

5185 LAFAYETTE ST
SANTA CLARA, CA
95054

OWNER
5185 LAFAYETTE STREET LLC
444 W OCEAN BL 600
LONG BEACH, CA 90802

ARCHITECT
STERNBERG HART
98 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111

CIVIL ENGINEER
BRF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112

LANDSCAPE ARCHITECT
RELM STUDIO
817 S OLIVE ST #110,
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
DCI ENGINEERS
135 MAIN ST, SUITE 1800
SAN FRANCISCO, CA 94105

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
MEYER+ENGINEERS
98 BATTERY ST #600
SAN FRANCISCO, CA 94111

LIGHTING CONSULTANT
ELECTROLIGHT
329 BRYANT ST #30
SAN FRANCISCO, CA 94107

VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES 5185 LAFAYETTE STREET CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

GENERAL NOTES

1. APN: 097-46-011
2. EXISTING ZONING: TN (TRANSIT NEIGHBORHOOD)
3. PROPOSED ZONING: TN (TRANSIT NEIGHBORHOOD)
4. EXISTING GENERAL LAND USE: TN (TRANSIT NEIGHBORHOOD)
5. PROPOSED GENERAL LAND USE: HIGH DENSITY RESIDENTIAL
6. SITE AREA: 0.90± ACRES
8. UTILITIES:
WATER: CITY OF SANTA CLARA
SANITARY SEWER: CITY OF SANTA CLARA
STORM DRAIN: CITY OF SANTA CLARA
ELECTRIC: SILICON VALLEY POWER
GAS: PG&E
9. FIRE PROTECTION: SANTA CLARA FIRE DEPARTMENT
10. UNDERLYING AERIAL MAPPING BY KING AND ASSOCIATES, DATE OF PHOTOGRAPHY IS JUNE 6, 2015. CONTOUR INTERVAL IS ONE FOOT. SUPPLEMENTAL TOPOGRAPHIC SURVEY BY BRF ENGINEERS COMPLETED ON JUNE 21, 2021.
11. BENCHMARK: SANTA CLARA CITY BENCHMARK NO. B-10, TOP OF THE LETTER "C" IN THE WORD "CAY" ON TOP OF THE CAYON BASIN HOOD ON THE EAST SIDE OF LAFAYETTE STREET, APPROXIMATELY 250 FEET SOUTH OF THE CENTERLINE OF CALLE DE LUNA. ELEVATION IS 9.20 FEET (NAD 83).
13. FEMA FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06055C0092J (REVISED TO REFLECT LOMR, EFFECTIVE 12/19/2019).

PURPOSE

THE PROJECT SCOPE OF WORK CONSISTS OF THE CONSTRUCTION A 21 STORY RESIDENTIAL BUILDING, WITH TWO LEVELS BELOW GRADE, FIVE LEVELS ABOVE GRADE, PEDIUM (WITH PARKING), AND SIXTEEN LEVELS OF RESIDENTIAL UNITS ABOVE. THE GROUND FLOOR WILL CONSIST OF ENTRY LOBBIES, RESIDENTIAL AMENITIES, LOADING BAY, AND PARKING ACCESS. ALL STORIES ABOVE WILL CONSIST OF RESIDENTIAL UNITS, OUTDOOR COURTYARDS, A POOL, TERRACE SPACES AND AMENITY SPACES.

BELOW ARE THE PROPOSED CONDOMINIUM UNITS FOR THE PROJECT:

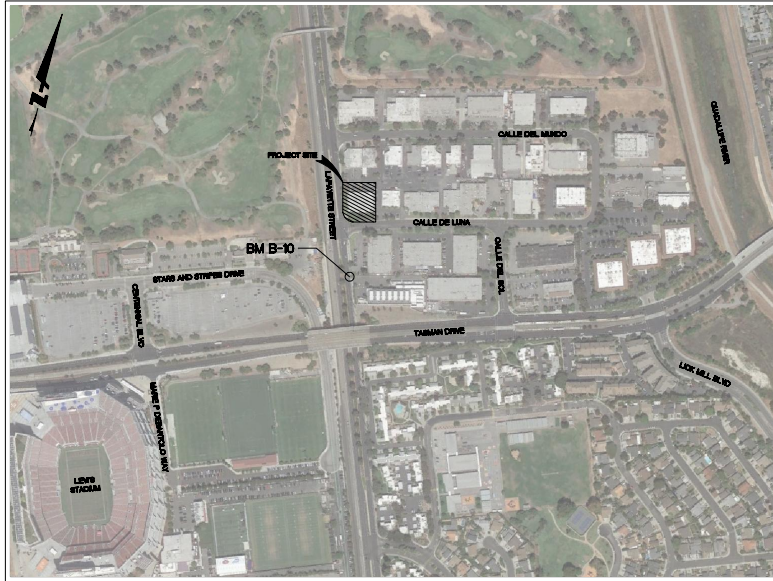
- 198 RESIDENTIAL CONDOMINIUM UNITS
- 4 COMMERCIAL CONDOMINIUM UNITS
- 1 RESIDENTIAL PARKING CONDOMINIUM UNIT
- 1 COMMERCIAL PARKING CONDOMINIUM UNIT

LEGAL DESCRIPTION

BEING PARCEL K IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AS SHOWN ON THE PARCEL MAP RECORDED JULY 6, 1979 IN BOOK 422 OF MAPS, PAGES 2 AND 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ABBREVIATIONS

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|------------|---|--------------|--------------------------------------|
| AB | AGGREGATE BASE | LP | LOW POINT |
| AC | ASPHALT CONCRETE | LT | LEFT |
| AD | AREA DRAIN | MAX | MAXIMUM |
| AGP | AGGREGATE | MH | MANHOLE |
| APPROX | APPROXIMATE | MIN | MINIMUM |
| BCR | BEGINNING OF CURVE | MON | MONUMENT |
| BER | BEIGN CURB RETURN | N | NORTH / NEW |
| BLDG | BUILDING | NO. # | NUMBER |
| BM | BENCHMARK | NOT TO SCALE | NOT TO SCALE |
| BOV | BLOWOFF VALVE | P.A.E. | PUBLIC ACCESS EASEMENT |
| BVC | BEIGN VERTICAL CURVE | PC | PORTLAND CEMENT CONCRETE |
| BW | BACK OF WALL/BOTTOM OF WALL | PE | PAD ELEVATION |
| CD | CURB & GUTTER | PGE | PACIFIC GAS AND ELECTRIC |
| CL | CENTERLINE | P.I.E. | PRIVATE INGRESS EGRESS EASEMENT |
| CL-CL | CONJUGATED METAL PIPE | P.O.C. | POINT OF CONNECTION |
| CO | CLEANOUT | PRCP | PROPOSED |
| CONC | CONCRETE | PRCP | PROPOSED |
| CR | CURB RETURN | P.S.E. | PUBLIC SERVICE EASEMENT |
| CVC | CENTER OF VERTICAL CURVE | P.U.E. | PUBLIC UTILITY EASEMENT |
| DEFL | DEFLECTION | P.U.L.E. | PRIVATE UNDERGROUND UTILITY EASEMENT |
| D | DIP | PV | PAVEMENT |
| DI | DUCTILE IRON PIPE | PVC | POLYVINYL CHLORIDE |
| DW | DIAMETER | PVI | POINT OF VERTICAL INTERSECTION |
| DWG | DRAWING | RCP | REINFORCED CONCRETE PIPE |
| E | ELECTRIC | R/W | RIGHT OF WAY |
| (E) | EAST / EXISTING | RT | RIGHT |
| END | END OF CURVE | R/E | RIGHT OF WAY |
| EGR | END OF CURB RETURN | S | SOUTH |
| E.E. | ELECTRICAL EASEMENT | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| EL | ELEVATION | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | S.E. | SEE ELECTRICAL DRAWINGS |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT | S.E. | SEE ELECTRICAL DRAWINGS |
| E.V.I.E.E. | EMERGENCY VEHICLE INGRESS EGRESS EASEMENT | SDMH | STORM DRAIN MANHOLE |
| EVC | END VERTICAL CURVE | SH | SEE LANDSCAPE DRAWINGS |
| EW | EXISTING | SP.D. | SEE PLUMBING DRAWINGS |
| EX | EXISTING | SS | SANITARY SEWER |
| UT | UTILITY | SS.D. | SEE STRUCTURAL DRAWINGS |
| F/O OR FOC | FACE OF CURB | STA | STATION |
| FF | FINISHED FLOOR ELEVATION | STD | STANDARD |
| FG | FINISHED GRADE | STW | STANDWALK |
| PH | PIPE HITCHHIT | S/W OR SW | SIDEWALK |
| FL | FLOW LINE | T OR TELE | TELEPHONE |
| FM | FORCE MAIN | T&B | TOP AND BOTTOM |
| FOB | FACE OF BUILDING | TD | TOP OF CURB |
| FP | FINISHED PAVEMENT | TE | TRENCH DRAIN |
| FS | FINISHED GRADE | TEMP | TEMPORARY |
| F | FEET | TG | TOP OF GRATE |
| G | GAS | TP | TOP OF PAVEMENT |
| GB | GRADE BREAK | TW | TOP OF WALL |
| GE | GARAGE ELEVATION | TYP. | TYPICAL |
| GM | GAS METER | U.G.E. | UNDERGROUND ELECTRICAL EASEMENT |
| HP | HIGH POINT | V.C. | VERTICAL CURVE |
| HV | HIGH VOLTAGE | VERT. | VERTICAL |
| I.E.E. | INGRESS/EGRESS EASEMENT | W | WEST |
| INVERT | INVERT | W | WITH |
| IR | IRRIGATION | W | WATERLINE |
| JT | JOINT TRENCH | W.C.E. | WIRE CLEARANCE EASEMENT |
| LAT | LATERAL | WM | WATER METER |
| L | LENGTH | WV | WATER VALVE |
| LF | LINEAR FEET | | |
| LG | LIP OF GUTTER | | |



MONITY MAP
NOT TO SCALE

CIVIL SHEET INDEX:

| | |
|--------|------------------------------|
| TM1.0 | TITLE SHEET |
| TM2.0 | EXISTING CONDITIONS |
| TM3.0 | DEMOLITION PLAN |
| TM4.0 | SITE PLAN |
| TM5.0 | VESTING TENTATIVE PARCEL MAP |
| TM6.0 | GRADING & DRAINAGE PLAN |
| TM7.0 | UTILITY PLAN |
| TM8.0 | STORM WATER MANAGEMENT PLAN |
| TM9.0 | DETAILS |
| TM10.0 | TRUCK TEMPLATE |
| TM11.0 | FIRE HYDRANT DISTRIBUTION |
| TM12.0 | SECTIONS |
| TM13.0 | BLUEPRINT FOR A CLEAN BAY |



ENGINEER'S STATEMENT

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

SCOTT R. SCHORK, P.E.
BRF ENGINEERS
R.C.E. NO. 47813

DATE:



| | |
|---------------|------------|
| DATE | 12/19/2019 |
| SCALE | AS SHOWN |
| DRAWING TITLE | |
| DRAWING NO. | |

PROJECT NO.: 22150

SCALE:

DRAWING TITLE:

DRAWING NO.:

TITLE SHEET

TM1.0

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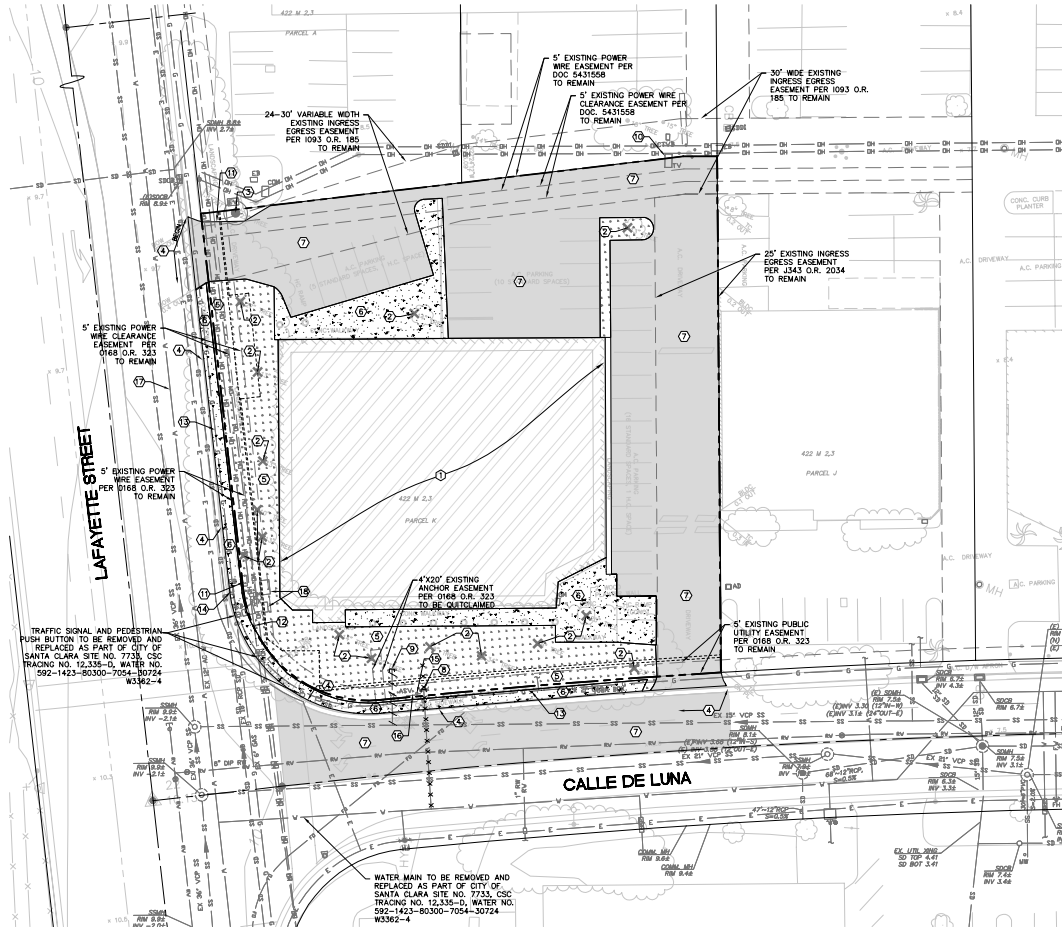
CIVIL ENGINEER
BRF ENGINEERS
1726 N. FIRST STREET, SUITE 600
SAN JOSE, CA
95112

LANDSCAPE ARCHITECT
RELM STUDIO
817 S OULVE ST #1110,
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER
DCI ENGINEERS
135 MAIN ST, SUITE 1800
SAN FRANCISCO, CA 94105

MECHANICAL/ELECTRICAL/PLUMBING
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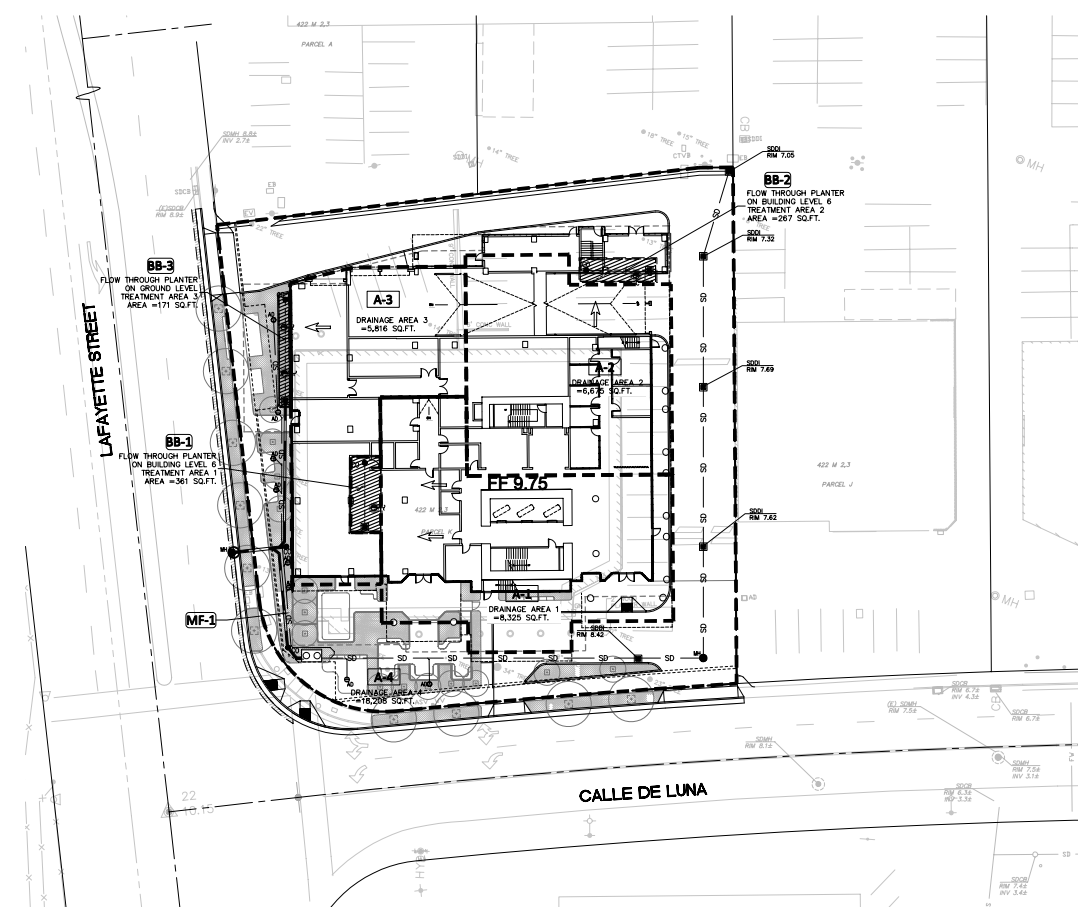
CIVIL ENGINEER
BNF ENGINEERS
1725 N. FIRST STREET, SUITE 600
SAN JOSE, CA
95112

LANDSCAPE ARCHITECT
REJM STUDIO
817 S OLIVE ST #1110,
LOS ANGELES, CA 90014

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135 MAIN ST, SUITE 1800
SAN FRANCISCO, CA 94105

MECHANICAL/ELECTRICAL/PLUMBING
MEYERS ENGINEERS
58 BATTERY ST 600L
SAN FRANCISCO, CA 94111

LIGHTING CONSULTANT
ELECTROLIGHT
328 BRYANT ST #36,
SAN FRANCISCO, CA 94107



LEGEND

PROPERTY LINE: - - - - -

DRAINAGE AREA BOUNDARY: [Symbol]

RAISED FLOW-THROUGH PLANTER: [Symbol]

PROPOSED STORM DRAIN (UNTREATED): [Symbol]

PROPOSED STORM DRAIN (TREATED): [Symbol]

OVERFLOW DRAIN/DROP INLET: [Symbol]

STORM DRAIN ANCHOR BOX: [Symbol]

AREA DRAIN: [Symbol]

STORM DRAIN MANHOLE: [Symbol]

STORM DRAIN/SANITARY SEWER CLEANOUT: [Symbol]

DRAINAGE AREA: **A-15**

TREATMENT AREA: **BB-12**

LANDSCAPE: [Symbol]

ASPHALT CONCRETE: [Symbol]

CONCRETE PAVEMENT: [Symbol]

PUBLIC CONCRETE SIDEWALK: [Symbol]

STORMWATER CONTROL NOTES

- SPECIAL PROJECT CATEGORIES:**
PROJECT QUALIFIES FOR LOCATION, DENSITY AND PARKING CREDIT:
LOCATION: WITHIN 1/4 MILE OF TARGET AREA = 20% CREDIT
DENSITY: RESIDENTIAL > 100 DU/AC FOR FAR > 60' = 20% CREDIT
PARKING: CREDIT NO SURFACE PARKING = 20% CREDIT
TOTAL CREDIT = 100%
- STORMWATER TREATMENT AREA DATA:**
TOTAL SITE AREA = 39,024 SQ. FT. (0.90 ACRES)
TOTAL IMPERVIOUS AREA = 31,450 SQ. FT.
% IMPERVIOUS AREA TREATED BY LID (PLANTERS) = 20,816/31,450 = 66.2%
% IMPERVIOUS AREA TREATED BY MEDIA FILTER = 10,634/31,450 = 33.8%
MEDIA FILTER SIZES SUMMARY TABLE
C = (0.9 * 31,450 + 0.3 * 7,574) / 39,024 = 0.78
MF-1 CALCULATION: Q=DA = 0.78 * 0.2 IN/HR + 0.42 ACRES = 0.07 FDS
- PLANTING NOTES:**
SEE LANDSCAPE PLANTING SCHEDULE SHEET L3.01 FOR STORMWATER PLANTING

HYDROMODIFICATION REQUIREMENTS

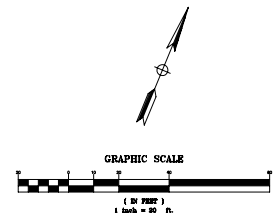
- PROJECT IS EXEMPTED FROM HYDROMODIFICATION (H/M) PER SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SRP) APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. PROJECT IS WITHIN PURPLE AREA. PURPLE AREAS REPRESENT CATCHMENTS THAT DRAIN TO HANDICAPPED CHANNELS THAT EXTEND CONTIGUOUS TO THE BAY. THE H/M STANDARDS AND ASSOCIATED REQUIREMENTS DO NOT APPLY TO PROJECTS WITHIN THIS AREA.

CITY OF SANTA CLARA
C-3 TREATMENT FACILITIES CONSTRUCTION NOTES
(TO APPEAR ON STORMWATER MANAGEMENT PLAN)

- DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVRPPP) WEBSITE AT WWW.SCVRPPP-WORK.COM/CONSULTANTS_LIST.SHTML.
- SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVRPPP C-3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.
- PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
- PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
- INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TESTS) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA.
- INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES, AND NUMBERS OF INTERCEPTOR TREES.
- FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE, MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
- SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

| DRAINAGE AREA | DRAINAGE AREA SIZE (SF) | PERVIOUS SURFACE (SF) | TYPE OF PERVIOUS SURFACE | IMPERVIOUS SURFACE (SF) | TYPE OF IMPERVIOUS SURFACE | COMBINATION METHOD | | PROPOSED TREATMENT CONTROLS |
|---------------|-------------------------|-----------------------|--------------------------|-------------------------|----------------------------|--------------------|------------|-----------------------------|
| | | | | | | REQUIRED | PROVIDED | |
| A1 | 8,325 | 0 | - | 8,325 | ROOF | 209 | 361 | BB-1 |
| A2 | 6,675 | 0 | - | 6,675 | ROOF | 178 | 267 | BB-2 |
| A3 | 5,816 | 0 | - | 5,816 | ROOF | 165 | 171 | BB-3 |
| A4 | 18,208 | 7574 | LANDSCAPE | 10,634 | WALKWAYS | - | - | MF-1 |
| TOTALS | 39,024 | 7,574 | | 31,450 | | 552 | 799 | |

- SITE DESIGN MEASURES:**
- MINIMIZE LAND DISTURBED
 - MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
 - DISCONNECTED DOWNSPOUTS
- SOURCE CONTROL MEASURES:**
- BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
 - STORM DRAIN LABELING

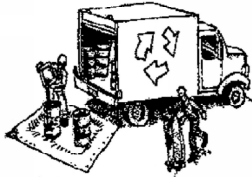


PROJECT NO: 22150
SCALE:
DRAWING TITLE:
STORMWATER MANAGEMENT PLAN
DRAWING NO:

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

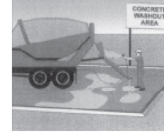
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water 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) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Storm drain polluters may be liable for fines of up to \$10,000 per day!