In the Santa Clara Valley, storm drains flow directly to our local creeks, and on to San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands.

Proper management of construction sites reduces pollution significantly

This sheet summarizes the "Best Management Practices" (BMPs) for storm water pollution

ORDINANCE OF THE CITY OF CUPERTINO FOR STORM WATER POLLUTION PREVENTION & WATERCOURSE PROTECTION: Chapter 9.18

9.18.040 Discharge into the storm drain prohibited

It is unlawful to cause, allow, or permit to be discharged, any discharge not composed entirely of stormwater to the storm drain system or to surface waters or to any location where it would contact or eventually be transported to surface waters, including flood plain areas, unless specifically called out in the Municipal Regional Permit as an exempt or conditionally exempt discharge.

9.18.070 Accidental Discharge

All persons shall notify the Director of Public Works immediately upon accidentally discharging pollutants of concern to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Initial notification shall be followed, within five (5) business days of the date of occurrence, by a detailed written statement describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or Federal laws.

9.18.220 Violation'

Any person who violates any provision of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished as provided in Chapter 1.12 of the City of Cupertino Municipal Code.

paragraph D, states*:

Unless otherwise specified by this code, an infraction is punishable by:

Chapter 1.12: General Penalty, Section 1.12.010,

A fine not to exceed \$100 for a first violation A fine not to exceed \$200 for a second violation A fine not to exceed \$500 for a third violation of the same chapter within one year.

9.18.240 Civil penalty for illicit discharges*

Any person who discharges pollutants, in violation of this Chapter, by the use of illicit connections shall be civilly liable to the City in a sum not to exceed twenty-five thousand dollars per day per violation for each day in which such violation occurs.

*Excerpts - For complete CODE language refer to the City of Cupertino Municipal Code.

> Cupertino **Building Dept:**

Public Works Dept:

408-777-3354 Santa Clara County Recycling Hotline:

800-533-8414 www.reducewaste.org www.recyclestuff.com Small Business Hazardous Waste

Cupertino Sanitary Sewer Distr 408-253-7071

Santa Clara Valley Urban Runoff Pollution Prevention Prgm 800-794-2482

State Office of Emergency Services 1-800-852-7550 (24 hrs)

Report spills to 911

DIRECTOR OF PUBLIC WORKS

General Construction and Site Supervision

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

General Principles ☐ Keep an orderly site and ensure good

- housekeeping practices are used. Maintain equipment properly. Cover materials when they are not in use. Keep materials away from streets, storm
- drains and drainage channels. ☐ Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual. available from the Regional Water Quality Control Board, as a reference
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater run off velocities by constructing temporary check dams or berns where appropriate.
- Train your employees and subcontractors. The city can provide brochure's about these issues for you to distribute to workers at your construction site. Inform your subcontractors about the stormwater requirements and their own responsibilities. Use Blueprint for a Clean Bay, a construction best management ractices guide available at our Building Dept. counter.

Painting and

Application of

Solvents and

Adhesives

Storm Drain Pollution from Paints

creeks, San Francisco Bay, and the Pacific Ocean.

Toxic chemicals may come from liquid or solid

products or from cleaning residues or rags. Paint

material and wastes, adhesives and cleaning fluids

should be recycled when possible, or disposed of

properly to prevent these materials from flowing

Keep all liquid paint products and wastes

■ Never clean brushes or rinse paint

French drain, or creek.

away from the gutter, street, and storm

containers into a street, gutter, storm drain,

For water-based paints, paint out brushes to

the extent possible, and rinse into an inside

sink drain that goes to the sanitary sewer.

For oil-based paints, paint out brushes to the

extent possible and clean with thinner or

When thoroughly dry, empty paint cans, used

brushes, rags, and drop doths may be

residue as hazardous waste.

disposed of as garbage.

solvent. Filter and reuse thinners and solvents,

where possible. Dispose of excess liquids and

into storm drains and watercourses.

Handling Paint Products

Painting Cleanup

All paints, solvents, and adhesives contain

chemicals that are harmful to wildlife in local

Solvents, and Adhesives

Good Housekeeping Practices Designate one area of the site for auto parking. vehicle refueling, and routine equipment

maintenance. The designated area should be well away from streams or storm drain inlets, bermed if

entrances with stabilized aggregate surfaces. Or provide a tire wash area. ■ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic

and remove materials from surfaces that drain to storm drains, creeks, or channels. Contain all litter, food wrappers, bottles and cans - Place lidded trash and recycling bins around the site.

necessary. Make major repairs off site.

☐ To prevent off-site tracking of dirt, provide

sheeting or temporary roofs. Before it rains, sweep

- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible, If you must use water, use just enough to keep the
- dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

☐ Cover and maintain dumpsters. Place

Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks. Materials/Waste Handling

☐ Practice Source Reduction -- minimize waste

when you order materials. Estimate carefully.

- Recycle excess materials, whenever possible. such as concrete, asphalt, scrap metal, solvents, vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave then in the street or near a creek or stream bed.

Paint chips and dust from non-hazardous

dry stripping and sand blasting may be

disposed of as trash.

be required

swept up or collected in plastic drop cloths and

Chemical paint stripping residue, and chips

be disposed of as hazardous wastes. Lead

When stripping or cleaning building exteriors

with high-pressure water, block storm drains.

into soil. Or, check with Cupertino Sanitary

washwater and dispose of it in a sanitary

Washwater from painted buildings

sewer drain. Sampling of the washwater may

onstructed before 1978 can contain high

amounts of Lead, even if paint chips are not

present. Before you begin stripping paint or

under high pressure, test paint for lead by

taking paint scrapings to a local laboratory.

If there is loose paint on the building, or if the

paint tests positive for lead, block storm

to the sanitary sewer, or if you must send it

offsite for disposal as hazardous waste.

Paint Disposal, Return or Donation

Dispose of unwanted liquid paint, thinners,

hazardous waste (call the Small Business

Or Return to supplier. (Unopened cans of paint

may be able to be returned. Check with the

■ Donate excess paint (call 299-7300 to donate.)

vendor regarding its "buy-back" policy.)

solvents, glues, and deaning fluids as

Hazardous Waste Prgm: 299-7300).

drains. Check with Cupertino Sanitary District

to determine whether you may discharge water

(See Yellow Pages for a state-certified

Direct washwater onto a dirt area and spade

District to find out if you can mop or vacuum the

based paint removal requires a state-certified

containing lead, mercury or tributyl tin must

and dust from marine paints, or paints

In addition to local grading and building permits you will need to obtain coverage under the State's General Construction Activity Stormwater Permit your construction site's disturbed area totals 5 acres or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board. (This criteria will change to one acre as of Mar. 2003.)

Landscaping, Gardening, and Pool Maintenance

Lands caping/Garden Maintenance

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting. ☐ Schedule grading and excavation projects
- during dry weather. Use temporary check dams or ditches to divert runoff away from storm drains.

☐ Protect storm drains with sandbags, gravel-

filled bags, straw wattles, or other sediment

- Re-vegetation is an excellent form of erosion control for any site. ☐ Store pesticides, fertilizers, and other
- chemicals indoors or in a shed or storage Use pesticides sparingly, according to instructions on the labe. Rinse empty containers, and use rinsewater as product

Dispose of rinsed, empty containers in the

trash. Dispose of unused pesticides as

- hazardous waste ☐ In Cupertino, residents with curbside recycling can collect lawn, garden and tree trimmings in yardwaste toters. Yardwaste will be collected and composted by the city's contractors. Residents are encouraged to compost yard waste on-site themselves. Or take yardwaste to a landfill where it will be
- composted. Landscape contractors should take clippings and pruning waste to a landfill that composts vard waste (BFI's Newby Island and

The property owner and the contractor share ultimate responsibility for

the activities that occur on a construction site. You may be held responsible

for any environmental damage caused by your subcontractors or employees.

General Business Practices

dry weather.

companies.)

Develop and implement erosion/sediment

Check for and repair leaking equipment.

Perform major equipment repairs at

parts or clean equipment.

Asphalt/Concrete Removal

with rainfall or runoff.

drains.

CONSTRUCTION BEST MANAGEMENT PRACTICES

control plans for roadway embankments.

☐ Schedule excavation and grading work during

designated areas in your maintenance yard,

where cleanup is easier. Avoid performing

When refueling or when vehicle /e quipment

Do not use diesel oil to lubricate equipment

(www.recyclestuff.com for list of recycling

Recycle used oil, concrete, broken asphalt,

maintenance must be done on site, designate a

location away from storm drains and creeks.

etc. whenever possible, or dispose of properly.

Avoid creating excess dust when breaking asphalt

remove all chunks and pieces. Make sure

broken pavement does not come in contact

When making saw cuts, use as little water as

Sweep, never hose down streets to clean up

tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm

properly dispose of, all residues.

possible. Shovel or vacuum saw-cut slurry and

drain inlets during saw-cutting. Sweep up, and

remove from the site. Cover or protect storm

After breaking up old pavement, be sure to

equipment repairs at construction sites.

Roadwork

Zanker Rd. landfill are the nearest). Do not blow or rake leaves into

the street.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Pool/Fountain/Spa Maintenance

Draining pools or spas When it's time to drain a pool, spa, or fountain please be sure to call the Cupertino Sanitary District before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low le vel s typically possible through a garden hose. Higher flow rates may be prohibited by local

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- Do not use copper-based algaecides. alternatives, such as sodium bromide Filter Cleaning
- storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area. and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.

■ Never clean a filter in the street or near a

☐ If there is no suitable dirt area, call Cupertino Sanitary for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

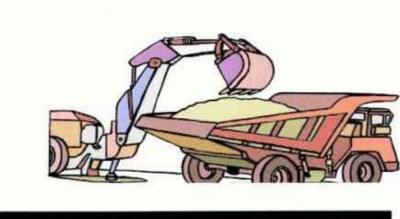
Earth-Moving Activities

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm crains when handled improperly. Sediments in runoff can dog storm drains, smother aquatic life, and cestroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Practices During Construction Remove existing vegetation only when

- absolutely necessary. Plant temporary vegetation for erosion control on slopes or on groundwater. where construction is not immediately planned.
- ☐ Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Manual for proper erosion and sediment control
- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting



Storm Drain Pollution

Road paving, surfacing, and pavement removal

excavated material to illegally enter storm drains.

Extra planning is required to store and dispose of

Avoid paving and seal coating in wet

weather, or when rain is forecast, to prevent

fresh materials from contacting stormwater

Cover and seal catch basins and manholes

Protect drainage ways by using earth dikes.

Never wash excess material from exposed-

Cover stockpiles (asphalt, sand, etc.) and

Park paving machines over drip pans or

Clean up all spills and leaks using "dry"

excess abrasive gravel or sand. ???

m ethods (with absorbent materials and/or

Collect and recycle or appropriately dispose of

Avoid over-application by water trucks for dust

rags), or dig up, remove, and properly dispose

sand bags, or other controls to divert or trap

aggregate concrete or similar treatments into

a street or storm drain. Collect and recycle, or

other construction materials with plastic tarps.

temporary roofs or plastic sheets and berms

absorbent material (cloth, rags, etc.) to catch

Protect from rainfall and prevent runoff with

when applying seal coat, slurry seal, fog seal,

materials properly and guard against pollution of

opportunities for a sphalt, saw-cut slurry, or

storm drains, creeks, and the Bay.

During Construction

or similar materials.

and filter runoff.

dispose to dirt area.

drips when not in use.

of contaminated soil.

from Roadwork

happen right in the street, where there are numerous

Dewatering Operations

Storm Drain Pollution From Dewatering Activities

Be sure to call your city's storm water inspector at 408-472-9907 before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, and sediment trap may be required. Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.

Check for Sediment or Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen
- Ask your city inspector whether the groundwater must be tested by a certified
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain OR you may be required to discharge to the sanitary sewer or collect and haul the water off-site for treatment and disposal at an appropriate treatment facility.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate.
- ☐ Contact Cupertino Sanitary District at 253-7071 prior to discharging to the sanitary sewer.

Heavy Equipment Operation

Storm water Pollution from Heavy Equipment on Construction Sites Poorly maintained vehicles and heavy

equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Site Planning and Preventive Vehicle Maintenance Designate one area of the construction site, well

- away from stream sor storm drain inlets, for auto and equipm ent parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other
- Maintain all vehicles and heavy equipment In spect frequently for and repair leaks
- Perform major maintenance, repair jobs, and vehicle and equipment washing off-site, where cleanup is easier. ☐ If you must drain and replace motoroil, radiator coolant or other fluids on site use drip pans or

drop cloths to catch drips and spills. Collect

all spent fluids, store in separate containers, and

- properly dispose as hazardous waste (recycle Do not use diesel oil to lubricate equipment
- any onsite cleaning. Cover exposed fifth wheel hitches and other

Spill Cleanup

Clean up spills im mediately

- Neverhose down "dirty" pavement or im permeable surfaces where fluids have spille Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or ☐ Clean up spills on dirt areas by digging up and
- Call 911 for significant spills If the spill poses a significant hazard to

State Office of Emergency Services.

human health and safety, property or the environment, you must also report it to the

Removal of BMP Facilities

The Project Contractor is responsible for removal of all BMP Facilities located within the Public Right of Way upon project final inspection.

Fresh Concrete and Mortar Application -

Storm Drain Pollution from Fresh Concrete and Mortar

Applications Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials

storm drains, causes serious problems, and

to the storm drains or creeks can block

General Business Practices

is prohibited by law.

- Wash out concrete mixers only in designated washout areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind. Secure bags of cement after they are open.
- Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff. ☐ Do not use diesel fuel as a lubricant on
- concrete forms, tools, or trailers.

CITY OF CUPERTINO

DEPARTMENT OF PUBLIC WORKS

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period. Set up and operate small mixers on tarps or
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the drive way or into the street or storm
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the washwater can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure run off does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete. See www.reducewaste.org for info on recyclers.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash. Never dispose of washout into the street,

storm drains, drainage ditches, or streams

Hazardous Waste Disposal Prgm Businesses that generate less than 27 gallons or 220 pounds

Small Business

of hazardous waste per month are eligible to use this program. Call 408-299-7300 for a quote.





UPDATED SEPTEMBER 2016

SHEET



BEST MANAGEMENT PRACTICES

IF THIS DRAWING IS NOT 36"x48" IT IS A REDUCED PRINT;

NOT FOR CONSTRUCTION

THE ARCHITECT / ENGINEER SHALL HAVE NO RESPONSIBILIT

FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY

PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED

SB -35 DEVELOPMENT APPLICATION

DIMENSIONS ARE TO BE USED FOR VERIFICATION.

REV | DESCRIPTION

REV-0 SB-35 DEVELOPMENT APPLICATION

REV-2 | SB-35 APPLICATION CONFORM SET

REV-1 SB-35 APPLICATION REVISIONS

VALLCO

OWNER - VALLCO PROPERTY OWNER LLC. 965 PAGE MILL ROAD, PALO ALTO, CA 94304

T. 212-924-5060

T. 415-957-9445

T.212-201-5790

T.215-561-1950

T.626-441-7700

LIGHTING - ONE LUX STUDIO

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS 50 VANDAM STREET, NEW YORK, NY 10013

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS 1033 N. WOLFE ROAD, CUPERTINO CA 95014

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.

150 S, INDEPENDENCE MALL W. SHITE 1123, PHILADELPHIA, PA 19106

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC. 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.

560 MISSION STREET SUITE 700 SAN FRANCISCO CA 94105

158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001

1617 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103

2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110

WASTE MANAGEMENT - CINI-LITTLE INTERNATIONAL

535 NORTH BRAN BLVD, STE 710 GLENDALE, CA 92103

PARKING ENGINEERING - WATRY DESIGN, INC.

KEY PLAN AND NORTH ARROW

REFER TO GRAPHIC SCALE

NO SCALE

BEST MANAGEMENT PRACTICES