



Sunnyvale

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. Retaining water on-site and 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, or online at 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 impervious areas draining to a storm drain.

STORMWATER MANAGEMENT PLANS

Major projects are **required** by the Sunnyvale Municipal Code to implement BMPs to achieve measurable reduction in stormwater runoff focusing on Low Impact Development (LID). These mandatory measures are detailed in Stormwater Management Plans (SWMPs), which are technical documents that determine the appropriate BMPs to be used for a 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 impervious area of 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.

All restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects (stand-alone or part of another development project, including the top uncovered portion of parking structures) that create and/or replace 5,000 sq. ft. or more of impervious surface on the project site must also fill out this worksheet.

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

IMPERVIOUS SURFACES

Impervious surfaces prevent the infiltration or passage of water into the soil. Impervious surfaces include building rooftops, covered patios, driveways, parking lots, paved areas, sidewalks and streets, unless they are constructed with pervious materials that allow for passage of water into the subsurface.

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).

LOW IMPACT DEVELOPMENT (LID)

Removal of pollutants from stormwater runoff using the following types of stormwater treatment measures: rainwater harvesting and use, infiltration, evapotranspiration, or, biotreatment.

SWMP REVIEW PROCESS

PLANNING REVIEW

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

- 1) Submit project plans and Preliminary SWMP for Planning review.
 - a) Check with Planning staff for project submittal requirements.
 - b) A preliminary SWMP may be prepared by a civil engineer or a licensed architect or landscape architect. The SWMP will need to include the following:
 - i) NPDES Permit Provision C.3 Data Form;
 - ii) Infiltration/Harvesting and Use Feasibility Screening Worksheet;
 - iii) Description of project, activities, pollutant sources, and site constraints;
 - iv) Numeric sizing criteria (flow or volume);
 - v) Best Management Practices (BMPs);
 - vi) Description of Stormwater Treatment, Source Control, and Site Design Measures;
 - vii) Inspection program to review non-stormwater discharges, BMP effectiveness, & soil erosion.
- 2) Plans are reviewed by the Project Review Committee (PRC) staff.
- 3) Outstanding issues addressed by applicant.
- 4) Preliminary SWMP deemed complete by PRC.
- 5) The Project receives final approval by staff, Planning Commission or City Council.

BUILDING PERMIT REVIEW

1. 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). Five copies of the approval letter from the certified third party reviewer (see SCVURPPP pre-qualified list of consultants) are also required (wet stamped and signed). Electronic (CD/DVD) and hard copies of the SWMP, approval letters, and relevant plans are both required.
2. The City will record the SWMP as a deed restriction on the property with the Condition of Approval for the project. A copy of the grant deed or title report shall be provided to City staff to prepare the recordation documents.
3. After the above requirements are met, along with all other building permit requirements, the building permit is issued.

POST CONSTRUCTION

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