.1 Municipal Pollution Prevention

The City requires pollution prevention measures for municipal areas and facilities, if applicable, as follows:

1. Good Housekeeping
2. Non-storm Water Discharge Prohibitions (JRMP Sections 3.3 through 3.5)
 - a. Storm drain marking and placards
 - b. Routine maintenance of storage area
3. Employee Training, Knowledge
4. Spill Prevention, Control and Clean-up
 - a. Proper containment, cover
 - b. Storage, and disposal of solid/liquid/fluid spill
 - c. Effective recycling/reuse
5. Safe Alternative Product Purchase and Use

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CASQA BMP Pollution
Prevention for Municipal
Areas and Activities
CASQA BMP

- SC-10 Non-storm Water Discharges
- SC-11 Spill Prevention, Control and Clean-up
- SC-60 Housekeeping Practices
- SC-61 Safer Alternative Products

6.5.4.2 Municipal BMP Implementation

The City requires, as applicable, the implementation of the following BMPs in the specified categories that represent the most common types of municipal activities or areas. The majority of the priority municipal activities, potential sources of pollutants, are located at the main Public Services and Engineering Department corporation yard. The City's main corporation yard is the location of the hazardous and household hazardous waste collection facility and other activities.



BMPs are designated in the inventory of municipal facilities, but may be modified using Best Professional Judgment (BPJ) and as a result of field inspections or other factors. BMPs generally apply as follows:

1. Vehicle and Equipment Fueling, Cleaning and Repair
 - a. Proper disposal of solid/liquid/fluid spill
 - b. Proper drainage of fluids
 - c. Dry methods and mechanical cleaning (self-contained)
 - d. Proper collection and disposal of water
 - e. Proper handling of material and waste

2. Materials and Waste Management
 - a. Outdoor loading/unloading
 - b. Outdoor container storage
 - c. Outdoor equipment operations
 - d. Outdoor storage raw materials
 - e. Waste handling and disposal
 - f. Safer alternative products
 - i. Standard Operating Procedure (SOPs)
 - ii. Leak and spill control, clean-up kit(s)
 - iii. Maintenance of storage facility
 - iv. Proper containment of raw materials

3. Building and Grounds Maintenance
 - a. Building, grounds maintenance
 - b. Building repair and construction
 - c. Parking/storage area maintenance
 - d. Drainage system maintenance
 - i. Contained pressure washing
 - ii. Proper waste disposal-repair, remodeling, and construction
 - iii. Proper landscaping practices
 - iv. Proper maintenance of catch basins/inlets
 - v. Routine inspections for illicit connection/discharge, dumping

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CASQA BMP for Vehicle and Equipment

- SC-20 Fueling
- SC-21 Cleaning
- SC-22 Repair

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CASQA BMP for Outdoor Municipal Areas and Activities

- SC-30 Outdoor Loading/Unloading
- SC-31 Outdoor Container Storage
- SC-32 Outdoor Equipment Operations
- SC-33 Outdoor Storage Raw Materials
- SC-34 Waste Handling & Disposal

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CASQA BMP for Municipal Building and Grounds Maintenance

- SC-41 Building, Grounds Maintenance
- SC-42 Building Repair & Construction
- SC-43 Parking/Storage Area Maintenance
- SC-44 Drainage System Maintenance



4. Field Operations

- a. Road and street maintenance
- b. Plaza and sidewalk maintenance
- c. Fountains and pools maintenance
- d. Landscape maintenance
- e. Drainage system maintenance
- f. Waste handling and disposal
- g. Water and sewer utility maintenance

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CASQA BMP for Municipal Field Operations

- SC-70 Road and Street Maintenance
- SC-71 Plaza and Sidewalk Cleaning
- SC-72 Fountain and Pool Maintenance
- SC-73 Landscape Maintenance
- SC-74 Drainage System Maintenance
- SC-75 Waste Handling and Disposal
- SC-76 Water and Sewer Utility Maintenance

6.5.4.3 Operation and Maintenance of Municipal BMPs

Permit Provision E.5.b.(1)(c)(i) requires that the City consider the following in setting the O&M of BMPs used and/or installed for municipal facilities and activities: the City must properly operate and maintain, or require the proper O&M of designated BMPs at municipal facilities in its inventoried existing development.

The City has selected the BMPs described in Section 6.5.4.2 and referenced CASQA BMP Fact Sheets for their proper implementation, including O&M requirements. The City will rely primarily on the O&M requirements for each BMP in the CASQA Fact Sheets and as identified during inspections. BMP Fact Sheets are found in the City's Storm Water Standards Manual.

In addition, BMP installation, implementation, and O&M is support by CMC 61.08.040 and 61.08.080.

6.5.4.4 Pesticide, Herbicide, and Fertilizer BMPs

See Section 6.5.2.4 for Pesticide, Herbicide, and Fertilizer BMPs applicable to municipal facilities and activities.

6.5.5 MS4 Operation and Maintenance Activities Requirements

In addition, Permit Provision E.5.b.(1)(c)(ii) requires the following for MS4 O&M activities:

1. The City must implement a schedule of O&M activities for its MS4 and related structures (including but not limited to catch basins, storm drain inlets, detention basins, etc.), and verify proper operation of all its municipal structural treatment controls designed to reduce pollutants (including floatables) in storm water discharges to or from its MS4s and related drainage structures. O&M activities may include, but are not limited to, the following:
 - a. Inspections of the MS4 and related structures;



6.5.10 Residential Development BMP Implementation and Maintenance Program Requirements

As illustrated in Figure 6-1, Permit Provision E.5.b.(2) requires that the City promote and encourage pollution prevention, BMP implementation, and pesticide, herbicide, and fertilizer BMPs. The same provision requires the O&M of the designated or applicable BMPs for residential areas and activities. See Section 6.5.1 for more all applicable requirements.

6.5.11 Residential Development BMP Implementation and Maintenance Program Implementation

For residential areas, the implementation of BMPs is linked to the City's Public Education and Outreach Program (JRMP Section 7). City staff evaluated all residential activities that have the potential to occur within the City of Coronado and determined that activities for which BMPs will be promoted and will be the focus of residential education are primarily:

- Erodible or disturbed soils
- Storage of materials and waste disposal
 - Disposal of trash
 - Disposal of pet waste
 - Disposal of green waste
 - Discharge of pool/spa water
- Home and garden care activities and product use
 - Pesticides, herbicides, and fertilizers; cleaners and chemicals
 - Home repair and remodeling (by homeowner)
 - Surface cleaning or power washing
- Disposal of household hazardous waste
- Vehicle, boat and equipment repair and maintenance, washing, and parking
- Condition of private property sewer laterals

6.5.11.1 Residential Pollution Prevention

Pollution prevention methods have been incorporated into the City's minimum set of BMPs. The City considers pollution prevention the first line of defense in the effort to minimize residential activity impacts to water quality. Pollution prevention practices and processes aim to reduce or eliminate the generation of pollutants in storm water runoff. For example, alternative products which are less toxic to aquatic organisms can be used in place of conventional cleaning and household products. Common products which have safer alternatives include: soaps, detergents, oil based cleaners, fertilizers, pesticides, paints, and solvents.

The City will promote the use of pollution prevention methods by residents through the implementation of educational outreach programs and enforcement of the minimum residential



BMPs. The City’s primary focus for residential areas and activities is the prevention and prohibition of non-storm water discharges. The City will encourage pollution prevention measures for a variety of residential activities and areas, if applicable, as follows:

Good Housekeeping

1. Non-storm Water Discharge Prohibitions and Prevention (JRMP Sections 3.3 through 3.5)
2. Spill Prevention, Control and Clean-up
 - a. Proper containment, cover
 - b. Storage, and disposal of solid/liquid/fluid spill
 - c. Effective recycling/reuse
3. Safe Alternative Product Purchase and Use

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CASQA BMP for Pollution Prevention

- SC-10 Non-storm Water Discharges
- SC-11 Spill Prevention, Control and Clean-up
- SC-35 Safer Alternative Products
- SC-60 Housekeeping Practices

Although CASQA does not have a specific residential BMP handbook, the commercial version of the handbook can be generally applied with a few modifications. Alternatively, the City has developed BMP brochures and other information to promote and encourage BMPs for residential activities and areas. Additional information may be found in JRMP Section 7 – Public Education and Participation.

6.5.11.2 Residential BMP Implementation

The implementation of residential BMPs is promoted and encouraged by the City through education and outreach, and visual observations through neighborhood patrols conducted by the Public Services and Engineering Department. For any identified illicit discharges, additional inspection or education will be conducted to eliminate them. In addition, BMP requirements are included in CMC 61.08.040 and 61.08.050.

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CASQA BMP for Residential

- BG-40 Landscape Maintenance

6.5.11.3 Operation and Maintenance of BMPs

Any BMP identified and required by the City for residential activities or areas will be subject to proper O&M, including repair, replacement, or substitution of ineffective BMPs. BMP inspection, maintenance, repair and upgrading is also supported by CMC 61.08.040.C.

6.5.11.4 Pesticide, Herbicide, and Fertilizer BMPs

Permit Provision E.5.b.(2)(d) states that the City must promote and encourage the implementation of BMPs to reduce pollutants in storm water discharges to the MEP and effectively prohibit non-storm water discharges associated with the application, storage, and disposal of pesticides, herbicides, and fertilizers from residential areas. In addition, the



discharge of pesticides, herbicides, and fertilizers to the MS4 is prohibited by CMC 61.08.050.B.1.

6.6 Existing Development Inspections

Permit Requirement:	Provision E.5.c
Title:	Existing Development Inspections
Brief Description:	The City must conduct inspections of inventoried existing development to ensure compliance with the applicable ordinance and permits, including the Municipal Permit.
Permit Page Number:	103 of 127

6.6.1 Existing Development Inspections Requirements

Permit Provision E.5.c describes the requirements for existing development (commercial, municipal and residential) inspections to verify compliance with the Permit, JRMP and City ordinances. The requirements are for the City to conduct inspections of inventoried existing development to ensure compliance with applicable local ordinances and permits, and the Permit.

6.6.1.1 Inspection Frequency Requirements (Permit Provision E.5.c.(1))

The City must establish appropriate inspection frequencies for inventoried existing development in accordance with the following requirements:

1. At a minimum, inventoried existing development must be inspected once every five years utilizing one or more of the following methods:
 - a. Drive-by inspections by City and contract staff;
 - b. Onsite inspections by City and contract staff; and/or
 - c. Visual inspections of publicly accessible inventoried facilities or areas by volunteer monitoring or patrol programs that have been trained by the City.
2. The frequency of inspections must be appropriate to confirm that BMPs are being implemented to reduce the discharge of pollutants in storm water from the MS4 to the MEP and effectively prohibit non-storm water discharges to the MS4;
3. The frequency of inspections must be based on the potential for a facility or area to discharge non-storm water and pollutants in storm water, and should reflect the priorities set forth in the San Diego Bay WQIP;