

Attachment D

WDRs Order No. R5-2011-XXXX
Tejon Mountain Village LLC
Tejon Mountain Village
Kern County

Good Site Management "Housekeeping"

1. Dischargers shall implement good site management (i.e., "housekeeping") measures for construction materials that could potentially be a threat to water quality if discharged. At a minimum, dischargers shall implement the following good housekeeping measures:
 - a. Conduct an inventory of the products used and/or expected to be used and the end products that are produced and/or expected to be produced. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.).
 - b. Cover and berm loose stockpiled construction materials that are not actively being used (i.e. soil, spoils, aggregate, fly-ash, stucco, hydrated lime, etc.).
 - c. Store chemicals in watertight containers (with appropriate secondary containment to prevent any spillage or leakage) or in a storage shed (completely enclosed).
 - d. Minimize exposure of construction materials to precipitation. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.).
 - e. Implement BMPs to prevent the off-site tracking of loose construction and landscape materials.
2. Dischargers shall implement good housekeeping measures for waste management, which, at a minimum, shall consist of the following:
 - a. Prevent disposal of any rinse or wash waters or materials on impervious or pervious site surfaces or into the storm drain system.
 - b. Ensure the containment of sanitation facilities (e.g., portable toilets) to prevent discharges of pollutants to the storm water drainage system or receiving water.
 - c. Clean or replace sanitation facilities and inspecting them regularly for leaks and spills.

- d. Cover waste disposal containers at the end of every business day and during a rain event.
 - e. Prevent discharges from waste disposal containers to the storm water drainage system or receiving water.
 - f. Contain and securely protect stockpiled waste material from wind and rain at all times unless actively being used.
 - g. Implement procedures that effectively address hazardous and nonhazardous spills.
 - h. Develop a spill response and implementation element of the SWPPP prior to commencement of construction activities.
 - i. Ensure the containment of concrete washout areas and other washout areas that may contain additional pollutants so there is no discharge into the underlying soil and onto the surrounding areas.
3. Dischargers shall implement good housekeeping for vehicle storage and maintenance, which, at a minimum, shall consist of the following:
 - a. Prevent oil, grease, or fuel to leak in to the ground, storm drains or surface waters.
 - b. Place all equipment or vehicles, which are to be fueled, maintained and stored in a designated area fitted with appropriate BMPs.
 - c. Clean leaks immediately and disposing of leaked materials properly.
 4. Dischargers shall implement good housekeeping for landscape materials, which, at a minimum, shall consist of the following:
 - a. Contain stockpiled materials such as mulches and topsoil when they are not actively being used.
 - b. Contain all fertilizers and other landscape materials when they are not actively being used.
 - c. Discontinue the application of any erodible landscape material within 2 days before a forecasted rain event or during periods of precipitation.
 - d. Apply erodible landscape material at quantities and application rates according to manufacture recommendations or based on written specifications by

knowledgeable and experienced field personnel.

- e. Stack erodible landscape material on pallets and covering or storing such materials when not being used or applied.
5. Dischargers shall conduct an assessment and create a list of potential pollutant sources and identify any areas of the site where additional BMPs are necessary to reduce or prevent pollutants in storm water discharges and authorized non-storm water discharges. This potential pollutant list shall be kept with the SWPPP and shall identify all non-visible pollutants which are known, or should be known, to occur on the construction site. At a minimum, when developing BMPs, dischargers shall do the following:
- a. Consider the quantity, physical characteristics (e.g., liquid, powder, solid), and locations of each potential pollutant source handled, produced, stored, recycled, or disposed of at the site.
 - b. Consider the degree to which pollutants associated with those materials may be exposed to and mobilized by contact with storm water.
 - c. Consider the direct and indirect pathways that pollutants may be exposed to storm water or authorized non-storm water discharges. This shall include an assessment of past spills or leaks, non-storm water discharges, and discharges from adjoining areas.
 - d. Ensure retention of sampling, visual observation, and inspection records.
 - e. Ensure effectiveness of existing BMPs to reduce or prevent pollutants in storm water discharges and authorized non-storm water discharges.
6. Dischargers shall implement good housekeeping measures on the construction site to control the air deposition of site materials and from site operations. Such particulates can include, but are not limited to, sediment, nutrients, trash, metals, bacteria, oil and grease and organics.