

Best Management Practices

Property Management and Shopping Centers

If you own/manage commercial or shopping center properties, you may be responsible for any hazardous waste and other pollutants abandoned by:

- Retail and office tenants
- Commercial and industrial tenants
- Remodeling projects
- Construction/demolition projects
- Routine maintenance operations
- Unknown sources (e.g. illegal dumping)

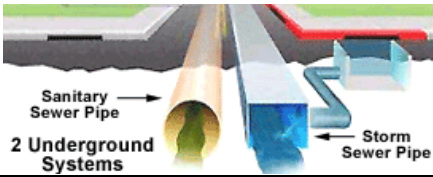





Proper management of wastes at your property prevents unnecessary and costly operating expenses; protects public health and the environment; and helps you to comply with Title 10 of the District Code and your City’s Storm Water Ordinances. (see Central San Service Area Map)

This Fact Sheet also helps you understand the minimum standards for regulatory compliance. Failure to comply with these minimum standards can result in citations and potential fines.

WHAT YOU CAN DO → Best Management Practices (BMPs)

BMPs are common sense practices and actions that help reduce the potential for pollutants to enter our environment. **BMPs** may prevent costly expenses (e.g. sewer line backups, lateral replacement, property damage, creek cleanups).

The following **BMPs** can be easily implemented:

 <p>Sanitary Sewer Pipe 2 Underground Systems Storm Sewer Pipe</p>	<p>Eliminate illegal connections between the sanitary sewer system and the storm water system, identify all drains on your property and where they discharge. (see Storm Drains and Sanitary Sewers Fact Sheet)</p> <p style="text-align: center;">“Only rain down the storm drain”</p>
	<p>Evaluate how tenants handle their hazardous materials and wastes to prevent future liability.</p>
	<p>Keep hazardous materials and wastes out of sanitary sewer drains and storm drains.</p> <p>Use secondary containment to store hazardous materials and wastes.</p>
	<p>Permanently cover or close all sanitary sewer drains in areas where chemicals are stored.</p>
	<p>Prevent spills and leaks; clean up quickly and properly when they occur.</p> <p>Keep spill kits easily accessible, and instruct employees on proper spill procedures.</p>
	<p>Keep WIPES and MEDICINES out of pipes.</p> <p>Do not flush them down the toilet.</p>



Sanitary sewer drains in trash enclosure areas shall discharge into a grease interceptor or grease trap.
Any outdoor sanitary sewer drain shall be roofed, sloped, and/or bermed to prevent rain water from entering the sanitary sewer system.



Sweep common paved and trash areas as needed.
Check trash compactors and dumpster for leaks.
Fix/replace leaking or damaged compactors and dumpsters.
Keep lids closed when not in use.



Ensure your dumpsters and tallow (oil) bins are not overflowing.
Verify the size and number of dumpsters/tallow bins and frequency of pick up is appropriate for the trash/oil load generated by your tenants.



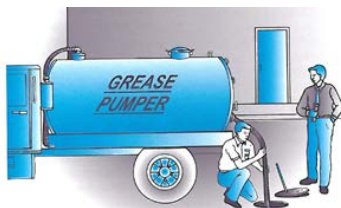
Do not allow employees, customers, and contractors to perform automotive repairs or wash vehicles or equipment on your property, unless there is an appropriate area for these activities.



When maintaining landscaping do not blow grass clippings, leaves, or solids into storm drains; clean storm drains regularly.
Mark drains with a “Do Not Dump” signs.



If you hire a mobile washer, verify that the pretreatment equipment is appropriate for the job. Verify that the mobile washer has a current permit issued by Central Contra Costa Sanitary District.



If you are in charge of cleaning a grease interceptor and/or sand-oil interceptor on your property, clean the interceptors at a minimum every 90 days (3 months).
Keep records of proper maintenance on site for 3 years.
Environmental Compliance Inspectors will request to see records to verify proper disposal of wastes.



Educate your employees, tenants, and contractors about **BMPs** and ask them to follow the **BMPs** when they are on your property.

For more information about specific **BMPs** (e.g. auto repair, food service facilities, mobile washers, painters, dental offices) visit us at www.centrialsan.org and click→ ☰, click→ **Businesses**, click→ **Environmental Compliance**, click→ **Best Management Practices**

ABOUT THIS FACT SHEET

This fact sheet is one of a series created by the Environmental Compliance Section to help businesses be informed about why and how to prevent water pollution. The contents are informational and summary in nature and do not constitute legal advice. Call the Environmental Compliance Section at (925) 229-7288 for more information or visit us at www.centrialsan.org

Call (925) 228-9500 for General Information
Call (800) 646-1437 for Household Hazardous Waste Collection Facility
Call (925) 229-7371 for Permit/Plan Review

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