

OWNER - VALLCO PROPERTY OWNER LLC
965 PAGE MILL ROAD, PALO ALTO, CA 94304
T. 650-344-1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
50 VANDAM STREET, NEW YORK, NY 10013
T. 212-924-5000

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
1031N. WOLFE ROAD, CUPERTINO CA 95014
T. 408-827-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
192 S. INDEPENDENCE HALL, W. SHITE 112, PHILADELPHIA, PA 19108
T. 215-440-0000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
1705 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008
T. 408-836-0000

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
860 MISSION STREET, SUITE 700 SAN FRANCISCO CA 94105
T. 415-957-9445

LIGHTING - ONE LUX STUDIO
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10011
T. 212-301-9790

SIGNAGE - EXIT
1817 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103
T. 215-681-1050

PARKING ENGINEERING - WATRY DESIGN, INC.
2096 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
T. 408-292-7500

WASTE MANAGEMENT - CMLITTLE INTERNATIONAL
535 NORTH BRAN BLVD, STE 710 GLENDALE, CA 92103
T. 625-441-7700

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 bays.

Proper management of construction sites reduces pollution significantly.

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

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 causing your site (especially during excavation) by using berms of temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
 - Train your employees and subcontractors. The city can provide brochures 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 practices guide available at our Building Dept. counter.
- Permits**
- In addition to local grading and building permits, you will need to obtain coverage under the State's Stormwater Construction Activity Stormwater Permit if 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. The criteria will change to the same as Mar. 2013.

Landscaping, Gardening, and Pool Maintenance

Landscaping/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 controls.
- 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 cabinet.
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use trawler as a product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- In Cupertino, residents with outside recycling can collect lawn, garden and tree trimmings in yardwaste totes. Yardwaste will be collected and composted by the city's contractor. Residents are encouraged to compost yardwaste on-site themselves. Or take yardwaste to a local yard where it will be composted.
- Landscaping contractors should take clippings and pruning waste to a landfill that accepts yard waste (BFI's Newby Island and 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 levels typically possible through a garden hose. Higher flow waters may be prohibited by local ordinance.
- 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 recirculate water by draining it gradually onto a landscaped area.
 - Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and space filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call Cupertino Sanitary District at 253-7071 prior to discharging 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 drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy 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 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 Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.



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 on groundwater.
- Ask your city inspector whether the groundwater must be tested by a certified laboratory.
- 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.

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.

Chapter 1.12: General Penalty, Section 1.12.010, paragraph D, states:

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

- 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:
408-777-3228
Public Works Dept:
408-777-3354

Santa Clara County Recycling Hotline:
800-533-8414
www.sccwa.org
www.recycling.com
Sm all Business Hazardous Waste:
408-299-7300

Cupertino Sanitary Sewer Distr
408-253-7071

Santa Clara Valley Urban Runoff Pollution Prevention Prgm
800-784-2482

State Office of Emergency Services
1-800-852-7555 (24 hrs)
Report spills to 911

Painting and Application of Solvents and Adhesives

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local 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 into storm drains and watercourses.

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or creek.
- 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 solvent. Filter and reuse thinners and solvents, where possible. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with Cupertino Sanitary District to determine whether you may discharge water 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, solvents, glues, and cleaning fluids as hazardous waste (call the Small Business Hazardous Waste Prgm: 299-7300).
- Or Return to supplier. (Unopened cans of paint may be able to be returned. Check with the vendor regarding its "buy-back" policy.)
- Donate excess paint (call 299-7300 to donate)

Roadwork and Paving



Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coats, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth ditches, sand bags, or other controls to divert or trap and filter runoff.
- Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary rows or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with a absorbent material and/or absorbent material: cloth, rags, etc.) to catch drips when not in use.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. ???
- Avoid over-application by water trucks for dust control.

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. when ever possible, or dispose of properly. (www.recyclestuff.com for list of recycling companies.)

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use a little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

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.

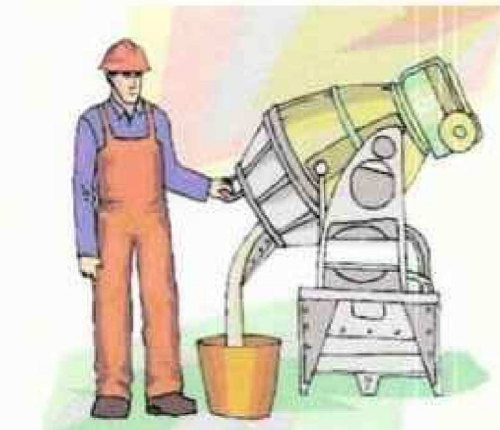
Fresh Concrete and Mortar Application

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 heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfa 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, direct washup with temporary berms. Make sure runoff 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.recyclestuff.com 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.

General Business Practices

- 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 with temporary rows or plastic sheets and berms. 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.



Small Business Hazardous Waste Disposal Prgm

Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use this program. Call 408-299-7300 for a quote.



UPDATED SEPTEMBER 2016

APPROVED BY:

TIMM BORDEN, RCE 46512
DIRECTOR OF PUBLIC WORKS

9/1/16
DATE

CONSTRUCTION BEST MANAGEMENT PRACTICES

CITY OF CUPERTINO

DEPARTMENT OF PUBLIC WORKS

SHEET:

OF SHEETS

FILE:

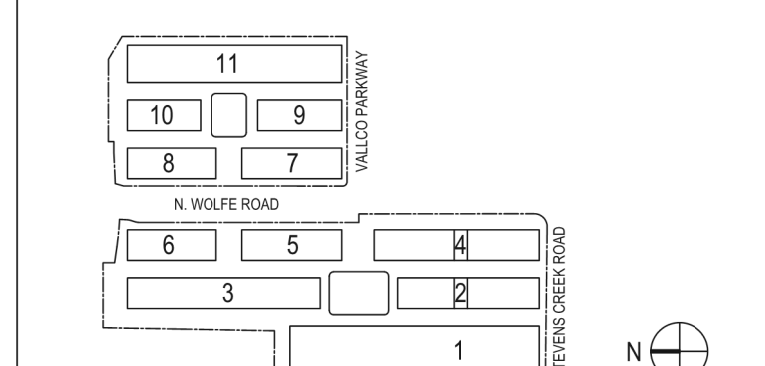
NOT FOR CONSTRUCTION

DISCLAIMER

THE ARCHITECT/ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FOUR-DIMENSIONAL DIMENSIONS ARE TO BE USED FOR VERIFICATION.

SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 1	SB-35 DEVELOPMENT APPLICATION	03/27/2016
REV 2	SB-35 APPLICATION REVISIONS	06/02/2016
REV 3	SB-35 APPLICATION CORRECTIVE SET	09/15/2016

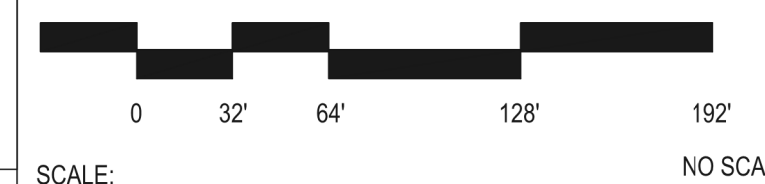


KEY PLAN AND NORTH ARROW

ARCHITECTS PROJECT NUMBER 709011

PROJECT PHASE SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 36"X48" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.



SCALE: NO SCALE

BEST MANAGEMENT PRACTICES

SHEET TITLE:

P-0413

SHEET NUMBER

BEST MANAGEMENT PRACTICES NO SCALE 1