

## COMMON POLLUTANTS

- 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

To learn more about landscaping, mobile cleaning and construction BMPs, visit your city's Stormwater Management webpage.

**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.

### Training

- Provide BMP training to all site management 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 Cleanup

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

## ABOUT THIS GUIDE

Many residential tenants and landlords don't realize their habits and actions at home can pollute our local streams, creeks, lakes, rivers, and the ocean. Pollutants from tenants and building maintenance activities can come into contact with irrigation and stormwater runoff and flow to a storm drain inlet and into our waterways.

This guide provides pollution prevention practices for residential tenants and landlords. You can help reduce water pollution year-round by implementing the practices in this guide.

## RESIDENTIAL TENANT AND LANDLORD BMPs

### 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.

### 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, off-site 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 number) in the event of a spill or discharge.
- Take your vehicle to a commercial car wash or use an on-site 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.
- Wastewater from carpet and upholstery cleaning must be collected and discharged to a sink, toilet, or another drain connected to the sanitary sewer either on-site or at the service provider's facility.
- Store hazardous materials/wastes within watertight containers, secondary containment, and under a tarp or storage shed, to prevent exposure during the rainy season.

FOR ADDITIONAL INFORMATION CONTACT OUR PARTNERING AGENCIES

## WANT TO KNOW MORE?

The Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Barbara, and Solvang, and the County of Santa Barbara have extensive Stormwater Management Programs, with a great selection of information and useful tools to help protect the environment.

### Be sure to always:

- Understand on-site drainage
- Identify all on-site storm drain inlets, catch basins, and/or nearest off-site drain location
- Ensure all on-site storm drain inlets are labeled "No Dumping"
- Routinely inspect and clean on-site 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 city's Solid Waste webpage, your waste hauler's website or **Less is More** at <http://lessismore.org>.

To find drop-off locations for safe disposal of medicines and sharps within California, visit **Med-Project** at <https://Med-Project.org>.

## ONLY RAIN DOWN THE STORM DRAIN

### LANDSCAPING

- Set irrigation systems schedules to reflect your city water conservation requirements and adjust for upcoming rain events.
- Regularly inspect irrigation system 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.
- Use a funnel and handle gasoline, diesel, oil, and grease carefully
- Do not blow leaves, grass clippings, tree branches or dirt into the street or storm drain inlets. Dispose of them in a green waste container or leave on site as mulch.

### 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.

### 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. [City of Santa Barbara swimming pools and spas must be drained to sanitary sewer and can not be drained into the street and/or storm drain. Contact the City's Wastewater System office at (805) 568-1010 before draining your pool.]

### DUMPSTER AREA

- Keep dumpster lids closed when not in use to prevent 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 commercial recycling (AB 341), commercial organics recycling (AB 1826), and residential organics recycling, (SB 1383), or visit **Less is More** at <http://lessismore.org> for more information.
- Dispose of unwanted/expired 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.

**GO GREEN:** To learn more about going Green, visit **Santa Barbara County's Green Business Program** at <https://greenbusinessca.org>.



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[www.CityofBuellton.com](http://www.CityofBuellton.com)



City of Carpinteria  
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