



# STORMWATER MANAGEMENT

The City has requirements to manage water flows and improve the quality of stormwater runoff. These measures decrease flooding, protect the environment and conserve water. For more details, please refer to the Sunnyvale Municipal Code (SMC) Section 12.60.

Stormwater management reduces the risk of flooding by managing peak water flows. It also prevents harmful pollutants from being washed into streams, creeks and the bay. Managing the amount and quality of stormwater runoff can be accomplished through site design techniques, diversion of runoff to landscaping, and other measures.

## IMPLEMENTATION OF BEST MANAGEMENT PRACTICES

Stormwater management goals can be achieved by incorporating Best Management Practices (BMPs) into almost any project. Please refer to the BMP Guidance Manual, available at the One-Stop Permit Center, for detailed information on possible BMPs.

The City encourages all applicants to incorporate these measures into their projects. Projects that require any type of discretionary review may be required to incorporate specific BMPs. An example of this may be requiring a new single family home to divert rainwater from the downspout into landscaped areas rather than into the storm drain.

## STORMWATER MANAGEMENT PLANS

Major projects are required by the Sunnyvale Municipal Code to implement BMPs to achieve measurable reduction in stormwater runoff. These mandatory measures are detailed in Stormwater Management Plans (SWMPs), which are technical documents that determine the appropriate BMPs to be used for a particular project. Not all projects require a SWMP. Shown below is a brief explanation of projects that require a SWMP:

### Projects that Require Stormwater Management Plans

New or redeveloped commercial, industrial or residential projects require a SWMP when they create or replace 10,000 square feet or more of new or replaced impervious surface. If the increase or replacement is for 50% or more of existing impervious surface, the entire development is subject to stormwater treatment measures. If the increase or replacement is for less than 50% of existing impervious surface, only the added impervious surface area is subject to stormwater treatment measures. Driveways and private streets are included towards the impervious surface calculations.

### Projects that do not require Stormwater Management Plans

- Interior remodels
- Routine maintenance or repair of roofs
- Exterior surface replacement and resurfacing of paved areas within the existing impervious footprint (i.e. not replacing the base)
- Single-family homes which are not part of a larger development

A SWMP must be prepared by a licensed civil engineer from the City's pre-certified list of consultants. For technical assistance, refer to the BMP Guidance Manual available at the One-Stop Permit Center. The **SWMP Review Process** section on the next page gives specific information on the review process and timeline.

### **IMPERVIOUS SURFACES**

*An impervious surface prevents the infiltration or passage of water into the soil. Impervious surfaces include building rooftops, covered patios, driveways, parking lots, paved areas, sidewalks and streets.*

### **AUTHORITY**

*Stormwater management is required by the Federal Government through the National Pollutant Discharge Elimination System (NPDES) program. The City of Sunnyvale complies with the NPDES requirement through participation in the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP).*

## SWMP REVIEW PROCESS

### PLANNING REVIEW

If a development project that requires a *Storm Water Management Plan (SWMP)*, it should be submitted with the standard application package for that project.

1. Submit plans for Planning review.
2. Review by the Project Review Committee (PRC).
3. Outstanding issues addressed by applicant.
4. Tentative SWMP deemed complete by Planning and Water Pollution Control staff.

### BUILDING PERMIT REVIEW

5. Along with other required plans and documents for the building application, submit five copies of the SWMP (wet stamped and signed by the licensed civil engineer) and five copies of the approval letter from the certified third party reviewer (wet stamped and signed).
6. The City will record the SWMP as a deed restriction on the property.
7. After the above requirements are met, along with all other building permit requirements, the building permit is issued.

### POST CONSTRUCTION

8. Property owner is responsible for operation and maintenance of *SWMP* and stormwater *BMPs* throughout the life of the project.
9. City conducts periodic post-construction site inspections of *BMPs*, operation and maintenance practices.

### PLANNING REVIEW APPLICATION REQUIREMENTS FOR A STORMWATER MANAGEMENT PLAN (12 copies of each item)

- SWMP site plan
- SWMP site plan overlay with the proposed landscaping plan (to ensure plans are not in conflict).
- SWMP document with analysis & design (5 copies):
  - NPDES Permit Provision C.3 Data Form;
  - Description of project, activities, pollutant sources, and site constraints;
  - Numeric sizing criteria (flow or volume);
  - Best Management Practices (BMPs);
  - Description of Stormwater Treatment, Source Control, and Site Design Measures;
  - Employee training program with record keeping and internal reporting procedures, spill response procedures, material handling, storage, and preventive maintenance;
  - Inspection program to review non-stormwater discharges, BMP effectiveness, & soil erosion.
- Fees\_\_\_\_\_