

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATION NUMBER: 261185 APN: 088-181-03
SITUS: 19333 Skyline Blvd

Proposal to construct a 1,192 square foot detached garage with a 1,196 square foot Accessory Dwelling Unit above.

Requires a Site Development Permit.

Property is located on the southwestern side of Skyline Blvd (19333 Skyline Blvd), approximately 100 feet south from the intersection with Spring Water Lane.

OWNER: Travis Livingstone

APPLICANT: Donna Emigh

SUPERVISORIAL DISTRICT: 5

PLANNER: Alexandra Corvello, (831) 454 -3209

EMAIL: Alexandra.Corvello@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. 09/15/2026. A decision will be made on or shortly after 09/16/2026.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



EXTERIOR MATERIALS / COLORS

Exterior materials and colors are provided for discretionary design review. Final product selections shall match the proposed architectural elevations and approved permit plans.

Proposed finish materials include:

Upper Level Siding: Hardie board and batten siding

Lower Level Finish: Stucco

Soffits: Hardie soffits

Window Trim: Hardie window trim

Deck Railing: Feeney rail or comparable

Decking: Trex decking or comparable composite decking

Roofing: Standing seam metal roofRoof Underlayment: Titanium FR SA

fire-resistant underlayment or approved equivalent

Metal Roof Panels: Taylor Metals MS150, 16-inch, 24-gauge mechanically seamed panels, installed per manufacturer specifications

Proposed Paint Colors:

Main Exterior Color: Sherwin-Williams SW 7570 Egret WhiteAccent / Trim

Color: Sherwin-Williams SW 6258 Tricorn Black

SITE & BUILDING DATA

PARCEL NUMBER	088-181-03
SITE ADDRESS	19333 SKYLINE BOULEVARD LOS GATOS CA 95033
CONSTRUCTION TYPE	R-3/VB/ SPRINKLERED.
JURISDICTION	COUNTY OF SANTA CRUZ, CALIFORNIA
FIRE HAZARD	PARCEL LOCATED WITHIN WUI / SRA. WUI CONSTRUCTION PER CBC CH. 7A (AS APPLICABLE)

SITE / PROJECT DATA

LOT AREA: 150,979 sq. ft.

Existing / Proposed Structures	Area
Existing Single-Family Dwelling	1,800 SF
Existing Garage	320 SF
Existing Decks / Porches Over 18" Above Grade	672 SF
Proposed ADU / Garage Footprint	1,200 SF
Proposed Second-Floor ADU Deck Over 18" Above Grade	180 SF
Proposed Front Entry Landing / Porch Over 18" Above Grade	9 SF
Total Lot Coverage	4,181 SF

LOT COVERAGE:
4,181 ÷ 150,979 = 0.0277
Total Lot Coverage = 2.77%

Existing Decks / Porches 18" or Less Above Grade:	162 SF
	Not included in lot coverage

PROPOSED ADU / GARAGE AREA SUMMARY	Area
Proposed ADU / Garage	1,200 SF
First Floor / Garage-Shop Area	1,200 SF
Second Floor / ADU Conditioned Living Area	2,400 SF
Total Building Area, Excluding Decks	180 SF
Second Floor ADU Deck	9 SF
Front Entry Landing / Porch	2,589 SF
Total Including Deck / Landing Areas	

New ADU Type: Detached	
ADU Conditioned Living Area:	1,200 SF
Garage / Shop Area:	1,200 SF
Proposed Height:	26.5 ft. Max height 28 ft.

Grading: Less than 2,000 cubic yards of fill to be moved
Setbacks: See Civil / Site Plan; ADU complies with County standards
Parking: Exempt / provided per CA ADU law and County requirements

PLAN NOTE

Lot coverage includes the existing single-family dwelling, existing garage, proposed ADU/garage footprint, and all decks/porches over 18" above grade. Decks/porches 18" or less above grade are noted but not included in lot coverage. Existing deck/porch areas are based on survey information and owner/contractor confirmation.

PROJECT DIRECTORY

OWNER:	MR TRAVIS LIVINGSTON 19333 SKYLINE BOULEVARD LOS GATOS CA 95033
PRINCIPAL DESIGNER:	DONNA EMIGH 2189 MATTISON LN SC 831-331-7377 PH
CIVIL ENGINEER:	RI ENGINEERING 303 POTRERO ST. SUIT 42 SANTA CRUZ CA 831-425-3901
SOILS ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. PHONE: 831.724.2612 WWW.BUTANOGEOTECH.COM
ENGINEER:	NATHAN MAIO, PE CA Licence # c91104 18488 PROSPECT RD. SUITE 12 SARATOGA CA 95070 415-676-9896
CONTRACTOR:	DOUGLAS FOSSUM 831-818-5084
ENERGY CONSULTANT:	PJ VAN GUILDER A PLUS GREEN ENERGY CERTIFIED ENERGY ANALYST CEPE CEA

DRAWING INDEX

SHEET	PAGE	DESCRIPTION
A-0	1	COVER SHEET AND BUILDING INFO
A-0.1	2	SITE MAP / VICINITY MAP /FIRE NOTES
A-0.2	3	EXISTING SITE MAP
A-0.3	4	PROPOSED SITE MAP
A-1	5	FIRST FLOOR PLAN GARAGE LEVEL
A-2	6	SECOND FLOOR PLAN ADU LEVEL
A-3	7	SECTION B
A-4	8	ELEVATIONS
BMP	9	BMP STORM MANAGMENT

PROJECT DESCRIPTION / SCOPE OF WORK

Project Address: 19333 Skyline Blvd, Los Gatos, CA 95033
County: Santa Cruz County
APN: 088-181-03
Project Type: New ADU above new accessory structure
Application Type: Discretionary Approval / Variance
Designer: Emigh Home Designs

PROJECT SCOPE

The proposed project is a new 1,200 sq. ft. ADU located above a new 1,200 sq. ft. accessory structure. The lower-level accessory structure consists of garage, shop, and mudroom areas. Site improvements, access, decks/bridge elements, parking, setbacks, and related improvements are shown on the site plan and plan sheets.

VARIANCE REQUEST

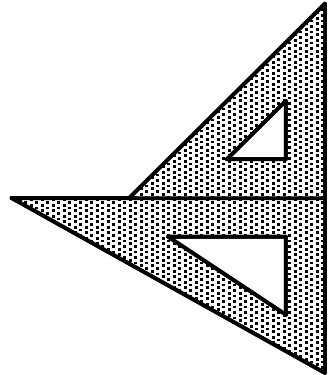
Discretionary approval/variance is requested to allow the original proposed design as shown on the submitted plans. The proposed accessory structure is 1,200 sq. ft. and exceeds the 1,000 sq. ft. accessory structure size threshold under Santa Cruz County requirements. Approval is requested to allow the proposed size, layout, and overall design to remain as originally designed.

SITE / STORMWATER NOTE

Setbacks, building height, parking, lot coverage, and impervious area are shown on the site plan, elevations, and Appendix A. This project is classified as a Medium Project per Appendix A. Conceptual BMP locations and drainage intent are shown on the site plan for discretionary review. Final BMP sizing, stormwater details, and safe overflow design shall be coordinated by the civil/stormwater consultant under the associated building/grading permit review.

DONNA EMIGH MEMBER OF AIBD
DRAFTING, DESIGNING & LAND USE ANALYSIS

Phone: 831-479-1452 CELL: 831-331-7377



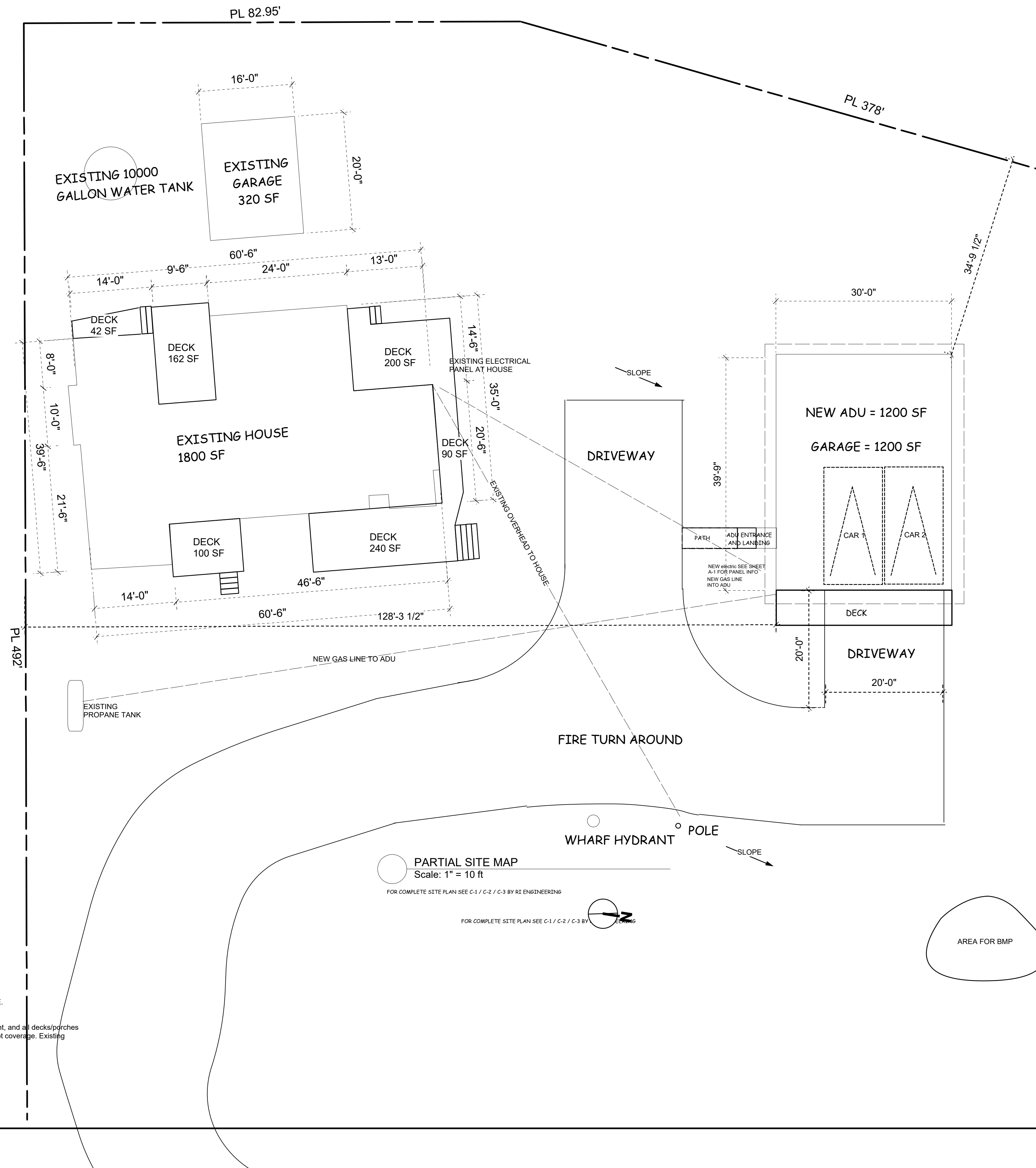
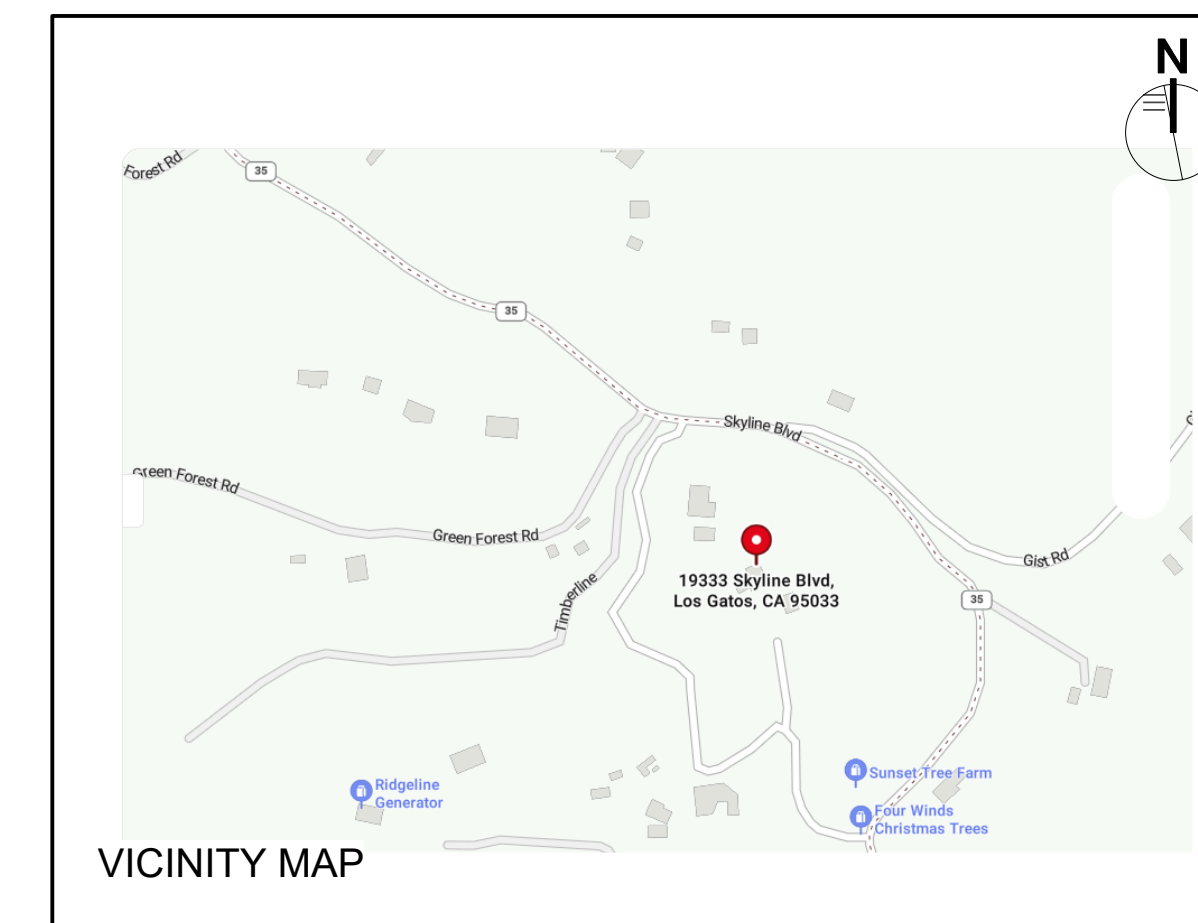
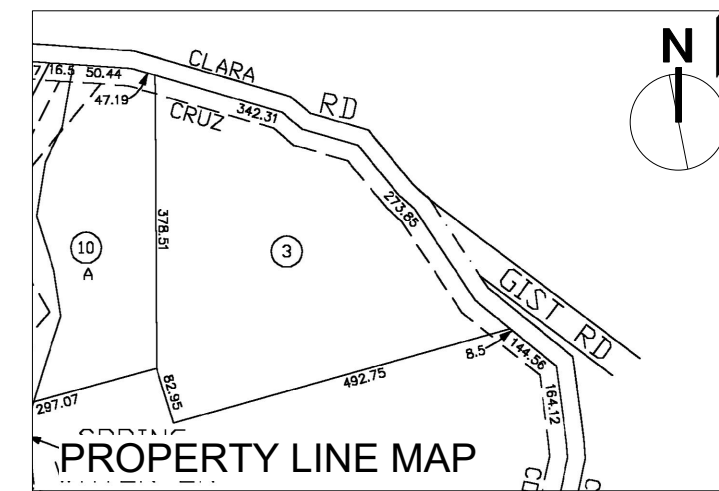
COVER SHEET
BUILDING INFO

DISCRETIONARY PERMIT SET
MR TRAVIS LIVINGSTONE
19333 SKYLINE BLVD
LOS GATOS CA 95033

APN # 088-181-03
DRAWN BY CLE
DATE: 06/03/26
REV:
REVISED 7-14

SHEET:

A-0
SHEETS



FIRE APPARATUS ACCESS / TURNAROUND:
Provide fire apparatus access and hammerhead turnaround per Santa Cruz County Fire Prevention Standard FPO-015. Hammerhead turnaround shall be 86" wide x 51" deep, with 16" minimum stem width, 35" minimum arm depth each side, and 20" inside turning radii. Access drive to turnaround shall be 12' to 18' wide minimum. Turnaround shall remain unobstructed / no parking.

PRIVATE FIRE WATER STORAGE / HYDRANT:
Existing 10,000-gallon fire water tank to remain. See site plan for tank location, wharf head fire hydrant location, and associated fire protection improvements. Provide private fire water system in accordance with Santa Cruz County Fire Prevention Standard FPO-007. Hydrant shall be wharf head type with hex-nut valve stem and 2 1/2" male NST outlet with cap. Locate hydrant 50' minimum and 150' maximum from protected structure and 6' minimum to 8' maximum from edge of road, driveway, or turnout. Hydrant outlet center shall be 30" to 36" above finished grade. Fire hydrant and riser shall be painted red. All hydrant piping shall be minimum 4" diameter. Provide approved full-flow hydrant line shutoff valve at tank, concrete thrust blocks at changes in direction, and 24" x 24" x 4" concrete pad at hydrant base. Bury piping 30" minimum below grade. All above-grade fire supply piping shall be metal pipe. Final tank / hydrant installation details shall be provided under separate fire permit / deferred submittal.

AUTOMATIC FIRE SPRINKLER SYSTEM:
All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and the adopted standards of the Santa Cruz County Fire Chiefs' Association. The designer / installer shall submit required plans and calculations for the overhead fire sprinkler system for approval prior to construction. All underground fire piping systems shall comply with County Standard FPO-006 and shall require separate plan submittal and permit approval prior to installation.

CARBON MONOXIDE ALARMS:
Provide carbon monoxide alarms outside each sleeping area and provide at least one carbon monoxide alarm on each floor level.

DEFENSIBLE SPACE:
A 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth. Exception: single specimens of trees, ornamental shrubbery, or similar plants used as ground covers may remain provided they do not form a means of rapidly transmitting fire from native growth to any structure.

ADDRESSING:
Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

ON-SITE PLANS / PERMITS:
Job copies of the building plans, fire systems plans, and permits shall be maintained on site during inspections.

DEFERRED SUBMITTALS:
Deferred submittals shall include fire sprinklers, water storage tank, fire underground, and fire hydrant.

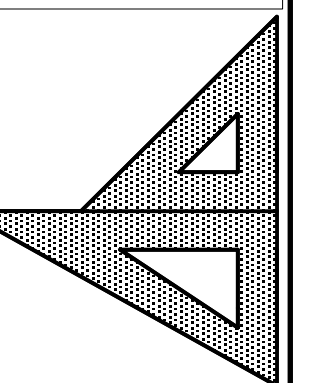
BUILDING AREA	
FIRST FLOOR / GARAGE / SHOP:	= 1,200 SF
SECOND FLOOR / ADU LIVING AREA:	= 1,200 SF
TOTAL BUILDING AREA, EXCLUDING DECK:	= 2,400 SF
SECOND FLOOR DECK AREA:	= 180 SF
TOTAL BUILDING AREA INCLUDING DECK:	= 2,580 SF

LOT COVERAGE CALCULATION	
EXISTING SINGLE-FAMILY DWELLING FOOTPRINT:	= 1,800 SF
EXISTING DECKS / PORCHES OVER 18" ABOVE GRADE:	= 672 SF
PROPOSED ADU / GARAGE FOOTPRINT:	= 1,200 SF
PROPOSED ADU DECK OVER 18" ABOVE GRADE:	= 180 SF
PROPOSED FRONT LANDING / PORCH OVER 18" ABOVE GRADE:	= 9 SF
TOTAL LOT COVERAGE:	= 3,861 SF
EXISTING DECKS / PORCHES 18" OR LESS ABOVE GRADE:	= 162 SF
PLAN NOTE:	NOT INCLUDED IN LOT COVERAGE.

Lot coverage includes the existing single-family dwelling footprint, proposed ADU/garage footprint, and all decks/porches over 18" above grade. Deck/porch areas 18" or less above grade are noted but not included in lot coverage. Existing deck/porch areas are based on survey information and owner/contractor confirmation.

DONNA EMIGLI MEMBER OF AID DRAFTING, DESIGNING & LAND USE ANALYSIS

Phone: 831-479-1432 CELL: 831-331-7377



SITE MAP & FIRE PLAN

MR TRAVIS LIVINGSTONE
19333 SKYLINE BLVD
LOS GATOS CA 95033

DRAWN BY: DLE
DATE: 06-03-26
REV:

HEET:

A-0.1

ETS

REVISÉ 7-14

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.
7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
12. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
13. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
18. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POT HOLE THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. DISCHARGE ALL DOWNSPOUTS TO PERIMETER STORM DRAINS.

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

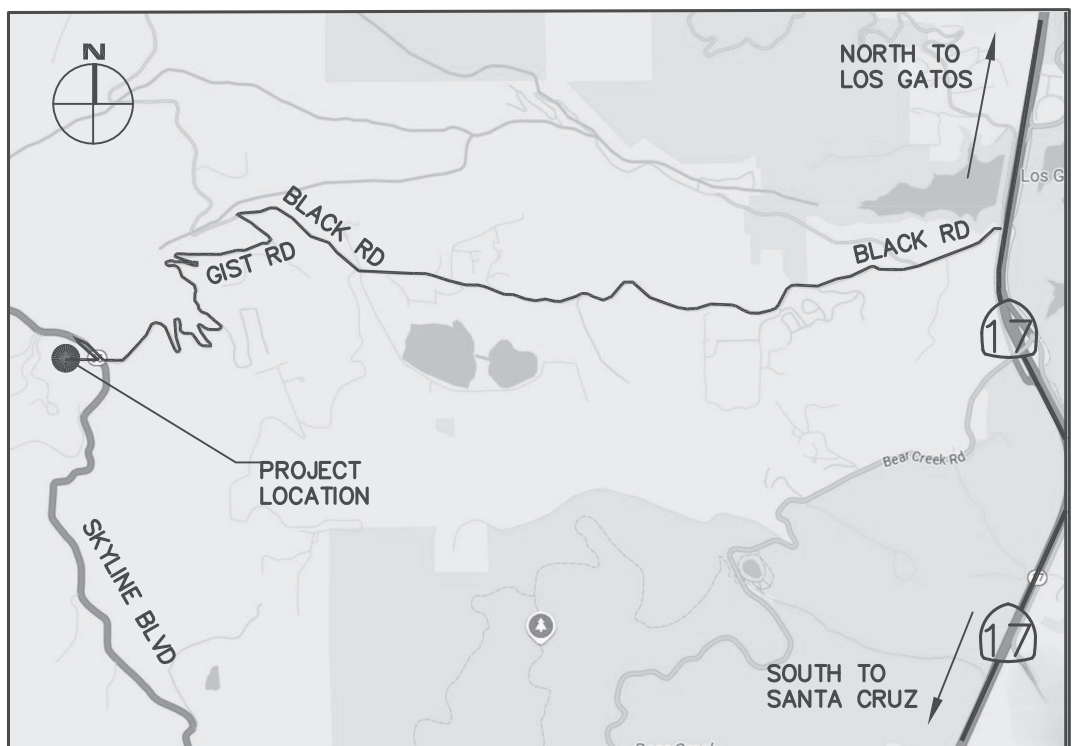
ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
SWALES	ANNUAL	1. WASHOUTS 2. MISPLACED ROCK 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REMOVE TRASH & DEBRIS
LEVEL SPREADER	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY BRIDGETTE LAND SURVEYING. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF ELEVATION

BENCHMARK SPIKE AT ELEV.=2360.08 NAVD88



VICINITY MAP

NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- PROPOSED GRAVEL W/ GEOGRID
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED AC BERM
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB

ABBREVIATIONS

- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONST CONSTRUCT
- DIA. Ø DIAMETER
- DS DOWNSPOUT
- DTL DETAIL
- DWY DRIVEWAY
- (E) EXISTING
- EL ELEVATION
- EOP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FIRE SERVICE
- HP HIGH POINT
- INV INVERT
- LF LINEAR FEET
- LP LOW POINT
- MAX MAXIMUM
- N.T.S. NOT TO SCALE
- RW RETAINING WALL
- RIM RIM ELEVATION
- S SLOPE
- SCCO COUNTY OF SANTA CRUZ
- SSCO SANITARY SEWER CLEANOUT
- SDCO STORM DRAIN CLEANOUT
- TYP TYPICAL
- TW TOP OF WALL
- WS WATER SERVICE



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

PROPOSED ADU

FOR
TRAVIS LIVINGSTONE
19333 SKYLINE BLVD
LOS GATOS
APN 088-181-03

SITE PLAN

project no.

25-040-1

date

JULY 2025

scale

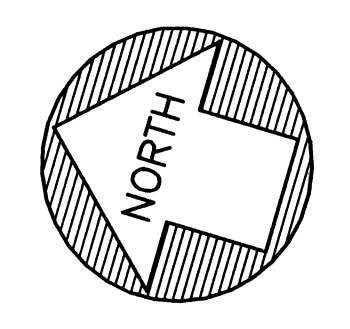
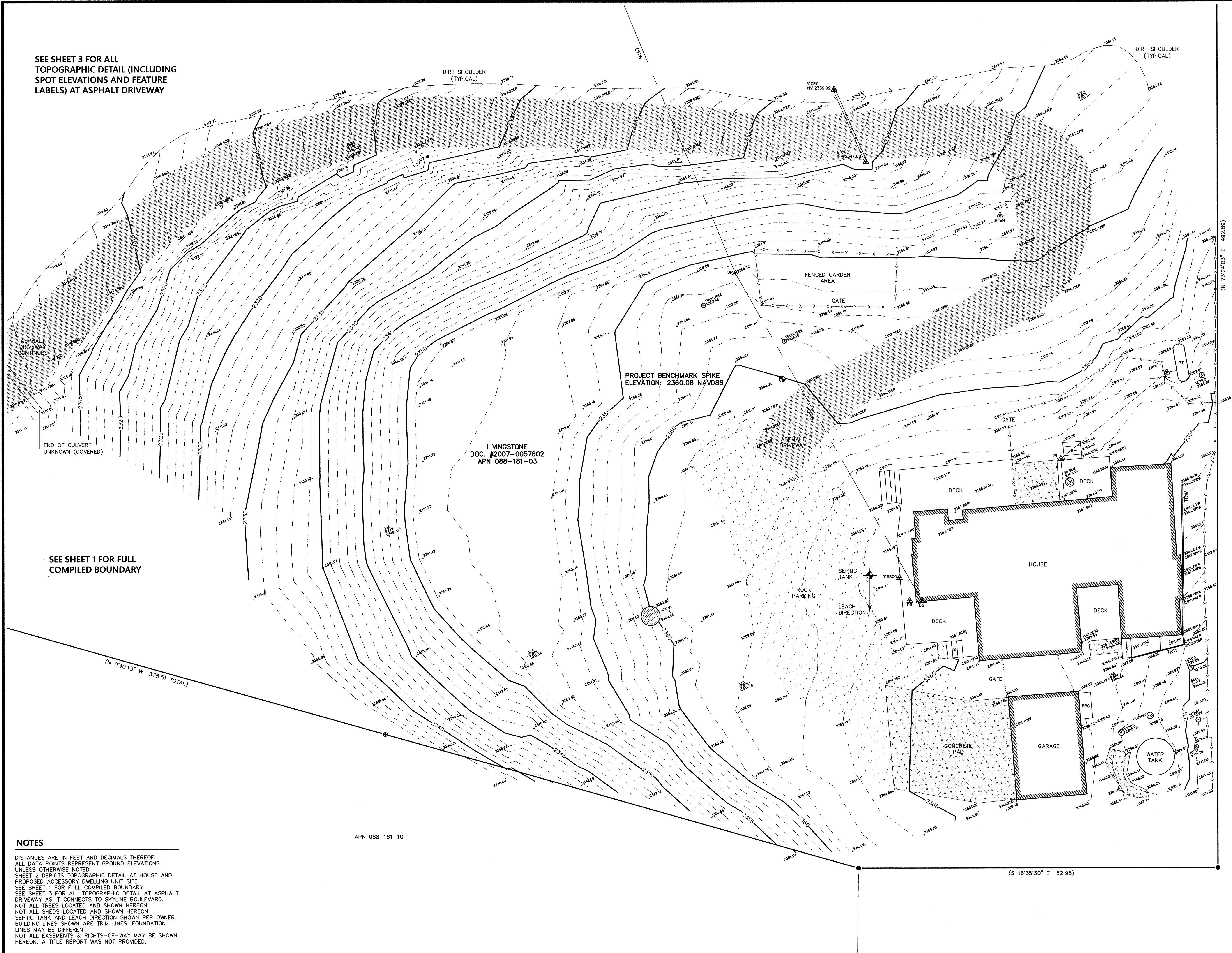
AS SHOWN

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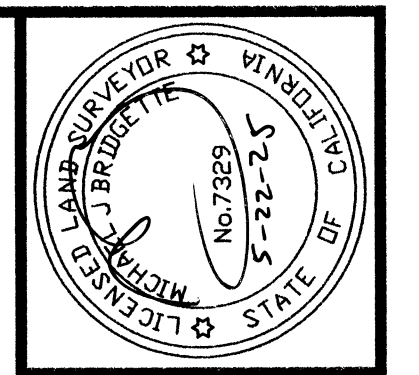
CIVIL 1

PROPOSED
SITE PLAN
A-0.3

ADU BUILDING PERMIT



Scale: 1" = 10'
Contour Interval: 1'



BRIDGETTE LAND SURVEYING
80 ASPEN WAY, STE. A, WATSONVILLE, CA 95076
T.831.722.5800 bridgettelandsurveying.com

TOPOGRAPHIC MAP
Mr. Travis Livingstone
19333 Skyline Boulevard, Los Gatos, CA 95033

APN 088 - 181 - 03
SANTA CRUZ COUNTY
CALIFORNIA

DATE: MAY 22, 2025
SCALE: 1" = 10'
CONTOUR INTERVAL: 1 FT
REVISIONS:

Sheet
EXISTING
SITE PLAN
A-0.2

SEE SHEET 3 FOR ALL
TOPOGRAPHIC DETAIL (INCLUDING
SPOT ELEVATIONS AND FEATURE
LABELS) AT ASPHALT DRIVEWAY

SEE SHEET 1 FOR FULL
COMPILED BOUNDARY

NOTES
DISTANCES ARE IN FEET AND DECIMALS THEREOF.
ALL DATA POINTS REPRESENT GROUND ELEVATIONS
UNLESS OTHERWISE NOTED.
SHEET 2 DEPICTS TOPOGRAPHIC DETAIL AT HOUSE AND
PROPOSED ACCESSORY DWELLING UNIT SITE.
SEE SHEET 1 FOR FULL COMPILED BOUNDARY.
SEE SHEET 3 FOR ALL TOPOGRAPHIC DETAIL AT ASPHALT
DRIVEWAY AS IT CONNECTS TO SKYLINE BOULEVARD.
NOT ALL TREES LOCATED AND SHOWN HEREON.
NOT ALL SHEDS LOCATED AND SHOWN HEREON.
SEPTIC TANK AND LEACH DIRECTION SHOWN PER OWNER.
BUILDING LINES SHOWN ARE TRIM LINES. FOUNDATION
LINES MAY BE DIFFERENT.
NOT ALL EASEMENTS & RIGHTS-OF-WAY MAY BE SHOWN
HEREON. A TITLE REPORT WAS NOT PROVIDED.

- LEGEND**
- MONUMENT FOUND AS NOTED ON CR-1217
 - MONUMENT SET AS NOTED ON CR-1217
 - BLO BLACK OAK
 - BLM BIGLEAF MAPLE
 - BW BACK OF WALL
 - C CONCRETE
 - CPC CERAMIC PIPE CULVERT
 - DS DROP SERVICE
 - EP EDGE OF PAVEMENT
 - FF FINISH FLOOR
 - FW FACE OF WALL
 - HST HIGH STUMP
 - INV INVERT
 - OHV OVERHEAD WIRES
 - PI PROPANE LINE
 - PPC PRESSURE PUMP (COVERED)
 - PT PROPANE TANK
 - S STEPS
 - SSCO SANITARY SEWER CLEAN-OUT
 - ST STUMP
 - TD TOP OF DECK
 - TRW TIMBER RETAINING WALL
 - TT TOP OF THRESHOLD
 - UP UTILITY POLE
 - WH WELL HEAD
 - () RECORD INFORMATION PER CR-1217
 - ▲ UTILITY AS NOTED
 - ASPHALTIC CONCRETE
 - CONCRETE
 - ROCK PARKING
 - TREE AS NOTED
 - X-X-FENCE

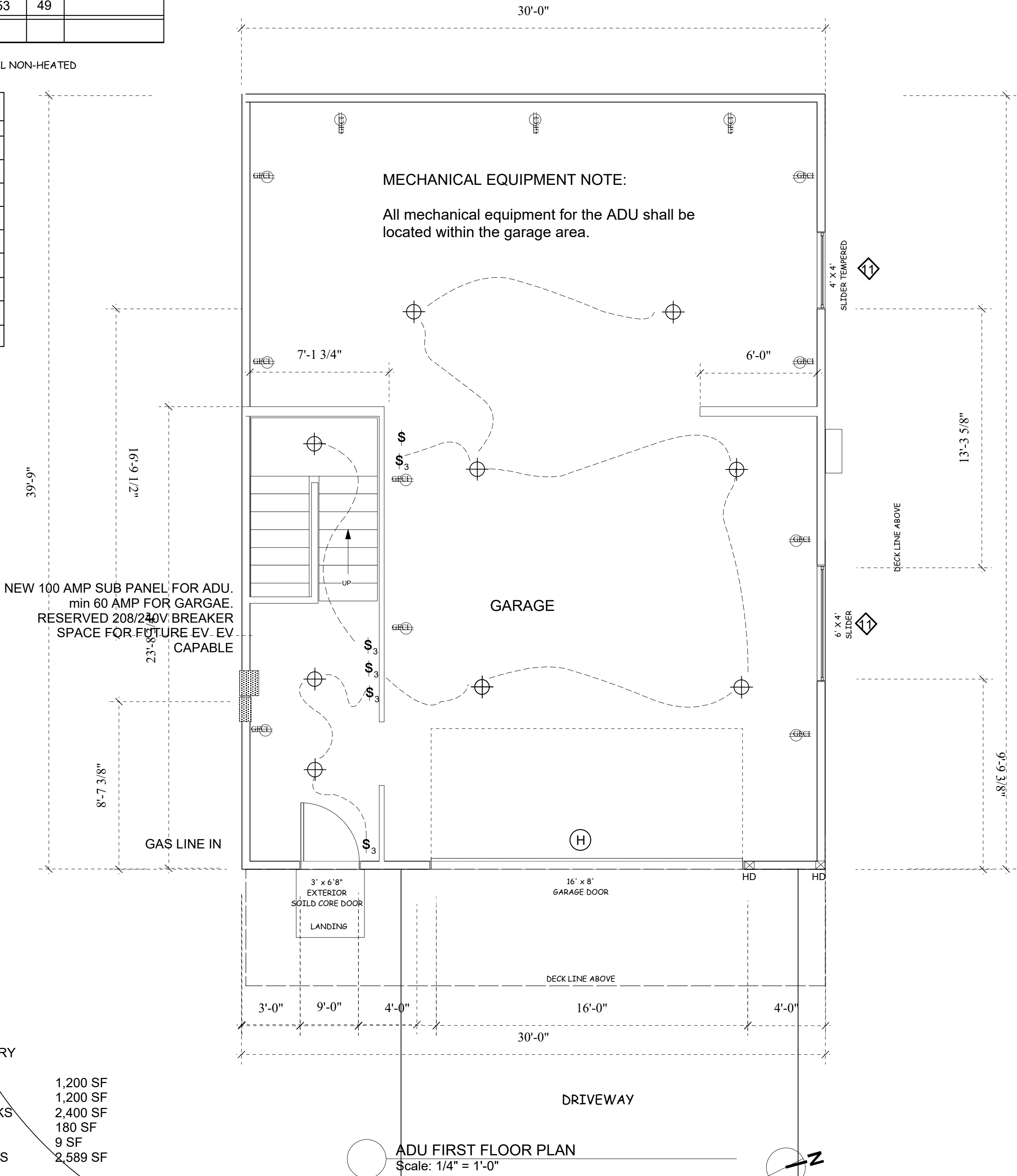
All windows shall be CEC certified and shall comply with approved Title 24 standards, including maximum U-factor of 0.30 and SHGC of 0.23 or better, where required by the approved energy documents. NFRC labels shall remain affixed until after installation and inspection.
Final window manufacturer specifications, performance data, and installation instructions shall be submitted as a deferred submittal and approved prior to installation.

WINDOW SCHEDULE				Orientation #/SF			NOTES
SYM	SIZE	QTY	N	E	S	W	
1	3' X 3' 6"	1			1/10.5		HORZ SLIDER
2	2' 8" X 4' 6"	4			4/49		SINGLE CASEMENT TEMPERED
3	5' X 4' 6"	1			1/22.5		SINGLE CASEMENT
4	5' X 4'	1			1/20		EGRESS HORZ SLIDER
5	5' 5" X 7' 6"	1			1/41.25		GLAZING IN DOOR
6	4' 6" X 4' 6"	1			1/20.5		SINGLE CASEMENT TEMPERED
7	9' 6" X 3'	1			1/28.5		FIXED GLASS
8	8' 6" X 7' 6"	1			1/65.45		GLAZING IN DOOR
10	5' 6" X 3' 6"	1		1/16			EGRESS HORZ SLIDER
11*	6' X 4'	2		2/48			SLIDER TEMPERED
SECOND FLOOR LEVEL HEATED			106.25	65.45	53	49	
**FIRST FLOOR LEVEL NON-HEATED			48				

** INDICATED WINDOWS ON FIRST FLOOR LEVEL NON-HEATED

DOOR SCHEDULE			
SYM.	S/F	#	NOTES
A	3' X 6' 8"	5	INTERIOR PAINT GRADE SWING
B	3' X 8'	1	EXTERIOR GRADE SWING
C*	3' X 6' 8"	3	FIRE RATED SOLID CORE
D	4' 8" X 6' 8"	1	INTERIOR DBL SWING PAINT GRADE
E	6' X 6' 8"	1	INTERIOR SLIDER PAINT GRADE
F	9' X 8'	1	EXTERIOR GLASS SLIDER
G	6' X 8'	1	EXTERIOR GLASS SLIDER
H*	9' X 8'	1	GARAGE OVERHEAD
** INDICATED DOORS ON FIRST FLOOR LEVEL			

SYMBOLS LEGEND	
SD	= Smoke Detector hard wired interconnected with battery backup
CO	= Smoke Detector hard wired interconnected with battery backup
	Receptacle
WP	Water Proof Receptacle
GFCI	GFCI protected Receptacle
GFCI & AFCI	GFCI & AFCI protected Receptacle
	Integral Photo Control Light
	Switch
oc	Occupancy Sensor Switch
3	3-way Switch
	Recessed Fluorescent
	Surface Incandescent Fixture, Wall Or Ceiling
	Surface-mounted incandescent vanity light fixture, W/ Switch
	Pull Switch light



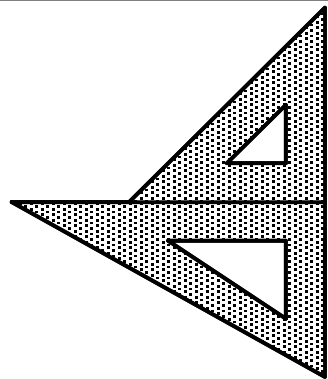
PROPOSED ADU / GARAGE AREA SUMMARY

FIRST FLOOR / GARAGE-SHOP AREA	1,200 SF
SECOND FLOOR / ADU LIVING AREA	1,200 SF
TOTAL BUILDING AREA, EXCLUDING DECKS	2,400 SF
SECOND FLOOR ADU DECK	180 SF
FRONT ENTRY LANDING / PORCH	9 SF
TOTAL INCLUDING DECK / LANDING AREAS	2,589 SF

Note: For lot coverage, only the proposed ADU/garage footprint and deck/landing areas over 18" above grade are included. The second-floor ADU living area is included in total building area but is not counted again as lot coverage.

DONNA EMIGH MEMBER OF AIBD
DRAFTING, DESIGNING & LAND USE ANALYSIS

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GARAGE LEVEL - FIRST FLOOR PLAN

DISCRETIONARY PERMIT SET
MR TRAVIS LIVINGSTONE
19333 SKYLINE BLVD
LOS GATOS CA 95033

APN # 085-181-03
DRAWN BY CLE
DATE: 06-03-26
REV:

SHEET:

A-1

SHEETS

REVISED 7-14

All windows shall be CEC certified and shall comply with approved Title 24 standards, including maximum U-factor of 0.30 and SHGC of 0.23 or better, where required by the approved energy documents. NFRC labels shall remain affixed until after installation and inspection.
Final window manufacturer specifications, performance data, and installation instructions shall be submitted as a deferred submittal and approved prior to installation.

WINDOW SCHEDULE				Orientation #/SF			NOTES
SYM	SIZE	QTY	N	E	S	W	
1	3' X 3' 6"	1			1/10.5		HORZ SLIDER
2	2' 8" X 4' 6"	4			4/49		SINGLE CASEMENT TEMPERD
3	5' X 4' 6"	1			1/22.5		SINGLE CASEMENT
4	5' X 4'	1			1/20		EGRESS HORZ SLIDER
5	5' 6" X 3' 6"	1		1/16			GLAZING IN DOOR
6	4' 6" X 4' 6"	1		1/20.5			SINGLE CASEMENT TEMPERD
7	9' 6" X 3'	1		1/28.5			FIXED GLASS
8	8' 6" X 7' 6"	1		1/65.45			GLAZING IN DOOR
9	3' X 2'	1		1/6			FIXED TEMPERD
10	6' X 4'	3	3/72				SLIDER TEMPERD
SECOND FLOOR LEVEL HEATED			65	65.45	53	49	
**FIRST FLOOR LEVEL NON-HEATED			72		6		

** INDICATED WINDOWS ON FIRST FLOOR LEVEL NON-HEATED

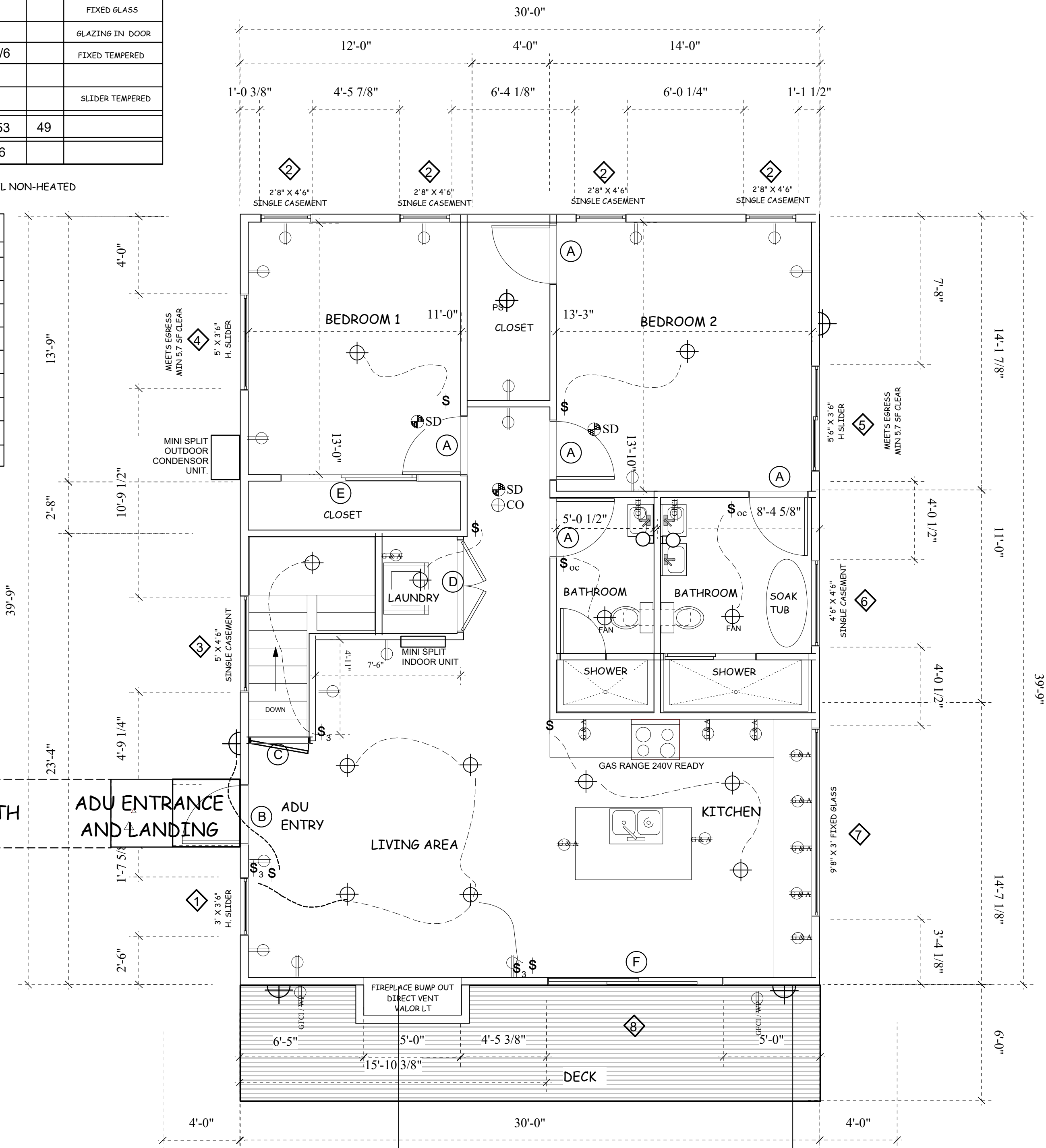
DOOR SCHEDULE			
SYM.	S/F	#	NOTES
A	3' X 6' 8"	5	INTERIOR PAINT GRADE SWING
B	3' X 8'	1	EXTERIOR GRADE SWING
C	3' X 6' 8"	3	FIRE RATED SOLID CORE
D	4' 8" X 6' 8"	1	INTERIOR DBL SWING PAINT GRADE
E	6' X 6' 8"	1	INTERIOR SLIDER PAINT GRADE
F	9' X 8'	1	EXTERIOR GLASS SLIDER
H	9' X 8'	1	GARAGE OVERHEAD
** INDICATED DOORS ON FIRST FLOOR LEVEL			

PROPOSED ADU / GARAGE AREA SUMMARY

FIRST FLOOR / GARAGE-SHOP AREA	1,200 SF
SECOND FLOOR / ADU LIVING AREA	1,200 SF
TOTAL BUILDING AREA, EXCLUDING DECKS	2,400 SF
SECOND FLOOR ADU DECK	180 SF
FRONT ENTRY LANDING / PORCH	9 SF
TOTAL INCLUDING DECK / LANDING AREAS	2,589 SF

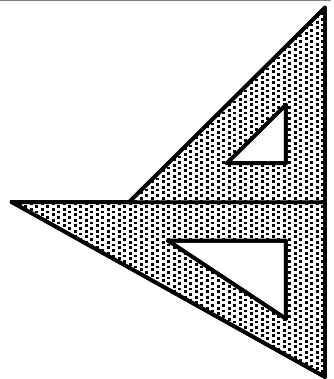
Note: For lot coverage, only the proposed ADU/garage footprint and deck/landing areas over 18" above grade are included. The second-floor ADU living area is included in total building area but is not counted again as lot coverage.

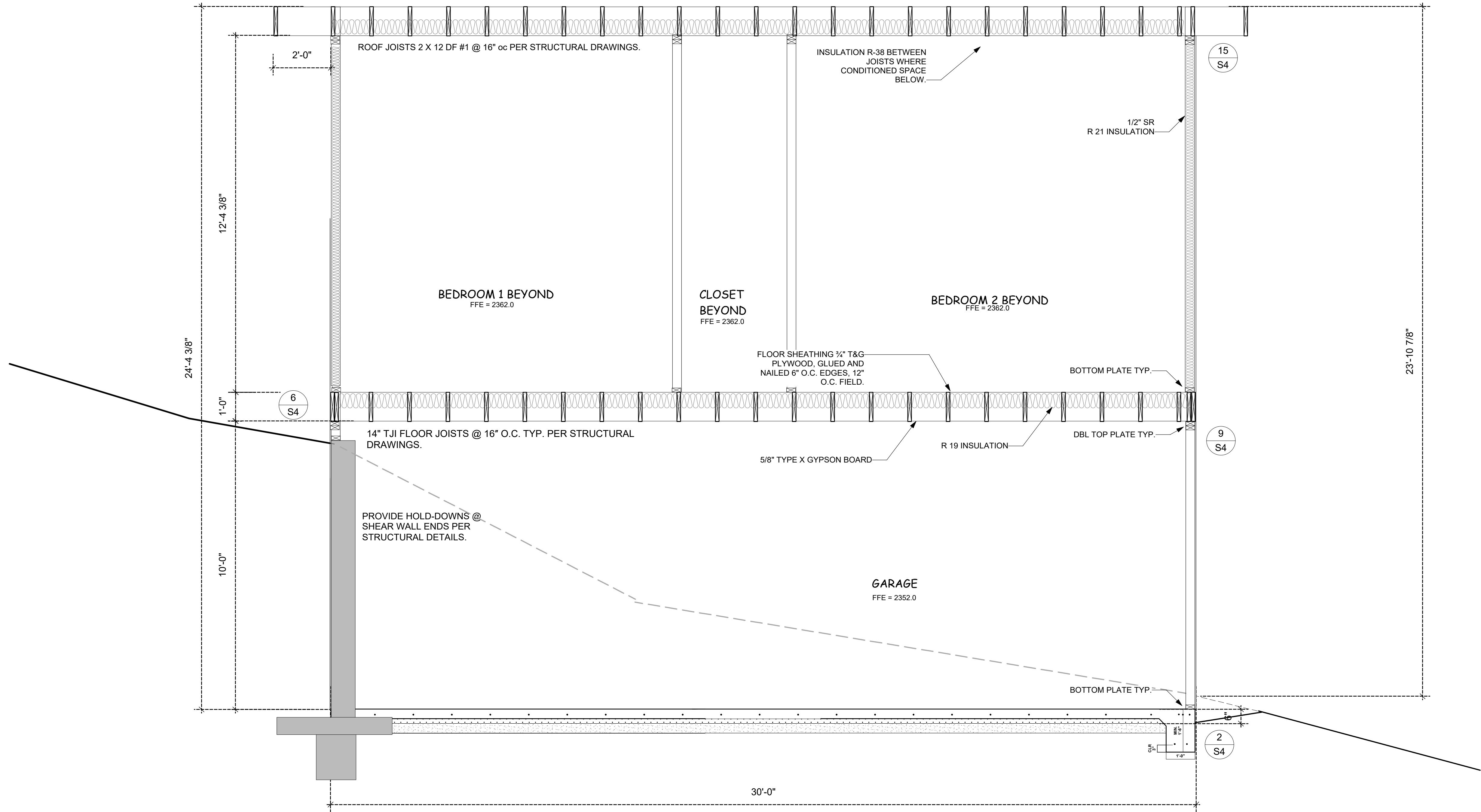
SYMBOLS LEGEND	
SD = Smoke Detector hard wired interconnected with battery backup	Switch
CO = Smoke Detector hard wired interconnected with battery backup	S _{oc} Occupancy Sensor Switch
Receptacle	S ₃ 3-way Switch
WP Receptacle	Recessed Fluorescent
GFCI protected Receptacle	Surface Incandescent Fixture, Wall Or Ceiling
GFCI & AFCI protected Receptacle	Surface-mounted incandescent vanity light fixture, W/ Switch
Integral Photo Control Light	Pull Switch light



ADU SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

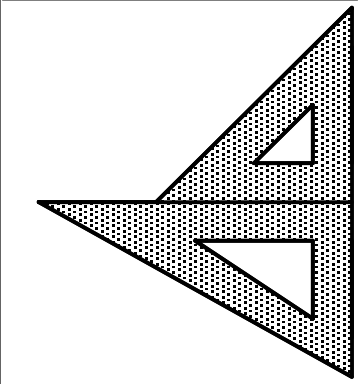




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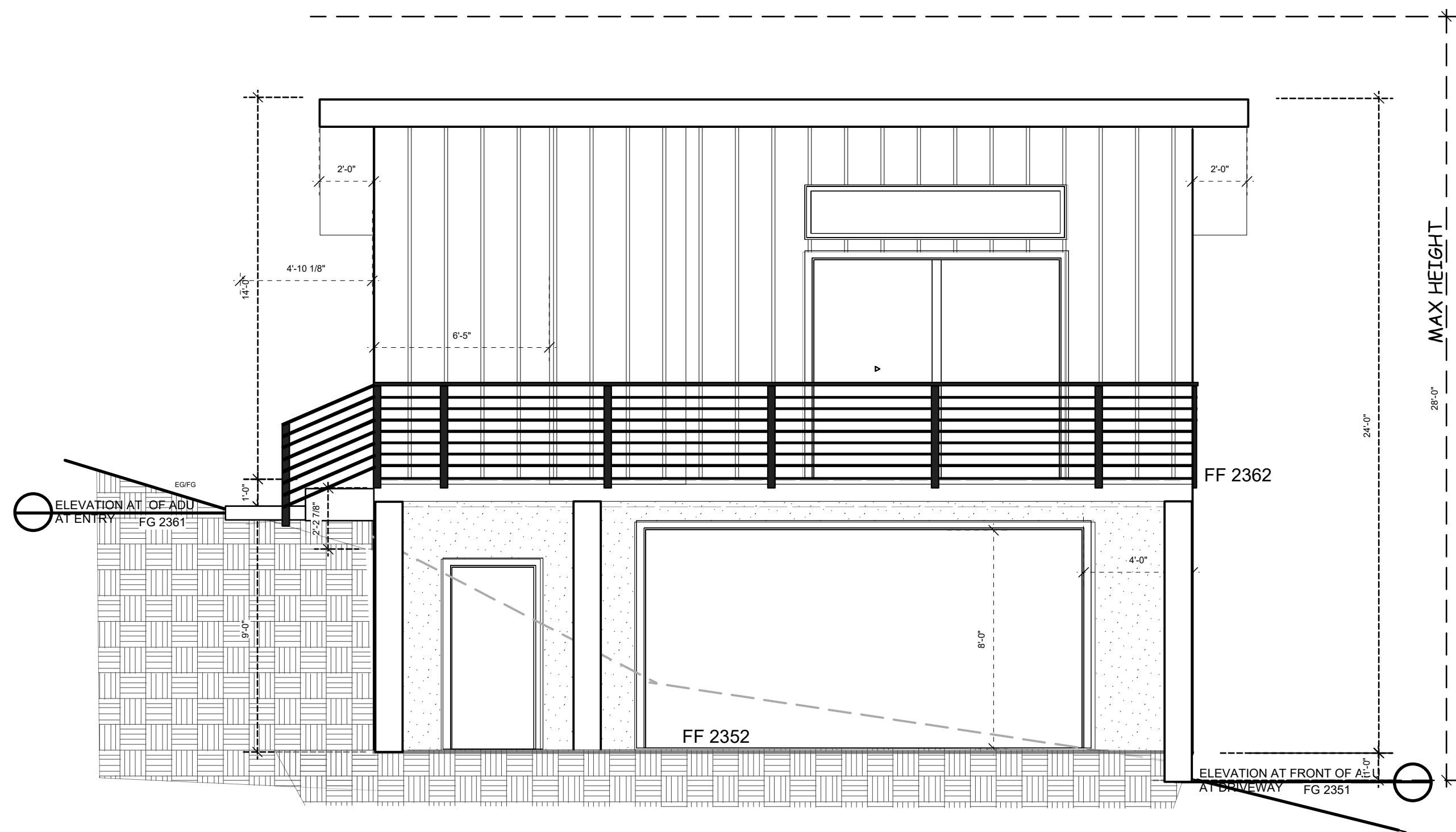
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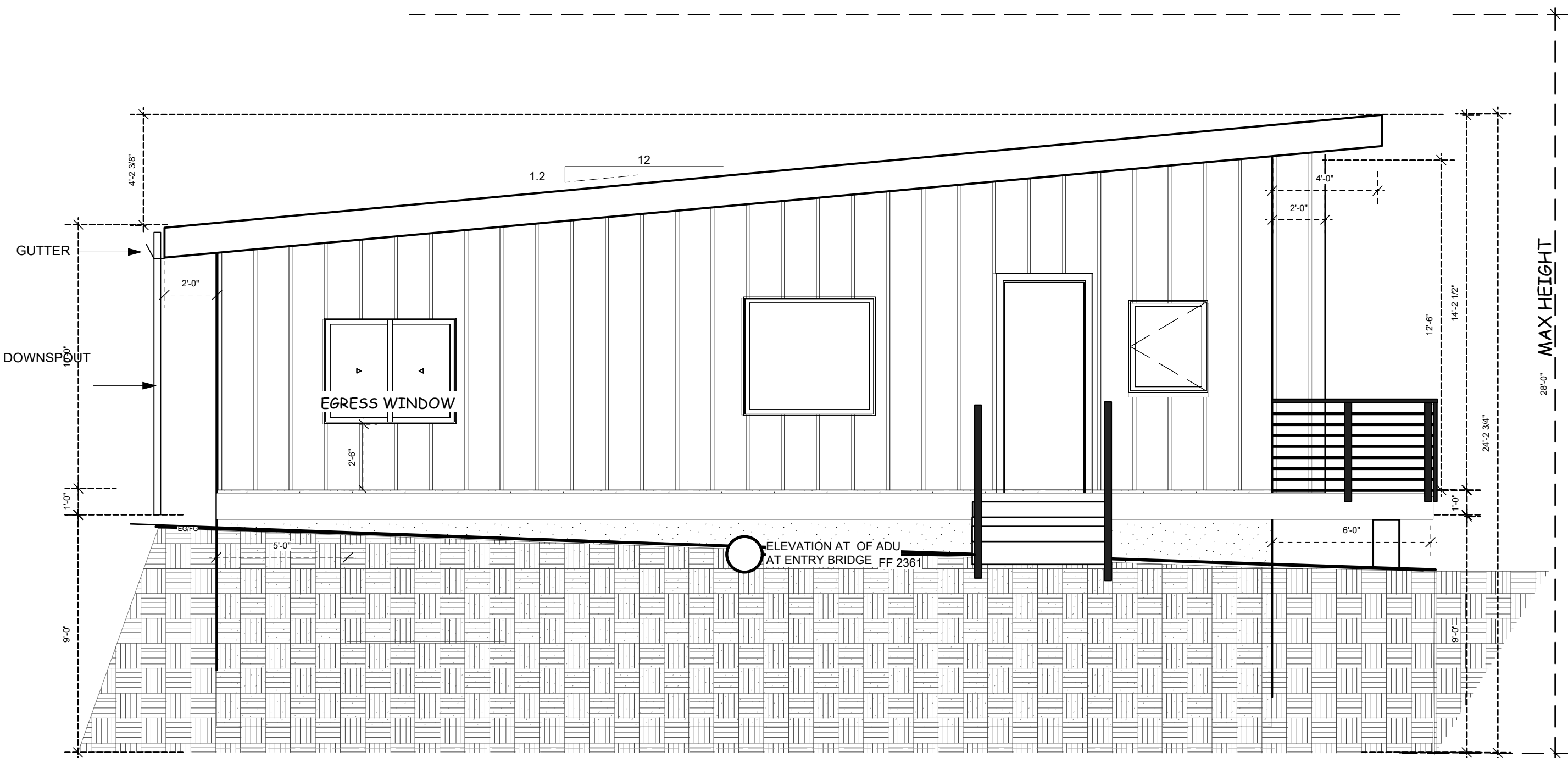
(EAST) FRONT ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR MATERIALS / COLORS

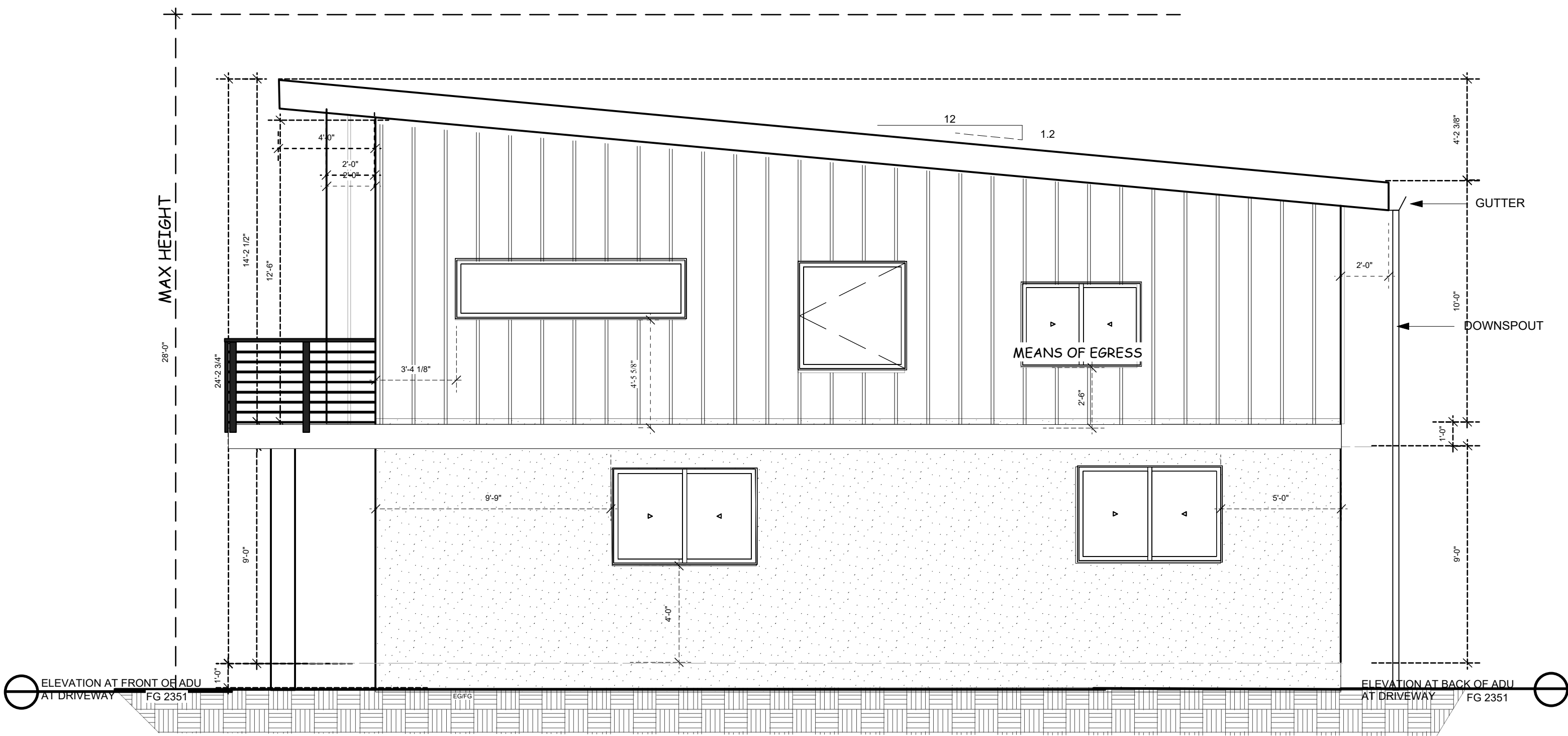
Exterior materials and colors are provided for discretionary design review. Final product selections shall match the proposed architectural elevations and approved permit plans.

- Proposed finish materials include:
Upper Level Siding: Hardie board and batten siding
Lower Level Finish: Stucco
Soffits: Hardie soffits
Window Trim: Hardie window trim
Deck Railing: Feeney rail or comparable
Decking: Trex decking or comparable composite decking
Roofing: Standing seam metal roof
Roof Underlayment: Titanium FR SA fire-resistant underlayment or approved equivalent
Metal Roof Panels: Taylor Metals MS150, 16-inch, 24-gauge mechanically seamed panels, installed per manufacturer specifications

Proposed Paint Colors:
Main Exterior Color: Sherwin-Williams SW 7570 Egret White
Accent / Trim Color: Sherwin-Williams SW 6258 Tricorn Black



(SOUTH) SIDE ELEVATION
Scale: 1/4" = 1'-0"

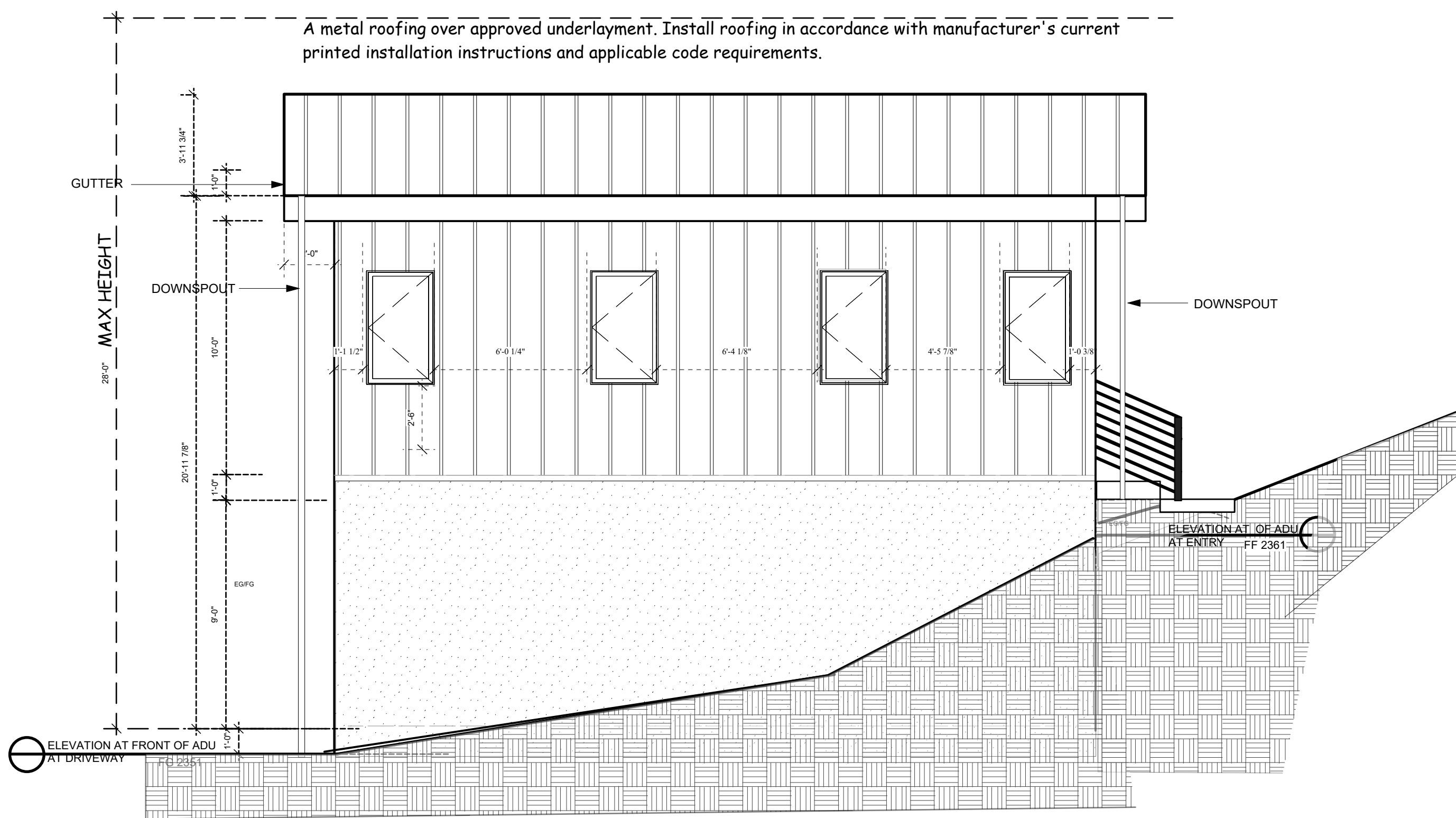


(NORTH) SIDE ELEVATION
Scale: 1/4" = 1'-0"

Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. (CRC R337.5.4)

Gutters and Downspouts installed at roof edges as shown. Roof drainage shall be collected and discharged away from the building and adjoining property in accordance with CPC 1101.2.

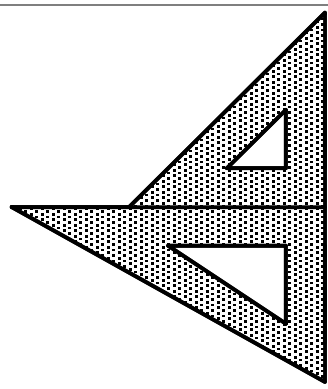
SEE SHEET BY CIVIL for Downspout to drainage details.



(WEST) BACK ELEVATION
Scale: 1/4" = 1'-0"

A metal roofing over approved underlayment. Install roofing in accordance with manufacturer's current printed installation instructions and applicable code requirements.

REVISED 7-14



ADU
ELEVATIONS

DISCRETIONARY PERMIT SET
MR TRAVIS LIVINGSTONE
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LOS GATOS CA 95033

APN # 085-18-1-03
DRAWN BY CLE
DATE: 06-03-25
REV:

SHEET:
A-4

Diagram illustrating the cross-section of a pavement structure, showing various layers and materials:

- Top Layer:** 2.5" ASPHALT CONCRETE PAVING WITH 12" WIDE V CHANNEL.
- Second Layer:** 7" CLASS 2 AGGREGATE BASE (3/4" MAX AGGREGATE SIZE).
- Third Layer:** SOLDIER COURSE PAYER GROUTED ON ONE SIDE - 4" WIDE x 13" DEEP SLOPE 2% TOWARD STREET.
- Fourth Layer:** PERVIOUS PAVEMENT PER PLAN OVER 2" THK. NO. 8 AGGREGATE OPEN GRADED BEDDING COURSE & JNTS OVER MIRAFIX HP370.
- Fifth Layer:** 4" CLASS 57 STONE OPEN GRADED BASE.
- Bottom Layer:** 7" CLASS 2 AGGREGATE BASE (3/4" MAX AGGREGATE SIZE) OVER GEOTEXTILE.
- Reinforcement:** #3 BAR TOP & BOT. (indicated by arrows pointing to the top and bottom reinforcement bars).

Diagram illustrating the typical fiber roll installation on a slope.

The diagram shows two sections of a slope. The top section shows a fiber roll installed along a level contour, with vertical spacing measured along the face of the slope varying between 8FT and 20FT. The bottom section shows a fiber roll installed near a slope where it transitions into a steeper slope.

Labels and dimensions include:

- 4FT MAX (contour line)
- Fiber rolls
- Vertical spacing measured along the face of the slope varies between 8FT AND 20FT
- Install a fiber roll near slope where it transitions into a steeper slope
- 4IN MAX (vertical spacing)
- 1'x2' wood stakes max 4FT spacing
- Slope varies
- Fiber roll 8" min

TYPICAL FIBER ROLL INSTALLATION

N.T.S.

TREE PROTECTION NOTES:

1. Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed at each tree site. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a minimum of 1-2 inch level wood chips shall be placed at a depth of 4-6 inches within no excavation is to occur in the vicinity of the trees to be protected.
2. The tree protection fence shall be 6' high chain link fence with immovable posts. The fencing shall form a continuous barrier without entry points around each tree. No excavation within the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs of saved trees shall be pruned prior to grading, or any equipment mobilization on site. The purpose of this requirement is to avoid leaving limbs by heavy equipment. All limbs to be pruned shall be supervised by the arborist of record for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of this tree. Further, no one shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root crown, or limbs may increase the potential for future decline in the health of the tree.
5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.
6. A warning sign shall be posted at each tree indicating the purpose of the fencing.

7. The arborist of record for the job and the city arborist shall be responsible for inspection and approval of the fencing prior to any grading operations.

8. Fencing must remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction activity that is scheduled prior to landscape installation.
9. Roots of single trunked trees often extend up to three times the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is absolutely essential as trees rely on root ake to internally regulate to preserve tree health. As much area around the circumference of the tree should have minimum intrusion to further insure tree survival and health.
10. Unexcavated tree removal is subject to the following requirements as determined by the city.
11. The contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed per arborist's recommendations to maintain healthy growth throughout the construction period. Six foot diameter minimum by six inch tall earthen berms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to weather and tree requirements.
12. Relocation of existing trees (if desired) shall occur under the observation and direction of a certified arborist approved by the County of Santa Cruz. Contact County for additional notes regarding tree location.
13. Pleasea consult specifications concerning tree protection and maintenance prepared by project arborist or more information.
14. No trenching shall occur within the tree protection zone.
15. All digging within the drip line of trees shall be done by hand.
16. Exposed soil after demolition must be covered immediately with a six inch layer of wood chip mulch.
17. Inconspicuous County standard provisions as speakable (Protection of Trees during Construction Activities).
 - a. All existing trees and designated trees on the job site require protection from construction activities with in the drip line. Temporary chain-link fencing and plastic construction fence are acceptable as protective barriers for tree protection purposes. Fencing shall be minimum five feet (5') high. Tree protection shall remain in place until all construction is complete.
 - b. No excavation within the tree protection area is allowed unless approved by the County or under the supervision of a licensed arborist. Any filling within the tree protection area shall be done in accordance with a detailed improvement plan approved by the County. No trimming, cutting, or pruning of designated trees can occur without the approval by the county and supervision of a licensed arborist.
 - c. No storage of materials, disposal of paints, solvents or other noxious materials, operation of equipment, parked cars, unnecessary trenching, grading or compaction shall be allowed within the drip line of any tree.

EXISTING TREE LEGEND

ex. tree to remain (typ.)

ex. tree to be removed (typ.)

NOTE:

1. REFER TO TREE PROTECTION NOTES FOR ADDITIONAL INFORMATION.
2. MAXIMUM SPACING OF POSTS SHALL BE SELECTED TO MAINTAIN THE TREE PROTECTION BARRIER TO STAY AROUND THE PERIMETER OF THE DRIPLINE TO START OF ANY CONSTRUCTION OR DISTURBANCE TO THE DRIPLINE OF TREES TO REMAIN.

EXISTING TREES TO REMAIN

DRIPLINE

6" CHAIN LINK FENCE

2" X 4" UNPAINTED PILES POSTS TYP.

2' MIN.

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE REMOVED BY DATE OF THE FUTURE OF WORKS PROVIDED THE FUTURE OF WORKS IS POSSIBLE

PROTECTIVE FENCING FOR EXISTING TREES

SCALE: 1/4" = 1' - 0"

NOTES:
ALL NEWLY PLANTED TREES TO BE DOUBLE
STAKED USING RUBBER TREE TIES

PROTECTIVE TREE FENCING AND OTHER PROTECTION MEASURES
SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES PRIOR
TO ISSUANCE OF BUILDING PERMITS AND SHALL REMAIN THROUGH
ALL PHASES OF CONSTRUCTION PER TOWN CODE REQUIREMENTS.
INCLUDE A TREE PROTECTION PLAN WITH THE CONSTRUCTION
PLANS. THE LOCATION OF TREE PROTECTION MEASURES MUST
BE INCLUDED ON A SITE PLAN. ALL APPROVED TREE REPLACEMENT
SHALL MEET THE REQUIREMENTS OF SECTION 29.10.0985 OF THE
TOWN CODE WHICH CALLS FOR 24- OR 36-INCH DBH TREES AS
REPLACEMENT FOR REMOVAL OF TREES ON SINGLE FAMILY LOTS
EXCEEDING 10,000 SQUARE FEET.

6'-0" MIN.

3'-0" MIN.

PLAN

MAX 6" DIA LANDSCAPE
BOULDERS, OVER MIRAFITI HP370
OVER 4" CLASS 57 STONE OPEN GRADED BASE

12" MIN.

24"x19"x6" BURLAP OR SYNTHETIC NET BAGS

DETAIL

ROCK BARRIER BAGS TIGHTLY STACKED

MIN. 5' AROUND

GRAVEL BACKFILL

LESS THAN 6% SLOPE

PLAN VIEW

NOTES:

1. FILL ROCK BARRIER BAGS $\frac{2}{3}$ FULL OF $\frac{3}{4}$ " ROCK.
2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS, (LESS THAN 6%).

ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOLIDS, SPILLS, AGGREGATE, FILL-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.

ALL CHEMICALS SHALL BE STORED IN WATERIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).

EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDENSERS, REGULATORS, BROOKS, ETC.)

BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

SOLID WASTE, OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PEROUSIVE SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.

SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED AT A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRAINWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.

SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.

COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.

DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.

STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE COVERED AND SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL ONTO THE SURROUNDING AREAS.

MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WAERS.

ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BUMPS.

LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.

CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.

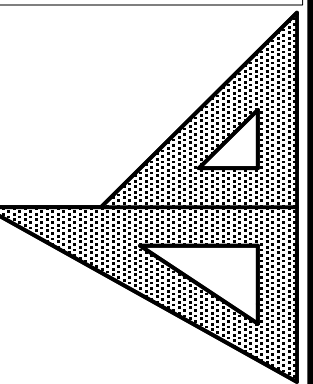
DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY A LICENSED AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

[illegible]

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BMP - STORM WATER MANAGEMENT

DISCRETIONARY PERMIT SET
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SHEETS