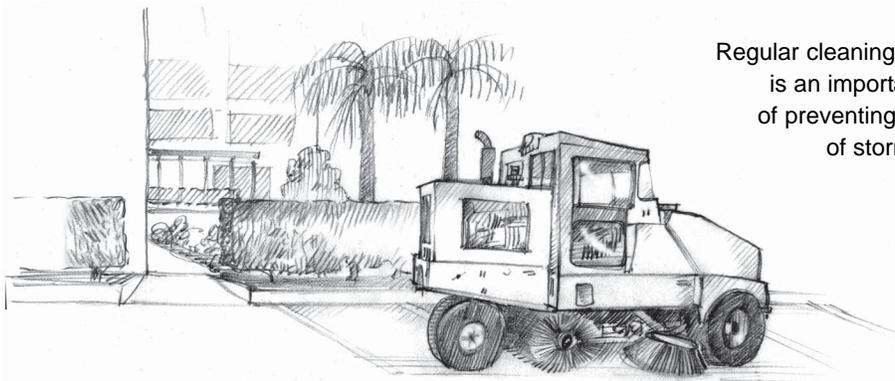


Parking Lots & Garages

Best Management Practices



Regular cleaning of parking lots is an important component of preventing contamination of storm water runoff.

Selection of Best Management Practices

In order to comply with Santa Barbara County's Municipal Storm Water Permit, Best Management Practices (BMPs) must be employed at municipal facilities. BMPs may be selected from the options listed below or developed on a case-by-case basis as appropriate. Facilities with a Water Quality Protection Protocol (WQPP) should follow the BMPs stated in that protocol.

Practices

1. Regularly clean parking lots to remove dirt, accumulations of grease and oil, general debris and trash. Frequency of cleaning will depend on the intensity of use.
 - a. Lots are cleaned at least once a year.
 - b. Lots are cleaned twice a year, with one cleaning just before October 1, the start of the rain season.
 - c. Lots are cleaned as needed.
2. If a wet cleaning method is used, ensure that the storm drains or offsite migration points (such as driveways and swales) are protected. Collect all waste, liquid and solid, for appropriate disposal either to the sanitary sewer, with approval by the local sanitation district, or at an appropriate disposal facility.
3. Keep spill response equipment for hydrocarbon clean up onsite. Promptly clean up any spill of liquid or solid wastes. Do not hose down an area to clean or handle a spill, unless the liquid will be completely contained, cleaned

Goal / Purpose

Prevent the discharge of pollutants into storm water runoff from vehicle parking areas by removing contaminants before it rains or filtering the runoff before it enters the storm water system.

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up and disposed of to a sanitary sewer or offsite as appropriate for the waste type. There should no discharge to storm drains or surface flow off of the property of contaminated runoff.

4. Schedule maintenance, such as seal coating and repair work, at least five days before predicted rain. Check with County Flood Control (805-568-3440) to confirm weather conditions.
5. Protect storm drains, gutters, or offsite migration points from any liquid or solid waste during maintenance or repair work.
6. Apply only as much sealer as required to completely cover the paved area. Remove any excess and store or dispose of appropriately.
7. If, in spite of your best efforts, rain occurs during or shortly after the seal coating or lot repair work, protect storm drains and offsite migration points with sediment or petroleum selective filters to minimize the migration of contaminants into the storm system.
8. Evaluate the use of storm drain filters to remove petroleum compounds, debris and or sediment. If the parking lot meets one of the following criteria, it could be a candidate for storm drain filters:
 - a. located near environmentally sensitive habitats, such as creek, wetlands and estuaries and lagoons;
 - b. exceeds 5,000 SF in discharge area;
 - c. exceeds 100 vehicles per 1000 SF of area;
 - d. stores 10 or more, 10-ton or larger diesel trucks or other equipment (buses, grader, etc.).
9. Install storm drain filters at one or more drains to remove petroleum, debris or sediment from the storm water system.

Contractor Requirements

10. Ensure that contractors, who conduct cleaning, maintenance and construction work, provide the County with a copy of their storm water awareness training and procedures for protecting the storm water system. These

Associated BMPs

- Housekeeping
- Vehicle or Equipment Washing or Steam Cleaning
- Storm Drains & Catch Basins
- Spill Prevention & Cleanup

procedures should cover activities from cleaning windows to painting an entire building.

11. Include specific contract language to inform contractors that they must comply with federal, state and local storm water rules and regulations as required by the Clean Water Act. Amend existing contracts to include this language, if not already included.

Employee Training

Staff training may include regular tailgate sessions at those facilities responsible for maintaining or managing a garage. Tailgate sessions should provide information on the selected storm water BMPs and methods for preventing discharge of pollutants into the storm drain system. Encourage employees to suggest modifications for existing BMPs and to create new BMPs; their suggestions will likely reduce labor and increase storm water runoff protection. If the above suggested BMPs require some modification to work for you or do not cover some aspect of your operations or facility, call Project Clean Water at 568-3440 for assistance.

Storm water BMP training may be incorporated with other training sessions such as safety training. Facilities with a Storm Water Plan should follow the training requirements stated in that Plan. Records of the training sessions must be kept for at least three years. These records should include who conducted the training, who attended, subjects discussed, and the date(s) of the training.

For additional information on this and other BMPs, or the County's responsibilities under the NPDES Phase II federal regulations for storm water discharges, see www.countyofsb.org/project_cleanwater or contact Project Clean Water staff at 568-3440.