

# CASE SCENARIO



## Shared Trash Enclosure



Compliance Inspection Group  
Environmental Services Department  
City of Sunnyvale

May 26, 2016

# CASE SCENARIO



You are conducting a routine inspection of a restaurant in a large business complex. This complex consist of multiple FSEs, a shared parking area and a shared trash enclosure. As you peek into the trash enclosure of the complex, you notice...





Trash bags thrown outside compactor



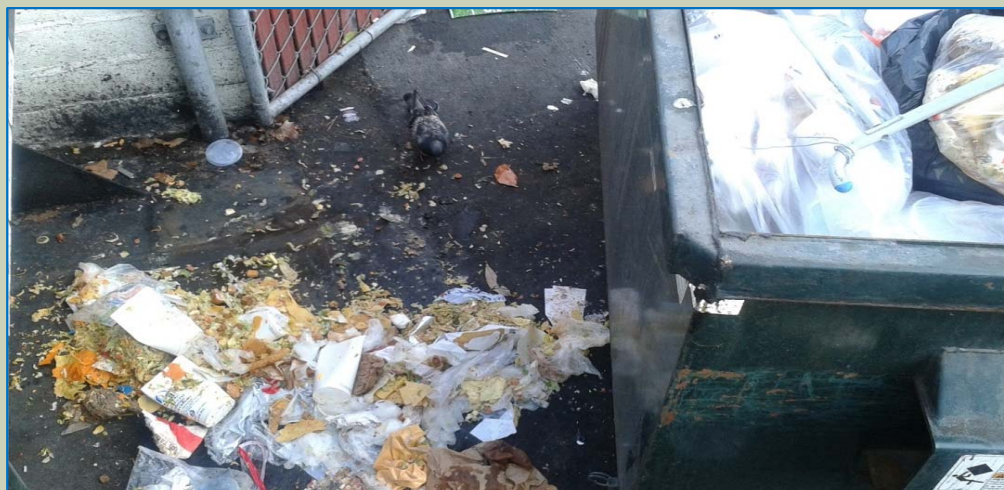
Random dumping



Empty recycle bin and cardboard boxes all around



Excessive trash in parking area and in the trash enclosure



Trash bin lid open and trash thrown outside

# WHAT IF?



1. Businesses are blaming each other and are reluctant to take responsibility for the violations.

- Who is responsible for the maintenance of the trash enclosure and the parking lot?
- Who would you educate with the BMPs?

2. Enforcement was previously issued eight months prior for an IDDE from a different restaurant dumping used cooking oil into the shared trash bin.

- What would be the enforcement at this time?

3. Property manager has a maintenance company in place for maintaining the trash enclosure and picking up trash from the parking lot every other day.

- What corrective action(s) would you require?



## SAN JOSE ASSOCIATES, LLC

January 26, 2016

«Contact\_Name»  
«Additional\_Contact\_Name»  
«Company\_Name»  
«Mailing\_Address\_1\_Street»  
«Mailing\_Address\_2»  
«Mailing\_Address\_3\_City\_State\_Zip»

RE: Waste Disposal Violation and Clean Up Fee

Dear Tenant:

The City of Sunnyvale Environmental Services Department recently conducted an inspection at our center. The compactors, the cardboard recycling bin, and the surrounding areas were a mess and WE ARE IN VIOLATION (see enclosed photos).

ALL tenants need to be extra careful and conscious when disposing your trash, cardboard, and/or grease.

Additionally, we were informed that a tenant(s) is putting wood into the compactor - this is strictly prohibited as it will damage the compactor! **DO NOT PUT WOOD IN THE COMPACTOR!** Please refer to the revised Shopping Center Rules and Regulations and make sure you are disposing all of your waste properly. Avoid any spillage on top of the grease recycling receptacle or on the ground, and NEVER put grease, oil or wood in the compactor(s) or cardboard recycling bin.

As you know, it cost us money every time we have to have extra clean ups. So as a result, we are billing ALL tenants \$100 each and every time we need to have extra clean ups of the area(s)!

**Please remit your payment in the amount of \$100 to SAN JOSE ASSOCIATES, LLC immediately.**

Make sure that you and ALL of your employees are disposing of your trash, your cardboard and your grease properly in order to avoid future violations and future clean up fees.

Let's take pride in our center's appearance!

Sincerely,  
SAN JOSE ASSOCIATES, LLC

Michael T. Novick,  
Manager

MTN:amp

Enclosure(s)

«CC»  
«cc2»

# KEY TO SUCCESS



1. Good working relationship with Property Management.
2. Educate all FSEs and Property Management.
3. Property Management receptive and responsive.
4. Implementation of ongoing maintenance plan.
5. Increased number of drive by inspections.



**QUESTIONS?**