



PUBLIC WORKS DEPARTMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

TELEPHONE: (408) 777-3354 • FAX: (408) 777-3333

Environmental Programs Division

Conditions of Approval for Tenant Improvements and Development

To conform to the Cupertino Municipal Code and State of California water quality standards for the San Francisco Bay region, new and redeveloped properties are required to install exterior site improvements and/or modify existing structures on the site. Frequently, a tenant improvement or modification of an existing use triggers the requirement for construction of a covered trash enclosure, installation of exterior public waste receptacles (trios), and labeling of exterior storm drains. These improvements are a condition of approval that the property owner and the tenant must discuss with City Environmental staff prior to permit issuance to ensure that the property owner and tenant have agreed on the source of funding for the improvements. Any building permit or development permit must include the following when planning for City permitting:

Trash Enclosure

All wet waste businesses, defined as a business that produces food, organic and/or liquid wastes, must include a covered trash enclosure to accommodate all waste containers (landfill, recycling, organics, and cooking oil/grease). The trash enclosure must be designed and constructed in accordance with the "Guidelines for Non-Residential Building Trash and Recycling Enclosures". If a property does not have a trash enclosure, has one that does not have roof, or is of inadequate size for all tenant space on the property, this must be included with the plan set submitted during the review process. The trash enclosure must be designed or modified to accommodate all waste containers in use by all occupants of the property, not merely the tenant making application for the building or development permit.

Waste Trios

One permanently installed set of waste trios (landfill, recycle, compost) designed for public use must be installed on the property and shown on the plans submitted. One trio set satisfies the requirement for up to four adjacent businesses on one property.

Storm Drain Inlet Markers

All exterior storm drain inlets on the property shall be clearly marked with "No Dumping Flows to Creek" or "No Dumping Flows to Bay".

The above requirements must be considered and discussed in advance with the project applicant and property owner. For additional questions, please contact the Environmental Programs Division at 408-777-3354 or email at environmental@cupertino.org

Building Permit Number

Development Permit Number

Applicant Name/Title (Print)

Applicant Signature

Date

Property Owner/Agent/Title (Print)

Property Owner/Agent Signature

Date