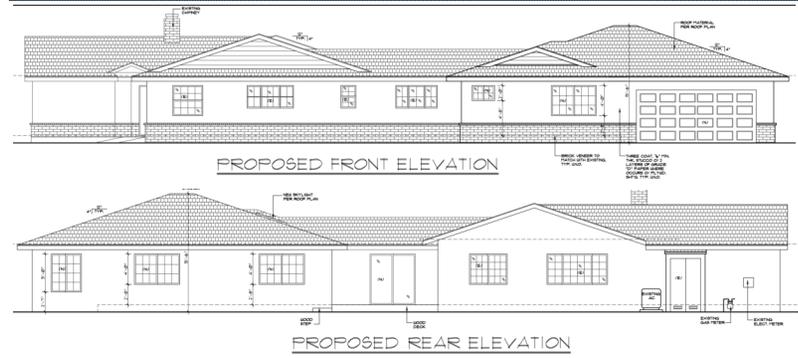






City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Courtesy Notice

Dear Campbell Resident,

October 28, 2022

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 426 Dallas Drive
Zoning | Area Plan: R-1-8 | Campbell Village Neighborhood Plan
Neighborhood Association(s): CVNA
File No.: PLN-2022-138
APN: 412-39-040
Applicant: Barzin Keyhankhadiv
Property Owner: Justin Ladwig
Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner
Email Contact: larissal@campbellca.gov
Phone Contact: (408) 866-2144

Project Description:

To allow the addition of 1,019 square feet to an existing single-family dwelling.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español



**ADDITION REMODELING FOR:
426 DALLAS DRIVE, CAMPBELL, 95008**

APN # 412-39-040

PROJECT DATA

OWNER'S NAME: JUSTIN LADWIG
 ZONING DISTRICT: R-1-B
 CONSTRUCTION TYPE: VB
 OCCUPANCY CLASSIFICATION: R-3A1
 NUMBER OF FLOORS: ONE (1) STORY
 FIRE PROTECTION: NO SPRINKLER

WORKING HOURS:
 MONDAY TRUE FRIDAY 8:00 AM TO 5:00 PM
 SATURDAYS 9:00 AM TO 3:00 PM
 NO WORK ON SUNDAYS OR HOLIDAYS

APPLICABLE CODES:
 2019 CALIFORNIA BUILDING CODE, ALSO:
 2019 CALIFORNIA RESIDENTIAL CODE AND 2019
 2019 CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARD CODE,
 2019 CALIFORNIA ADMINISTRATIVE CODE, WHICH ARE ALSO APPLICABLE TO THIS PROJECT.
 2019 CALIFORNIA MECHANICAL CODE,
 2019 CALIFORNIA PLUMBING CODE,
 2019 CALIFORNIA ELECTRICAL CODE,
 2019 CALIFORNIA FIRE CODE,
 2019 CALIFORNIA ENERGY CODE.
 PLUS CAMPBELL'S MUNICIPAL CODE

AREA

PROPERTY LOT SIZE = 10,314.16 SQ. FT.
 EXISTING GARAGE AREA 480.00 SQ. FT.
 EXISTING HABITABLE AREA 1896.60 SQ. FT.
 COVERED FRONT PORCH 18.51 SQ. FT.
 NEW GARAGE AREA 561.50 SQ. FT.
 ADDED HABITABLE AREA 937.64 SQ. FT.
 ENCLOSURE WATER HEATER 16.36 SQ. FT.

PROPOSED HABITABLE AREA
 1896.60 + 937.64 = 2,834.24 SQ. FT.

PROVIDED FLOOR AREA RATIO:
 HABITABLE + GARAGE = 3,395.14 SQ. FT. = 32.92 %

PROVIDED LOT COVERAGE:
 FLOOR AREA (3,395.14 SQ. FT.)
 COVERED PORCH (18.51 SQ. FT.) → 3,413.65 SQ. FT.
 ENCLOSURE WATER HEATER (16.36 SQ. FT.) → 33.26 %

FOR AREA CALCULATION
 DETAIL SEE SHEET "A8".

SCOPE OF THE WORK

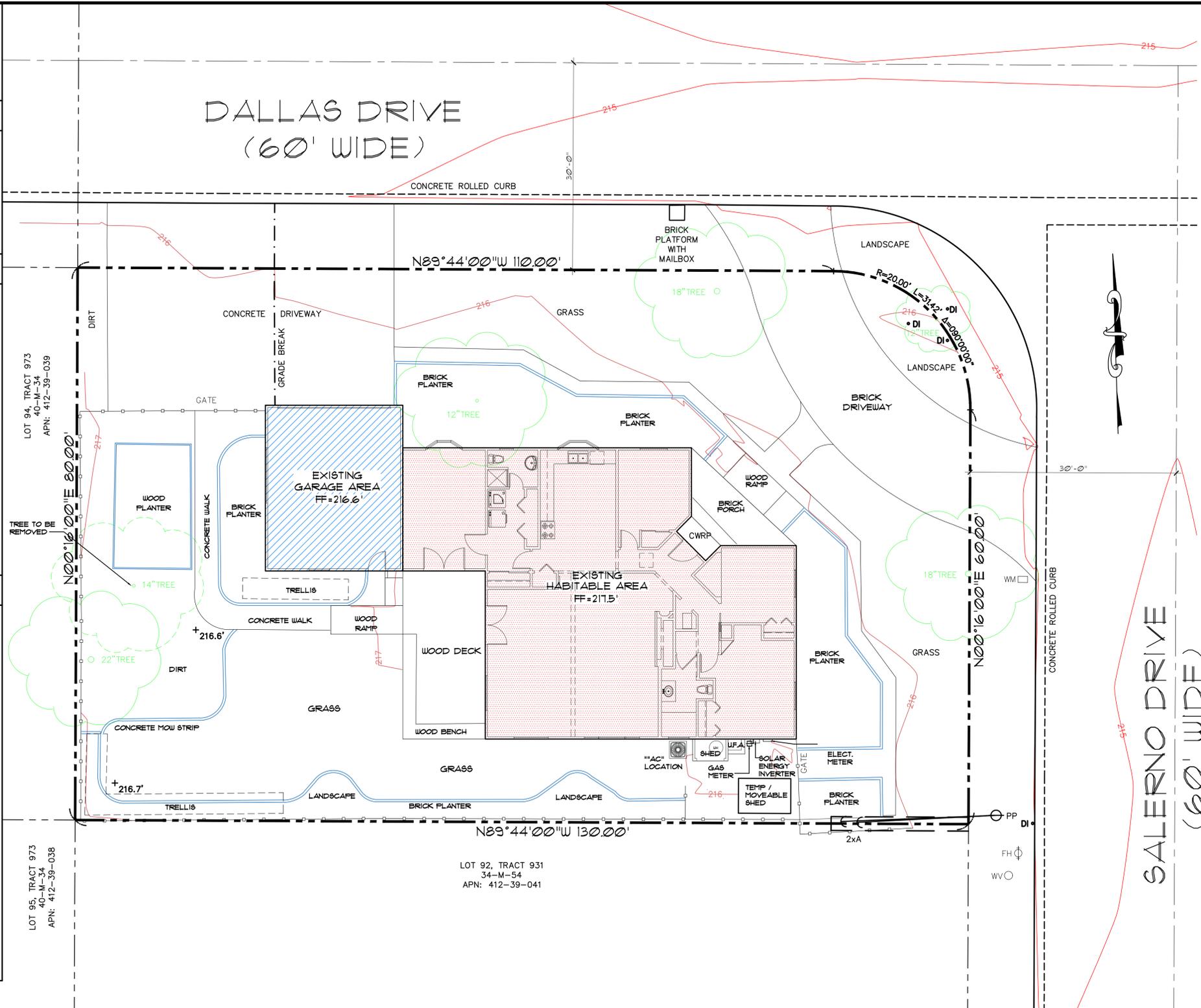
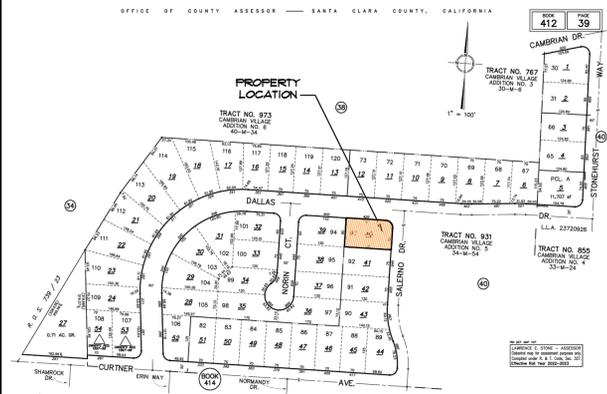
- REMODEL BEDROOM NO. ONE.
- CONVERT EXISTING GARAGE TO NEW BEDROOM NO. 5 AND HALL BATH.
- EXTEND BUILDING TOWARD REAR AND RIGHT SIDE TO CREATE NEW BEDROOMS NO. 6, 7, NEW TWO CAR GARAGE AND STORAGE

INDEX

- ARCHITECTURAL:
- A0 COVER SHEET, AND EXISTING SITE PLAN
 - A OF 1 TOPOGRAPHIC MAP (SURVEY)
 - A1 PROPOSED SITE PLAN
 - A2 EXISTING DEMO FLOOR PLAN
 - A3 EXISTING ROOF PLAN
 - A4 PROPOSED FLOOR PLAN
 - A5 PROPOSED ROOF PLAN
 - A6 FRONT AND RIGHT EXTERIOR ELEVATIONS
 - A7 REAR AND LEFT EXTERIOR ELEVATIONS
 - A8 AREA CALCULATIONS AND SITE PHOTOGRAPHS
 - BLUE PRINT FOR CLEAN BAY

PARCEL MAP

N.T.S.



EXISTING SITE PLAN

SC: 1/8"=1'-0"

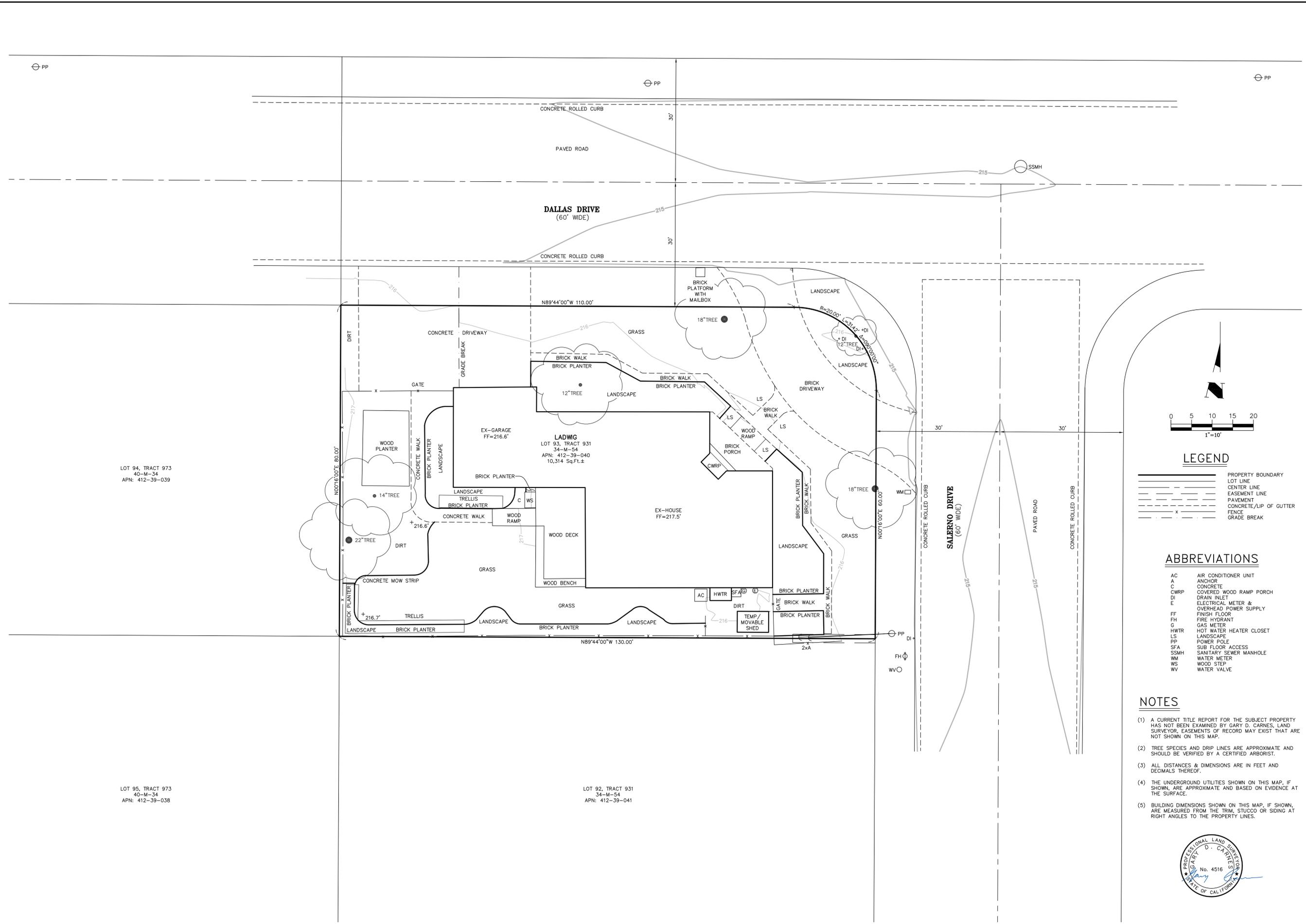
REVISIONS	BY

DESIGNER: FAST CAD DRAFTING
 BARZIN KEYHAKHADI
 1384 BRYAN AVE.
 SAN JOSE, CA 95118
 (408) 806-7912
 BKDRAFTING@COMCAST.NET

**COVER SHEET
AND
EXISTING SITE PLAN**

ADDITION AND REMODELING FOR:
 426 DALLAS DRIVE
 CAMPBELL 95008
 APN: 412-39-040

DATE	08/17/2022
SCALE	1/8" = 1'-0"
DRAWN	BK
SHEET	A0
OF	SHEETS



LOT 94, TRACT 973
40-M-34
APN: 412-39-039

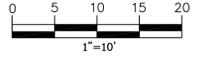
LOT 95, TRACT 973
40-M-34
APN: 412-39-038

LOT 92, TRACT 931
34-M-54
APN: 412-39-041

DALLAS DRIVE
(60' WIDE)

SALERNO DRIVE
(60' WIDE)

LADWIG
LOT 93, TRACT 931
34-M-54
APN: 412-39-040
10,314 Sq.Ft.±



LEGEND

---	PROPERTY BOUNDARY
---	LOT LINE
---	CENTER LINE
---	EASEMENT LINE
---	PAVEMENT
---	CONCRETE/LIP OF GUTTER
---	FENCE
---	GRADE BREAK

ABBREVIATIONS

AC	AIR CONDITIONER UNIT
A	ANCHOR
C	CONCRETE
CWRP	COVERED WOOD RAMP PORCH
D	DRAIN INLET
E	ELECTRICAL METER & OVERHEAD POWER SUPPLY
FF	FINISH FLOOR
FH	FIRE HYDRANT
G	GAS METER
HWTR	HOT WATER HEATER CLOSET
LS	LANDSCAPE
PP	POWER POLE
SFA	SUB FLOOR ACCESS
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WS	WOOD STEP
WV	WATER VALVE

NOTES

- (1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- (2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- (3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.
- (5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.



Carnes & Ekparian, Inc.
LAND SURVEYORS
9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248
EMAIL: OFFICE@CE-PLS.COM



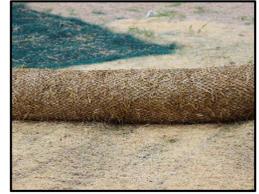
No.	DATE	REVISION
	10/03/23	REVISED HOT WATER HEATER CLOSET TEXT

**TOPOGRAPHIC MAP
FOR JUSTIN LADWIG
426 DALLAS DRIVE
CITY OF CAMPBELL, CALIF.**

SHEET	DATE :	07/27/2022
1	SCALE :	1" = 10'
OF	DRAWN BY :	J.H.
1	PROJ. MANAGER :	G.C.
Job No. 22103		
DWG: LADWIG TP		

W:\2022\2103 - Ladwig - 426 Dallas Drive, Campbell\Drawings\2103 - LADWIG TP.dwg, Layout1
 10/3/2023 1:22:28 PM, Adobe PDF, ARCH.D, 1:1

- WATER RETENTION WILL BE IN PLACE UPON CONSTRUCTION COMPLETION TO RETAIN ALL STORM WATERS ON SITE AND NOT TO FLOW TO THE PUBLIC STORM SYSTEM OR NEIGHBORING PROPERTIES. SPLASH BLOCKS ARE ONLY ALLOWED IN AREAS 12 FEET AWAY FROM THE PROPERTY LINE AND THE FLOW IS DIRECTED TOWARDS THE CENTER OF THE FRONT OR BACK YARDS.
- FINISH GRADE SHALL BE 5% AWAY FROM FOUNDATION AND HAVE SUFFICIENT SLOPE TO RETAIN STORM WATER ON-SITE AND NOT TO FLOW TO THE NEIGHBOR'S PROPERTY OR TO THE STREET.

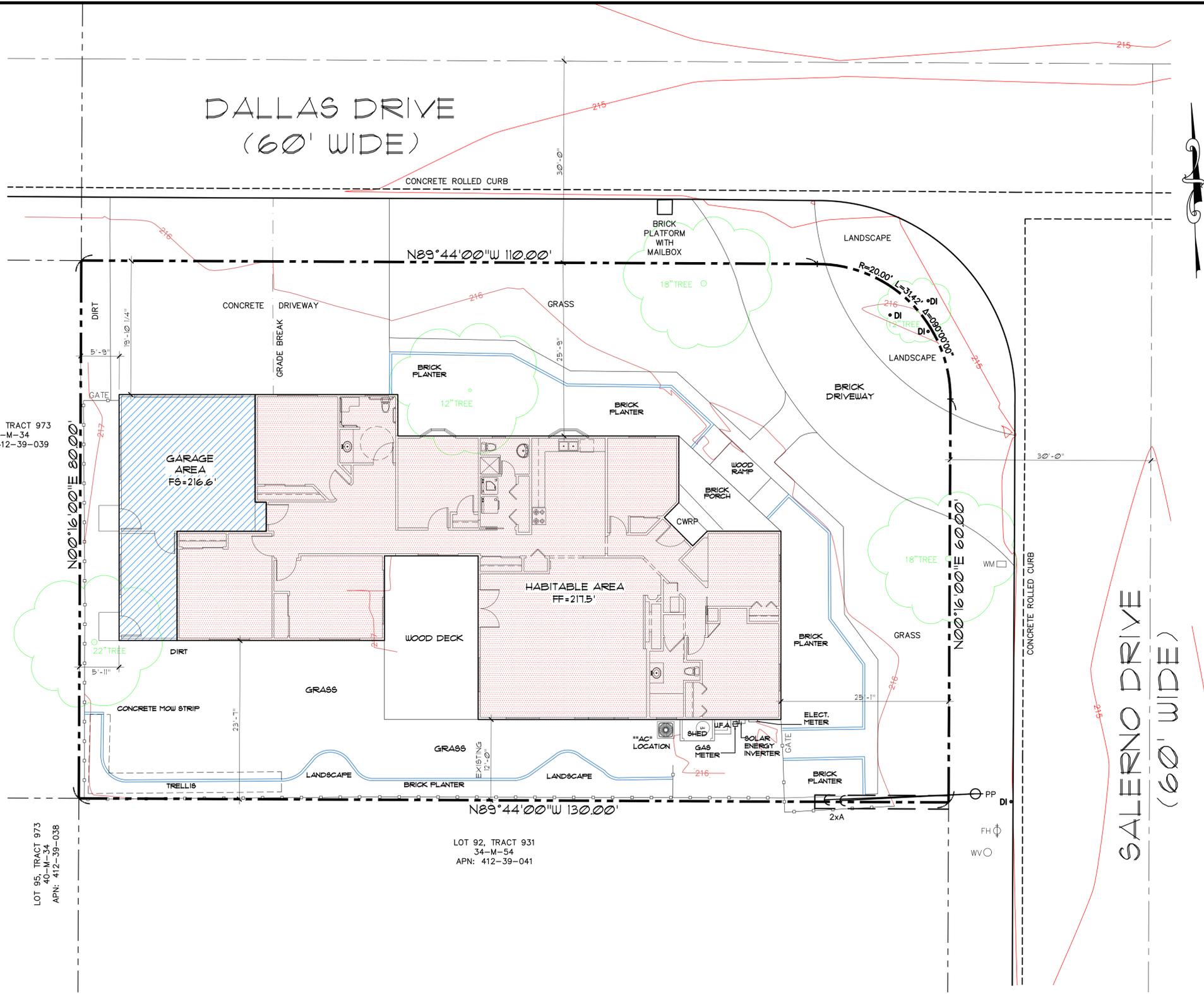


WATER RETENTION

LOT 94, TRACT 973
40-M-34
APN: 412-39-039

LOT 95, TRACT 973
40-M-34
APN: 412-39-038

LOT 92, TRACT 931
34-M-54
APN: 412-39-041



DALLAS DRIVE
(60' WIDE)

SALERNO DRIVE
(60' WIDE)

PROPOSED SITE PLAN

REVISIONS	BY

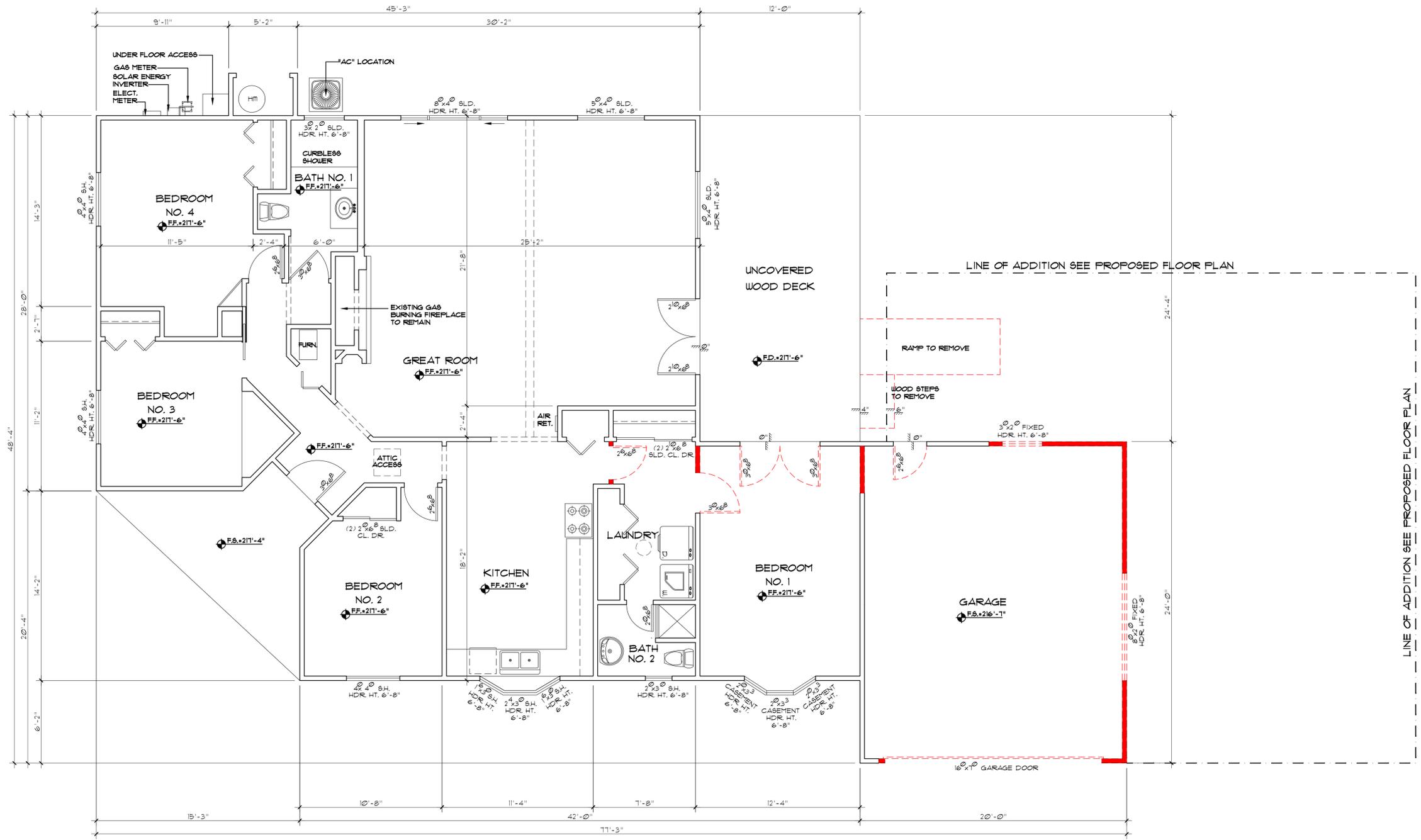
DESIGNER: FAST CAD DRAFTING
BARZIN KEYHAKHADI
1384 BRYAN AVE.
SAN JOSE, CA 95118
(408) 806-7912
BKDRAFTING@COMCAST.NET

B.K.X. KHADIVI

PROPOSED
SITE PLAN

ADDITION AND REMODELING FOR:
426 DALLAS DRIVE
CAMPBELL 95008
APN: 412-39-040

DATE	08/17/2022
SCALE	1/8" = 1'-0"
DRAWN	BK
SHEET	1
OF	1
SHEETS	



- LEGEND:**
- EXISTING WALL TO BE REMAINED
 - EXISTING WALL TO BE DEMOLISHED
 - EXISTING DOOR TO BE REMOVED
 - EXISTING WINDOW TO BE REMOVED



EXISTING / DEMO FLOOR PLAN

REVISIONS	BY

DESIGNER: FAST CAD DRAFTING
 BARZIN KEYHAKHADI
 1384 BRYAN AVE.
 SAN JOSE, CA 95118
 (408) 806-7912
 BKDRAFTING@COMCAST.NET

EXISTING / DEMO FLOOR PLAN

ADDITION AND REMODELING FOR:
 426 DALLAS DRIVE
 CAMPBELL 95008
 APN: 412-39-040

DATE	08/17/2022
SCALE	1/4" = 1'-0"
DRAWN	BK
SHEET	A2
OF	SHEETS

REVISIONS	BY

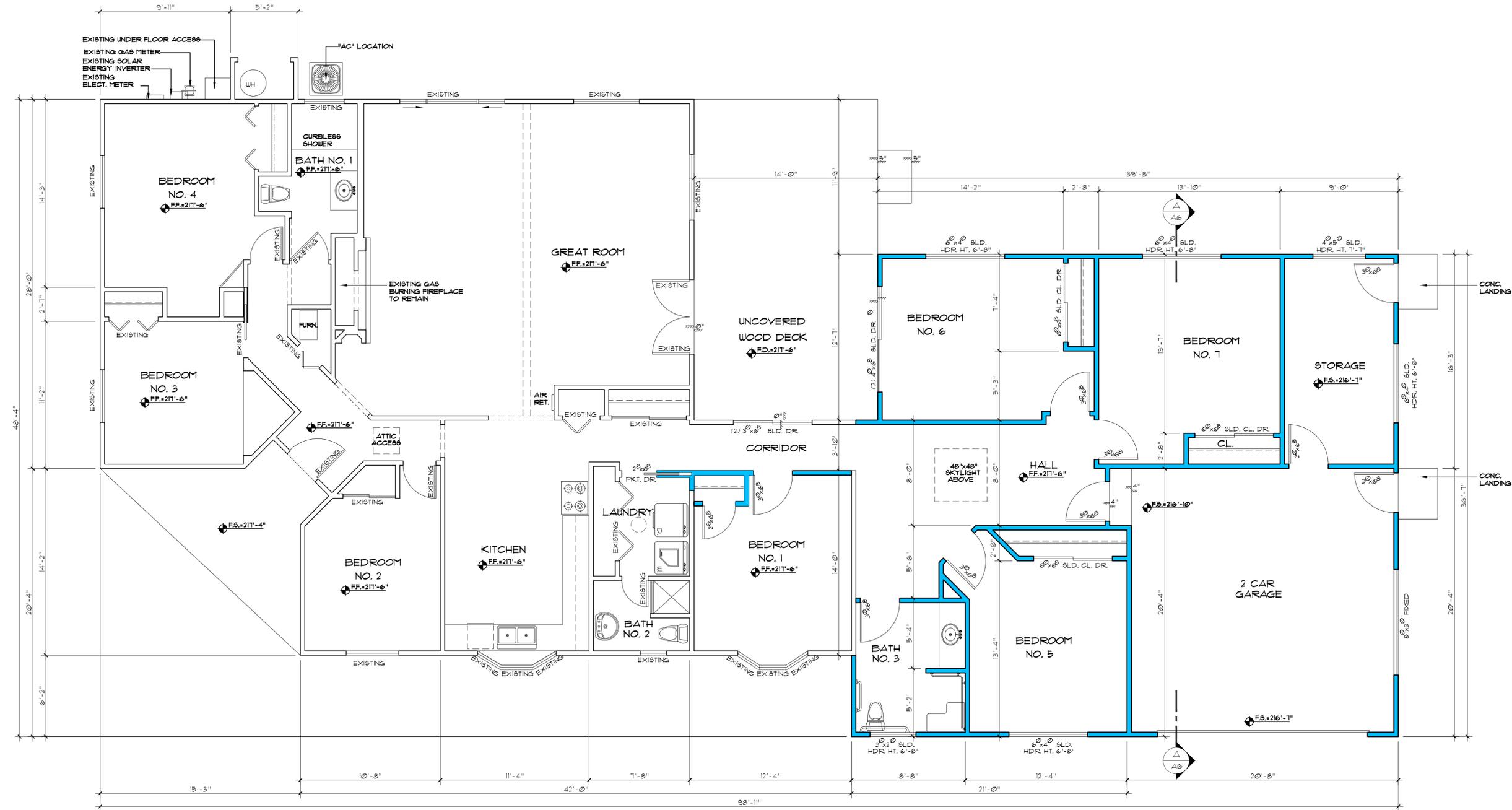
DESIGNER: FAST CAD DRAFTING
 BARZIN KEYHAKHADIY
 1384 BRYAN AVE.
 SAN JOSE, CA 95118
 (408) 806-7912
 BKDRAFTING@COMCAST.NET

PROPOSED FLOOR PLAN

ADDITION AND REMODELING FOR:
 426 DALLAS DRIVE
 CAMPBELL 95008
 APN: 412-39-040

DATE	08/17/2022
SCALE	1/4" = 1'-0"
DRAWN	BK
SHEET	44
OF	SHEETS

LEGEND:
 [Dashed line] EXISTING WALL TO BE REMAINED
 [Solid blue line] NEW 2x STUD WALL PER STRUCTURAL PLANS

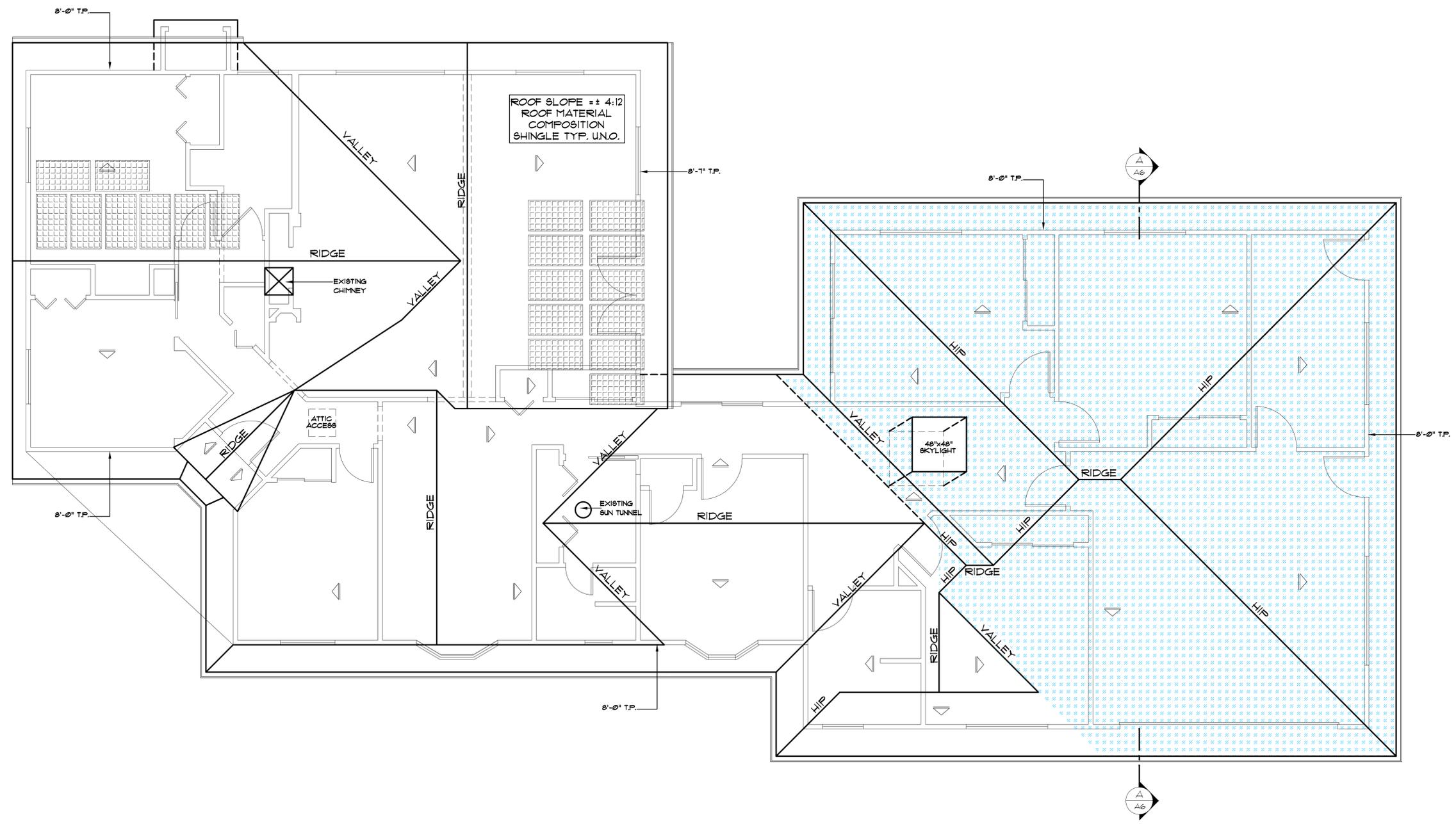


PROPOSED FLOOR PLAN

REVISIONS	BY

ROOF LEGEND:

-  EXISTING ROOF FRAMING AND MATERIAL TO BE REMAINED
-  NEW ROOF SLOPE AND MATERIAL IS TO BE MATCHED WITH EXISTING TYPICAL.



PROPOSED ROOF PLAN

DESIGNER: FAST CAD DRAFTING
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 SAN JOSE, CA 95118
 (408) 806-7912
 BKDRAFTING@COMCAST.NET

**PROPOSED
 ROOF PLAN**

ADDITION AND REMODELING FOR:
 426 DALLAS DRIVE
 CAMPBELL 95008
 APN: 412-39-040

DATE	08/17/2022
SCALE	1/4" = 1'-0"
DRAWN	BK
SHEET	OF 5
OF	5 SHEETS

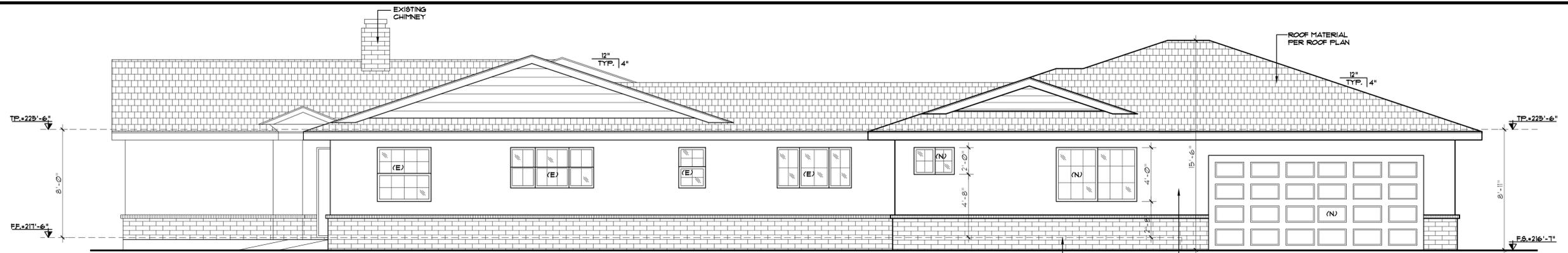
REVISIONS	BY

DESIGNER: FAST CAD DRAFTING
 BARZIN KEYHAKHADI
 1384 BRYAN AVE.
 SAN JOSE, CA 95118
 (408) 806-7912
 BKDRAFTING@COMCAST.NET

FRONT AND RIGHT
 ELEVATIONS

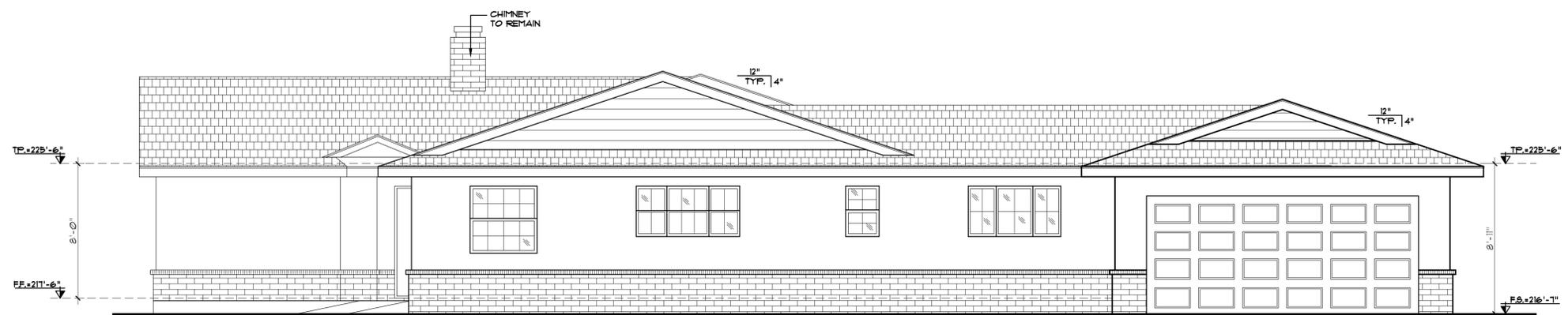
ADDITION AND REMODELING FOR:
 426 DALLAS DRIVE
 CAMPBELL 95008
 APN: 412-39-040

DATE: 08/17/2022
 SCALE: 1/4" = 1'-0"
 DRAWN: BK
 SHEET OF: A6
 SHEETS

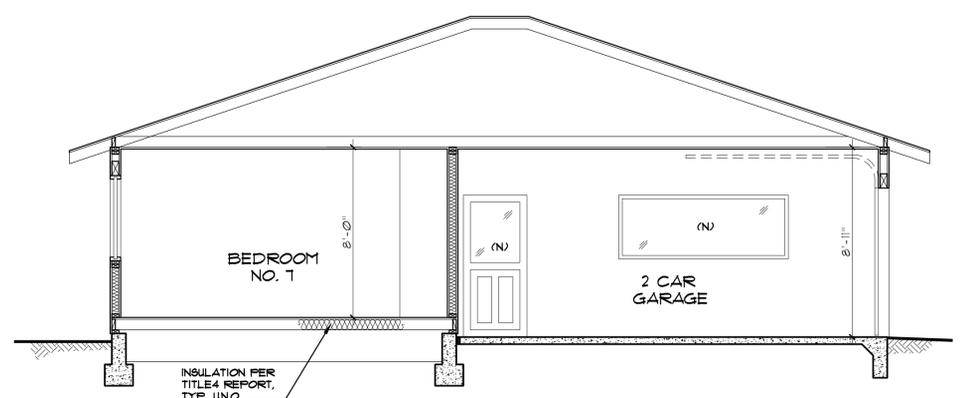


PROPOSED FRONT ELEVATION

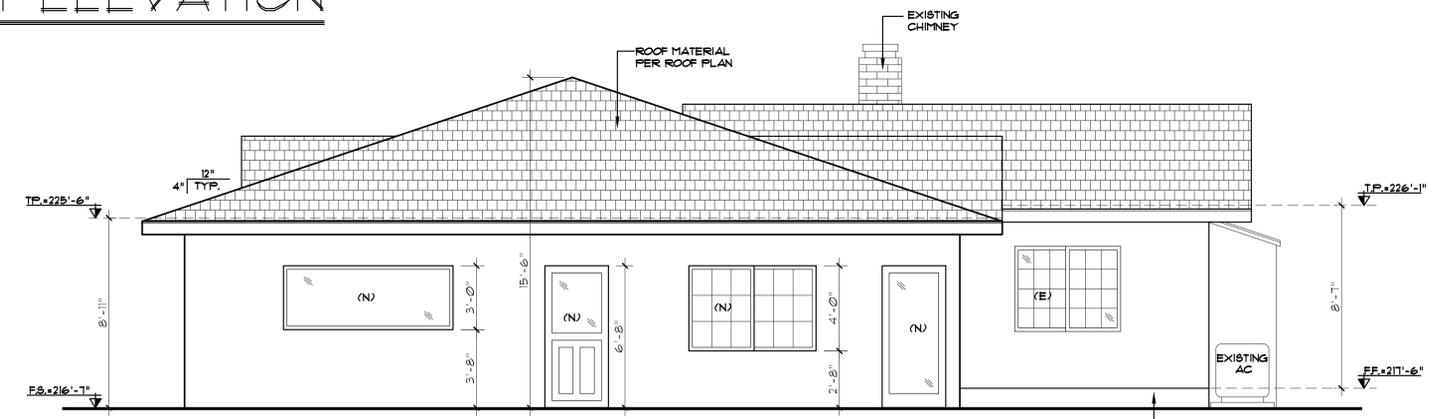
BRICK VENEER TO MATCH WITH EXISTING, TYP. UNO.
 THREE COAT, 1/8" MIN. THK. STUCCO O/ 2 LAYERS OF GRADE 1" PAPER WHERE OCCURS O/ FLYUD. SHT'G. TYP. UNO.



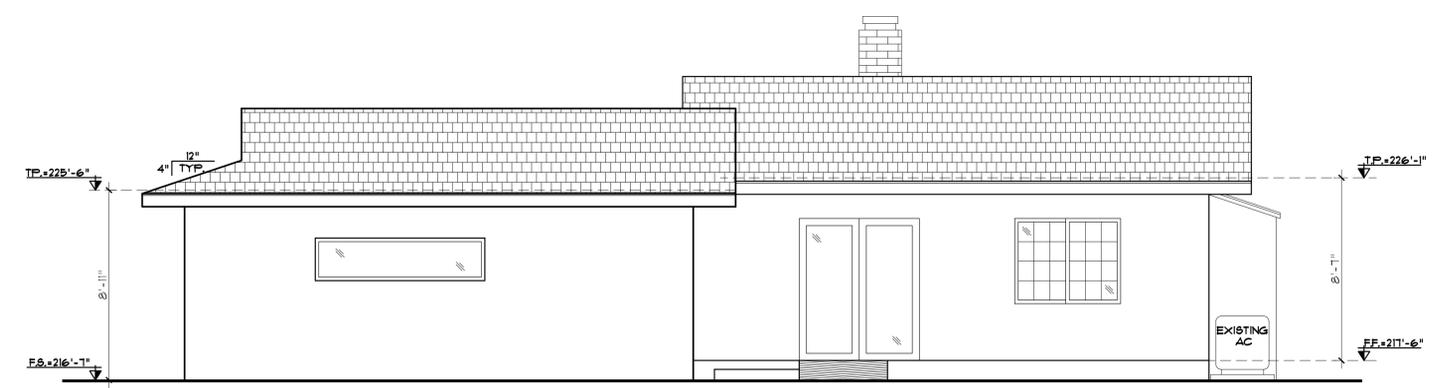
EXISTING FRONT ELEVATION



SECTION A-A



PROPOSED RIGHT ELEVATION



EXISTING RIGHT ELEVATION

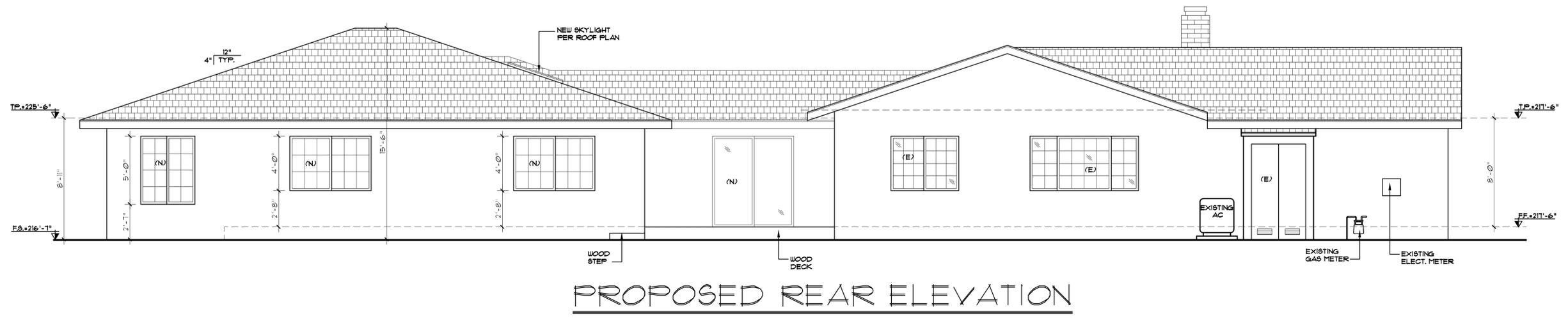
REVISIONS	BY

DESIGNER: FAST CAD DRAFTING
 BARZIN KEYHAKHADIY
 1384 BRYAN AVE.
 SAN JOSE, CA 95118
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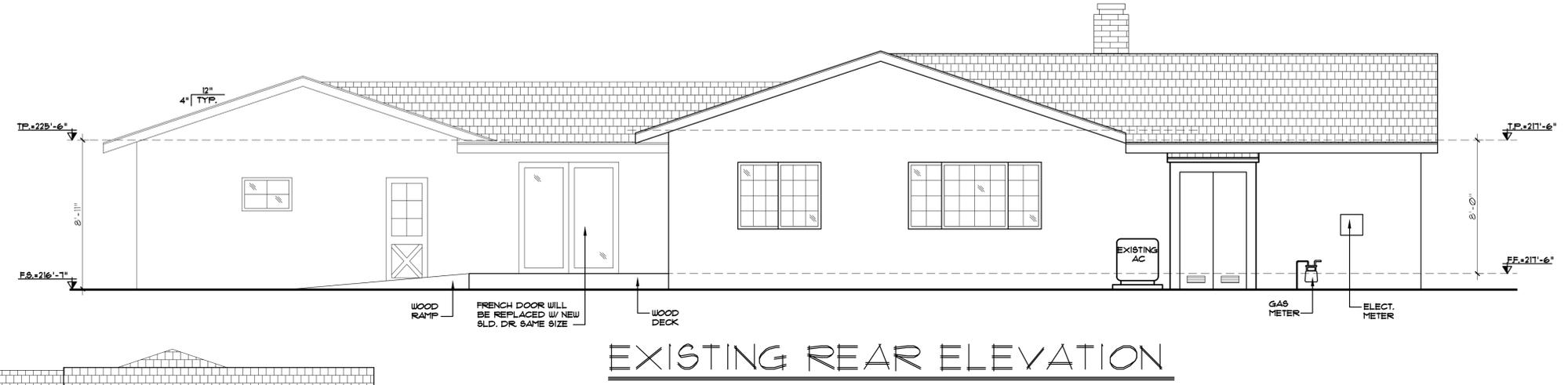
REAR AND LEFT
 ELEVATIONS

ADDITION AND REMODELING FOR:
 426 DALLAS DRIVE
 CAMPBELL 95008
 APN: 412-39-040

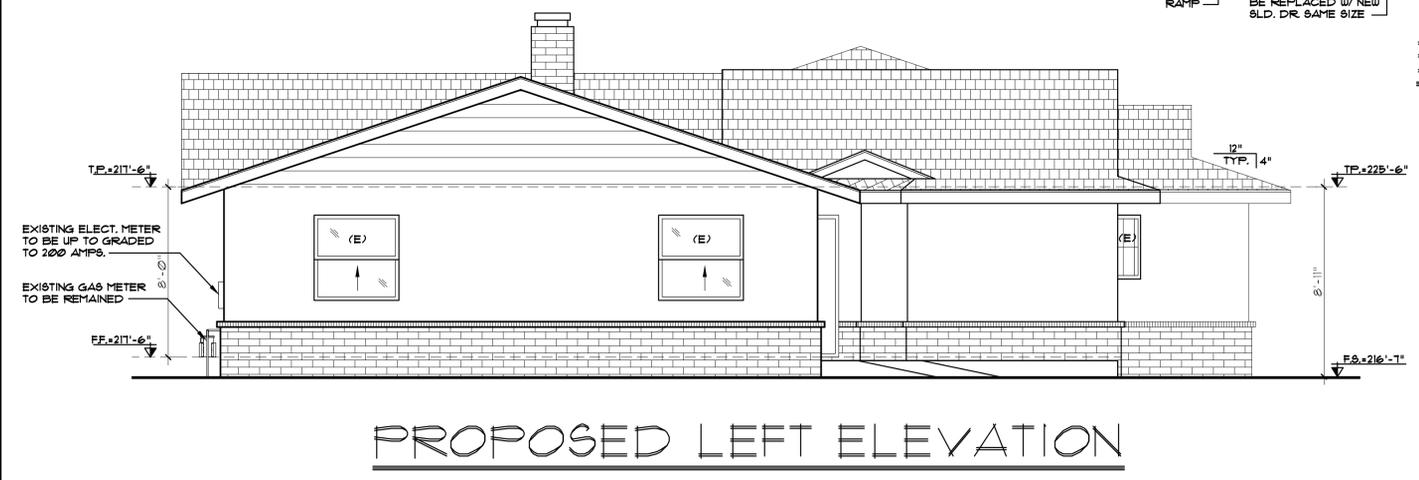
DATE	08/17/2022
SCALE	1/4" = 1'-0"
DRAWN	BK
SHEET	A1
OF	SHEETS



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED LEFT ELEVATION



EXISTING LEFT ELEVATION

FRESH CONCRETE AND MORTAR APPLICATION
BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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 to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- 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.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

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

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, 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 recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water 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.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

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 if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or 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 or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

- When refueling or 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 or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- 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, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- 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. Never clean a dumpster by hosing it down on the construction site.
- 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. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

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, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and 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. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

Chgd	By	Date	Revision	No.	Date: 07/01/03	Drawn By:	Designed By:
<p>PLAN FOR THE IMPROVEMENT OF</p> <h1 style="margin: 0;">BLUEPRINT FOR A CLEAN BAY</h1> <p>ENCROACHMENT PERMIT NO.</p>							
							
<p>SCALE: N.T.S.</p>							
<p>SHEET: OF</p>							