

Lowrie Yacht Harbor, Inc.
40 Pt. San Pedro Road
San Rafael, CA 94901
415-454-7595

Best Management Practices - Tenant Agreement

Lowrie Yacht Harbor Inc. (hereinafter "Marina") strives to operate a professionally run facility. Reaching that goal requires the cooperation from all parties, including all of those who use the Marina. One objective of reaching the goal of operating a professionally run facility is to minimize or strictly control the introduction of all pollutants into our Marina environment.

These *Best Management Practices* ("BMPs") are designed to both keep the Marina environment clean and to provide quality services to the boaters in the Marina. It is our hope that you will find these practices useful. We understand that not all will apply to the work, which you may be conducting. However, the BMPs list is meant to be illustrative of things you can do to eliminate marine pollution and be a good steward in the place where you keep your boat.

Embracing clean practices is a requirement to keep your vessel at the Marina.

1. TOPSIDE CLEANING

- Use only environmentally friendly cleaning products. Use only phosphate-free biodegradable soaps. No ammonia, lye, sodium hypochlorite or petroleum products may be used that will wash into the marina waters.
- Wax, buffing, shining compounds and other products must not be allowed in the water. See sanding for suggestions.

2. SANDING

- Cover areas between boat and dock with plastic sheeting or a tarp to catch debris. Reverse boat in the berth to work on the other side.
- Use sanding equipment with a dust containment bag. Sweep or vacuum all residual sanding dust and put it in the trash. Wipe down small amounts of sanding or other dust with a damp rag.
- Deploy a boom around the vessel or work area to ensure capture of the debris. It is your responsibility to capture any minor or light debris that accidentally escapes.
- Sanding in a heavy breeze is strictly prohibited.
- Vacuum, sweep and clean prior to moving tarps and clean often during the project.

3. TOPSIDE PAINTING

- All major work and repairs should be taken to the boatyard. We only allow minor repair jobs at the sole discretion of the harbor management (less than 25% of the topside). Contact marina office for permission.
- Cover side between the boat and the dock with plastic sheeting or a tarp to catch drips. Reverse the boat to work on the other side. Cover the prep area on the dock to catch drips.
- Mix only enough paint and thinner for the job. Seal containers tightly when not in use. Spills or drips on the dock will not be tolerated no matter how small.
- Painting in a heavy breeze is strictly prohibited.
- Spray painting at any time is strictly prohibited.

4. HULL CLEANING

- Use the least abrasive method possible.
- Use stainless steel brushes and abrasive pads on non-painted metal areas only.
- Use more vigorous cleaning pads only as needed to remove hard marine growth.
- Do not sand or strip hull paint underwater.
- Clean gently to avoid creating a colored plume of paint in the water.
- Recycle zincs at the Hazardous Materials Center below. Never toss these in the water.

5. ENGINE AND BILGES

- Use absorbent bilge pads to soak up oil and fuel and then recycle the pads at the Hazardous Materials Center listed below.
- Disconnect or disable the automatic bilge pump prior to commencing any work on the engine.
- If the discharge of any bilge water creates an oil sheen, immediately discontinue the discharge and use a boom and absorbent pads to soak up the oily material. You are personally responsible and liable for any spill in any amount, either in the water, on the dock or on land.
- Recycle oil, oil filters and used absorbent pads at the Hazardous Materials Center listed below.
- Antifreeze, fuel, and other used fluids are not accepted at our Marina; take it to the Hazardous Material Center listed below.

6. PAINTING AND VARNISHING

- Limit the amount of open solvents or paints on the dock to one gallon or less 'while working'. No containers are allowed to remain on the dock outside of the dock box or your vessel.
- Always mix paints or epoxy over a tarp.
- Always use a drip pan or drop cloth.
- Spray painting is strictly prohibited.
- Recycle small amounts of boat chemicals at the Hazardous Materials Center as listed below.

7. SOLID WASTE DISPOSAL

- Dispose of all non-toxic garbage from your boat in the dumpsters at the gate landings.
- Cardboard must be flattened and recycled in the recycle container.
- Please recycle aluminum cans and bottles.

8. HAZARDOUS MATERIALS DISPOSAL LOCATIONS

Batteries	Harbor Shop entrance, please alert the office management
Bilge Pads	Hazardous Materials Center, below
Oil	Hazardous Materials Center, below
Oil Filters	Hazardous Materials Center, below
Usable or unusable Paints and Solvents	Hazardous Materials Center, below
Gas or Diesel	Hazardous Materials Center, below
Zincs	Hazardous Materials Center, below
Antifreeze	Hazardous Materials Center, below

Hazardous Materials Center - Household Hazardous Waste

Marin Household Hazardous Waste Facility (MHHWF)
 565 Jacoby Street, San Rafael, CA, 94901
 (415) 485-6806, <http://www.marinsanitary.com>
 Hours: Tuesday - Saturday, 8:00 a.m. - 3:30 p.m. Closed Sunday

I hereby agree to employ the most applicable Best Management Practices in my work at this Marina and I understand that if I am the cause of any pollution at the Marina, I am personally liable and, in addition, that my access privileges could be denied in the future.

I acknowledge that I have received and read a copy of these Best Management Practices and promise to actively follow them while performing maintenance to my vessel.

Signature

Date

Print Tenant Name