

## STAFF REPORT TO THE ZONING ADMINISTRATOR

**APPLICATION NO.:** 04-0159                      **APN:** 046-231-09

**APPLICANT:** San Andreas Mutual Water Company

**OWNER:** San Andreas Mutual Water Company

**PROJECT DESCRIPTION:** Proposal to install a 100,000-gallon water storage tank and remove two 20,000-gallon water storage tanks, on a parcel in the Coastal Zone with an existing 100,000-gallon water tank, a storage building, and an electrical building. Requires a Variance to reduce the required 20-foot front setback on the southeast side to about 7 feet, and reduce the required front setback on the northwest side to about 4 feet (double frontage parcel), and a Coastal Zone Permit.

**LOCATION:** Property located on the northwest end of Ocean Mist Road, about 800 feet northeast from Zils Road in Watsonville.

**PERMITS REQUIRED:** Coastal Zone Permit, Variance

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - Class 3

**COASTAL ZONE:** ☒ Yes ☐ No                      **APPEALABLE TO CCC:** ☒ Yes ☐ No

### PARCEL INFORMATION

**PARCEL SIZE:** 6,316 square feet

**EXISTING LAND USE:**

**PARCEL:** Water storage facility for San Andreas Mutual Water Company

**SURROUNDING** Single-family residential

**PROJECT ACCESS:** Ocean Mist Road off Zils Road and San Andreas Road

**PLANNING AREA:** San Andreas

**LAND USE DESIGNATION:** A (Agriculture)

**ZONING DISTRICT:** RA (Residential Agriculture)

**SUPERVISORIAL DISTRICT:** Second (Pirie)

### ENVIRONMENTAL INFORMATION

- |                      |  |
|----------------------|--|
| a. Geologic Hazards  | a. Not mapped/no physical evidence on site |
| b. Soils             | b. 105 Baywood loamy sand                  |
| c. Fire Hazard       | c. Not a mapped constraint                 |
| d. Slopes            | d. 2 - 15 percent slopes                   |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading           | No grading proposed                        |
| g. Tree Removal      | g. No trees proposed to be removed         |
| h. Scenic            | h. Not a mapped resource                   |
| i. Drainage          | i. Existing drainage adequate              |
| j. Traffic           | j. No significant impact                   |

- |                       |  |
|-----------------------|--|
| k. Roads              | k. Existing roads adequate                 |
| l. Parks              | l. Existing park facilities adequate       |
| m. Sewer Availability | m. N/A                                     |
| n. Water Availability | n. Yes                                     |
| o. Archeology         | o. Not mapped/no physical evidence on site |

### **SERVICES INFORMATION**

Inside Urban/Rural Services Line: Yes X No  
Water Supply: San Andreas Mutual Water Company  
Sewage Disposal: N/A  
Fire District: Aptos-La Selva Fire Protection District  
Drainage District: Non-zone

### **HISTORY**

Application 04-0159 was received by the Planning Department on 4/13/04. The existing 100,000-gallon water tank has become unstable due to the fact that the bottom of the tank has rusted. That tank was installed under Use Permit #78-994-U. Electrical Permit 113019 was issued for the well on site. The Environmental Health Service has issued Permits # 00-136, 02-022 and 03-119 for the wells on APN's 046-231-09 (2) and 046-231-55 (1).

### **ANALYSIS AND DISCUSSION**

The subject property is a 6,316 square foot lot, located in the RA (Residential Agriculture) zone district, a designation which has allowed the privately owned, non-profit, water utility use. The site is developed with one 100,000-gallon water tank and two 20,000-gallon water tanks. The San Andreas Mutual Water Company provides water to 128 customers and a total of 140 shares have been sold (Exhibit G). No more than 200 shares in total may be sold according to the Articles of Incorporation. The water company estimates that approximately 13 vacant parcels in the vicinity could potentially be served.

The proposed 100,000-gallon water tank would replace the two 20,000-gallon tanks to improve storage supply for consumption and provide for adequate fire protection. Extra storage will enable the water company to run the wells during off-peak pumping hours to reduce energy consumption. The water company does not anticipate any change in daily water use because of the increased storage capacity. The wells will not pump more water from the aquifer as a result of the replacement water tank.

The proposed water tank is consistent with the site's (A) Agriculture General Plan designation and in conformance with the County's certified Local Coastal Program in that the structure is sited and designed to minimize the visual impact to the surrounding neighborhood by utilizing a dark green exterior surface color, which blends in with the existing mature, evergreen landscaping to screen the water tanks from view. The tanks are not visible from the scenic corridor of San Andreas Road. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project

will not interfere with public access to the beach, ocean, or other nearby body of water.

The required variance to front setbacks for the double frontage lot are recommended because of the pre-existing location of the wells, pipelines and utilities on site.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## RECOMMENDATION

~~Staff~~ recommends:

1. **APPROVAL** of Application Number **04-0159**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

## EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map, Location map
- F. Zoning map, General Plan map
- G. Comments & Correspondence
- H. Site photographs
- I. Use Permit 78-994-U
- J. Geotechnical Investigation, Haro/Kasunich dated 3 November 2003

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ~~ARE~~ HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-5174 (or, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us))

### **COASTAL DEVELOPMENT PERMIT FINDINGS:**

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

water storage uses. The proposed water *tank* is an allowed use within the zone district, consistent with the site's (A) Agriculture General Plan designation. The proposed 100,000-gallon water tank would replace the two 20,000-gallon tanks to improve storage supply for consumption and provide for adequate fire protection. Extra storage will enable the water company to run the wells during off-peak pumping hours to reduce energy consumption. The water company does not anticipate any change in daily water use because of the increased storage capacity. The wells will not pump more water from the aquifer as a result of the replacement water tank.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the visual impacts of the proposed development are mitigated by maintaining existing mature evergreen vegetation and utilizing a dark green color on the external surfaces of the tanks and equipment. The development site is not on a prominent ridge, beach, or bluff top.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the water tank will not interfere with public access to the beach, ocean, or any nearby body of water.

Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

**5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE  
CERTIFIED LOCAL COASTAL PROGRAM.**

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood with approved landscaping and exterior color surfaces. Additionally, privately **owned** utility uses **are** allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local **Coastal** Program land use designation.

### **DEVELOPMENT PERMIT FINDINGS:**

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed water tank and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area which has been designated for privately owned utility uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed water tank will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be placed in the location of existing water tanks to ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the RA (Residential Agriculture) zone district. The proposed location of the water tank and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA zone district in that the primary use of the property remains unchanged as continued water storage, and subject to the approval of the front setback variance, will meet current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Agriculture (A) land use designation. The proposed continued mutual water company utility use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Agriculture). The proposed 20-foot **high** water tank will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and subject to the concurrent variance approval for the front setbacks, will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed water tank will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed water storage will be replace existing tanks in the same location and will provide a reliable water source for residential use and for recommended fire protection requirements.

A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a water tank on an existing lot developed with existing water storage facilities. The expected level of traffic generated by the proposed project is not anticipated to adversely impact existing roads and intersections in the surrounding area of Zils Road.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed replacement water tank will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is approximately 20 feet high, in a mixed neighborhood of one and two story homes.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed replacement water tank will be of an appropriate scale and type of design that is landscaped and of a neutral green exterior color to blend in with the surrounding properties and will not substantially visually impact the surrounding area.

## **VARIANCE FINDINGS:**

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

The special circumstances applicable to the property are the unique pre-existing water storage characteristics of the 6,316 square foot parcel, which has been designated to provide the surrounding low density residential development with domestic water supplies. The existing configuration of tanks, wells and infrastructure was approved within front setbacks under the original use permit. The property is zoned R-A and the subject lot must comply with the site and structural dimensions chart of County Code Section 13.10.323. The following site standards are applicable: a 20-foot front setback (double frontage lot), 5 and 8-foot side setbacks, and maximum 28-foot height. This Variance proposal seeks to reduce the required 20-foot front setbacks about 7 feet on the southeast side adjacent to the Ocean Mist right-of-way, and to about 4 feet on the northwest side adjacent to APN 046-231-08, a residential property. The original development approval was granted on 8/28/78 under Use Permit Number 78-994-U for a 100,000-gallon water storage tank on site with 2 smaller water tanks. Due to the relatively small size of the lot, its location at the end of Ocean Mist Road, and the unique water-providing use for the adjacent neighborhood, the reduction in the setback from 20-feet to about 7 and 4 is consistent with the existing development pattern and within reason. Permits for the 3 existing wells on APN 046-231-09 and -55 were issued by the Environmental Health Service.

2. THAT THE GRANTING OF A VARIANCE IS IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.

The granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that the proposed variance will allow for improved water storage for both domestic and fire protection use for the Zils Road vicinity. The tank will replace two smaller tanks and is located at a higher elevation to provide adequate pressure for the distribution system to follow the natural contours of the land. The proposed replacement tank will not be visible from the San Andreas Road scenic corridor. Existing mature, evergreen landscaping shall be maintained. Along with a dark green exterior painted surface, the visual impact of the water tanks shall be mitigated to an acceptable level. The reduced front setback will not compromise sight distance for traffic along Ocean Mist Drive as it remains set back approximately seven feet from the right-of-way and there is only one residence beyond the subject parcel. The use of the parcel remains water storage for the adjacent vicinity and development on adjacent parcels will not be affected by the proposal.



3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

The granting of a variance to reduce the front setbacks will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated in that other properties in the Zils Road vicinity and R-A zone district with similar parcel configurations and existing development would be given similar consideration. Construction shall be consistent with the required building permit. Furthermore, no further departures from applicable development standards that would negatively impact the surrounding neighborhood, are recommended for approval.

## **CONDITIONS OF APPROVAL**

Exhibit **A** Project plans, 5 Sheets, San Andreas Mutual Water Company, dated 12/03 by RMB.

- I. This permit authorizes the construction of a 100,000-gallon water tank, on site with a second 100,000-gallon water tank, and the removal of two 20,000-gallon water tanks. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
  - C. Provide evidence that these conditions of approval have been recorded at the Santa Cruz County Recorder's ~~Office~~ within 30-days of project approval.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
    1. Identify finish of exterior materials for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Drainage and erosion control plans.
  - B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services, including confirmation that the repair of the existing 100,000-gallon water tank meets NSF standard 61 for a water contact surface.
  - C. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Beach Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. 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 archaeological 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 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Landscaping and exterior painted surfaces shall be maintained in good order.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying **or** affecting the interpretation **or** validity of any of the terms or conditions of the development approval without the prior written consent **of** the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor<sup>7</sup>(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within **30** days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions **of** this condition, or this development approval shall become null and void.

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**Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.**

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.**

Approval Date: 5/21/04

Effective Date: 6/04/04

Expiration Date: 6/04/06

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Joan Van der Hoeven  
Project Planner

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Appeals: Any property owner, or other person aggrieved, or any **other** person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0159

Assessor Parcel Number: 046-231-09

Project Location: Ocean Mist Road, Watsonville

**Project Description: Proposal to replace a water storage tank**

**Person or Agency Proposing Project: San Andreas Mutual Water Company**

**Contact Phone Number: 831-359-2358**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15269(c).  
C. ☐ **Ministerial Project** involving **only** the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

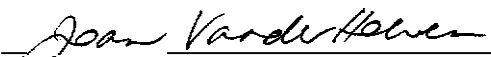
E. ☒ **Categorical Exemption**

Specify type: Class 3.15269.c

**F. Reasons why the project is exempt:**

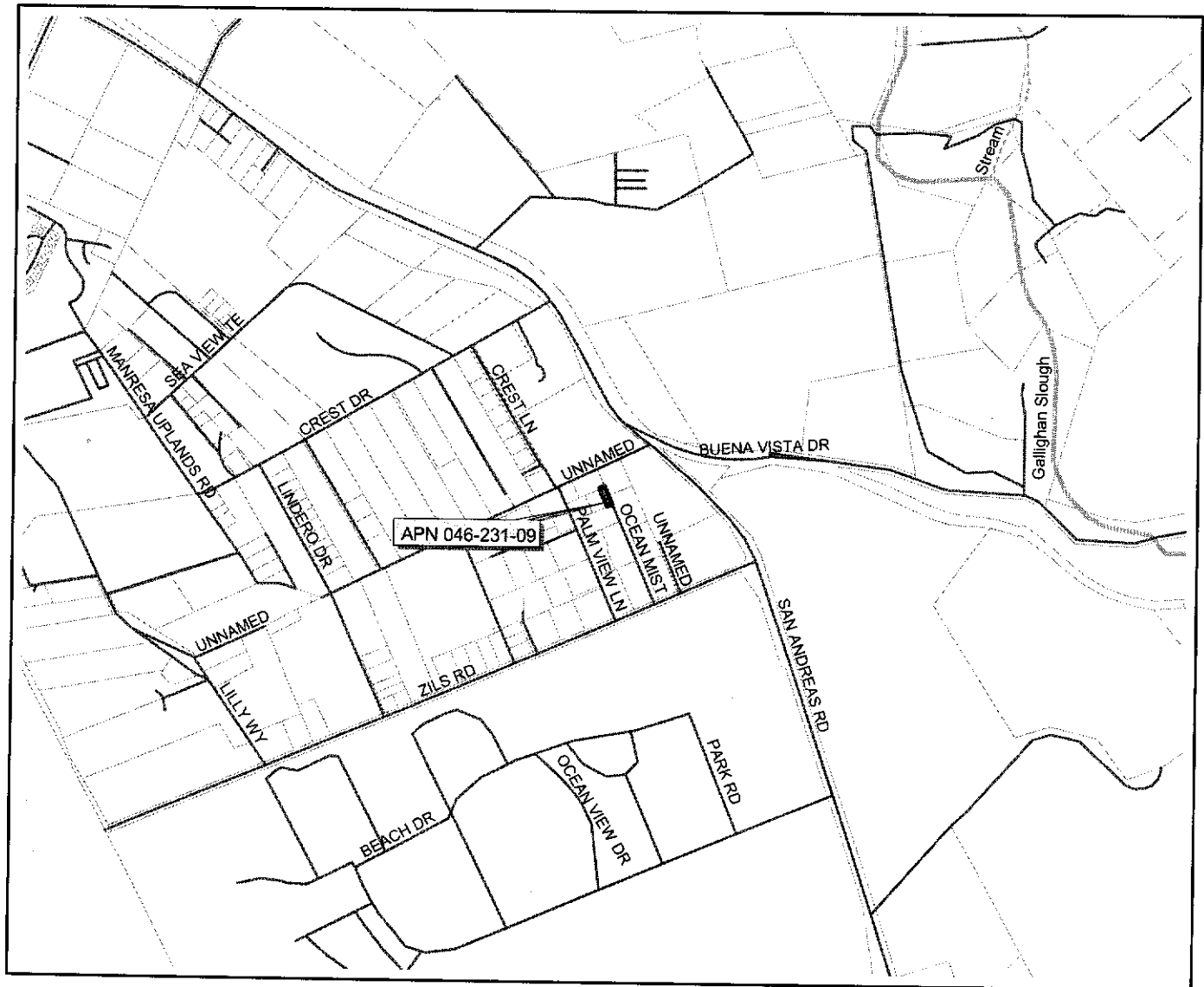
Emergency replacement of existing water storage tanks

In addition, none of the conditions described in Section 15300.2 apply to **this** project.

  
Jean Van der Hoeven, Project Planner

Date: May 21, 2004

# Location Map



Map created by Santa Cruz County  
Planning Department:  
April 2004



**FOR TAX PURPOSES**  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RITE  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

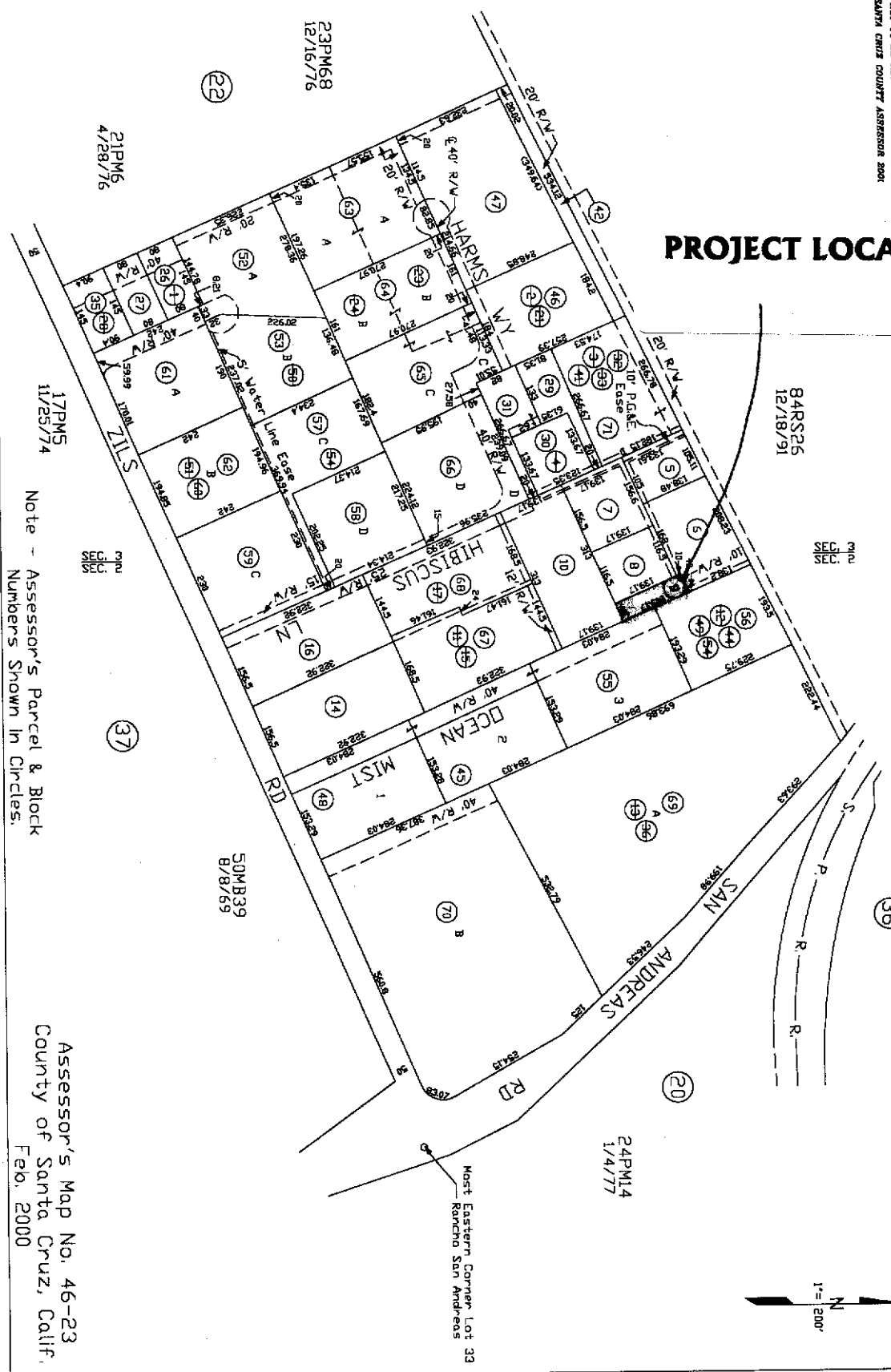
**PROJECT LOCATION**

PDR, SAN ANDREAS RANCHO  
 SECS. 2 & 3, T.12S, R.1E, M.D.B. & M.

Tax Area Code  
 69-278

46-23

Electronically redrawn 2/18/00 KSA  
 Rev 3/25/00 DB (Added Ocean Mist)  
 Rev 6/23/00 GC (Cor. Remove R/V from 1-14 & 57)  
 Rev 5/30/01 nwn (changed page refs.)



Note - Assessor's Parcel & Block  
 Numbers Shown in Circles.

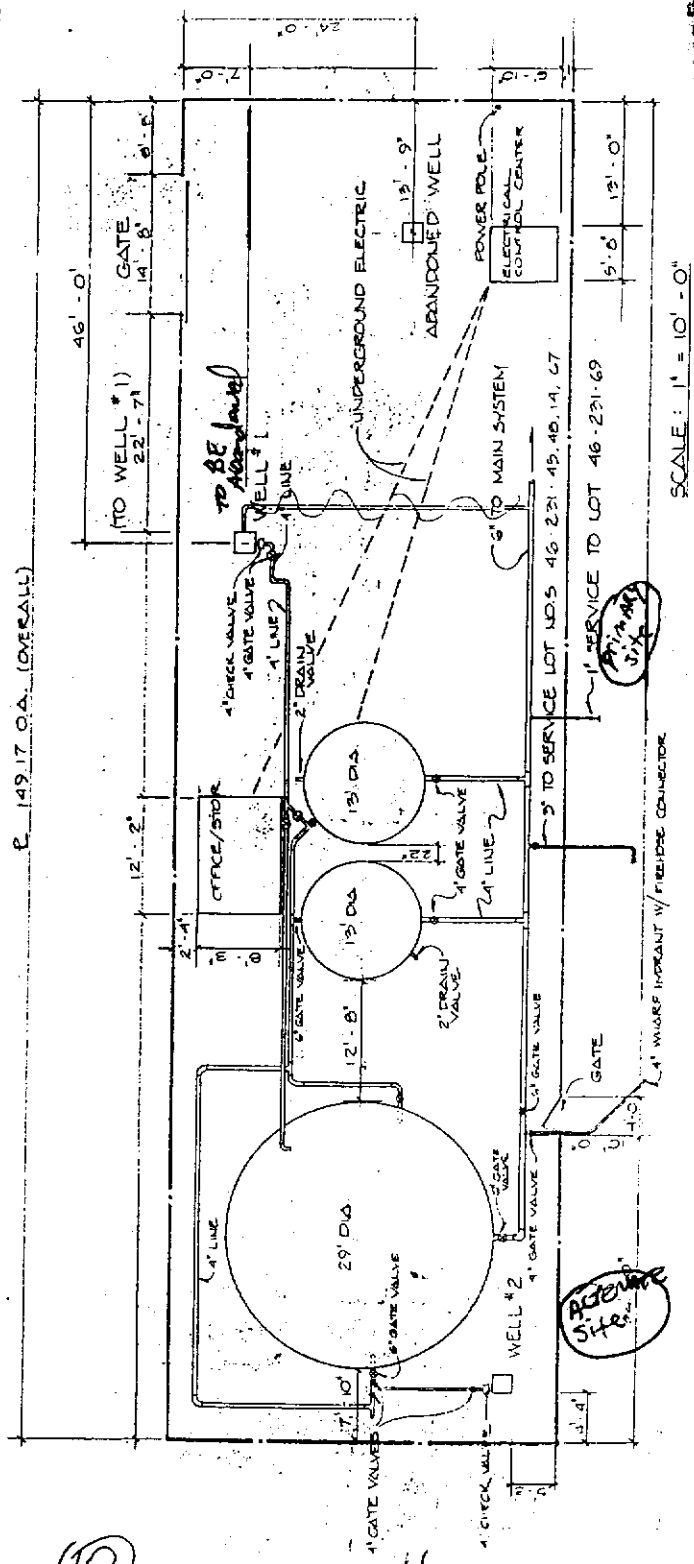
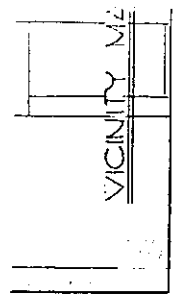
Assessor's Map No. 46-23  
 County of Santa Cruz, Calif.  
 Feb. 2000

**EXHIBIT E**

CORNETT  
(8)

BRUNDAGE

(10)



S. B. CORNETT	
DATE 7/3/00	
PROJECT NO. 00-136	

GLAZIER  
(56)

WATERWORKS

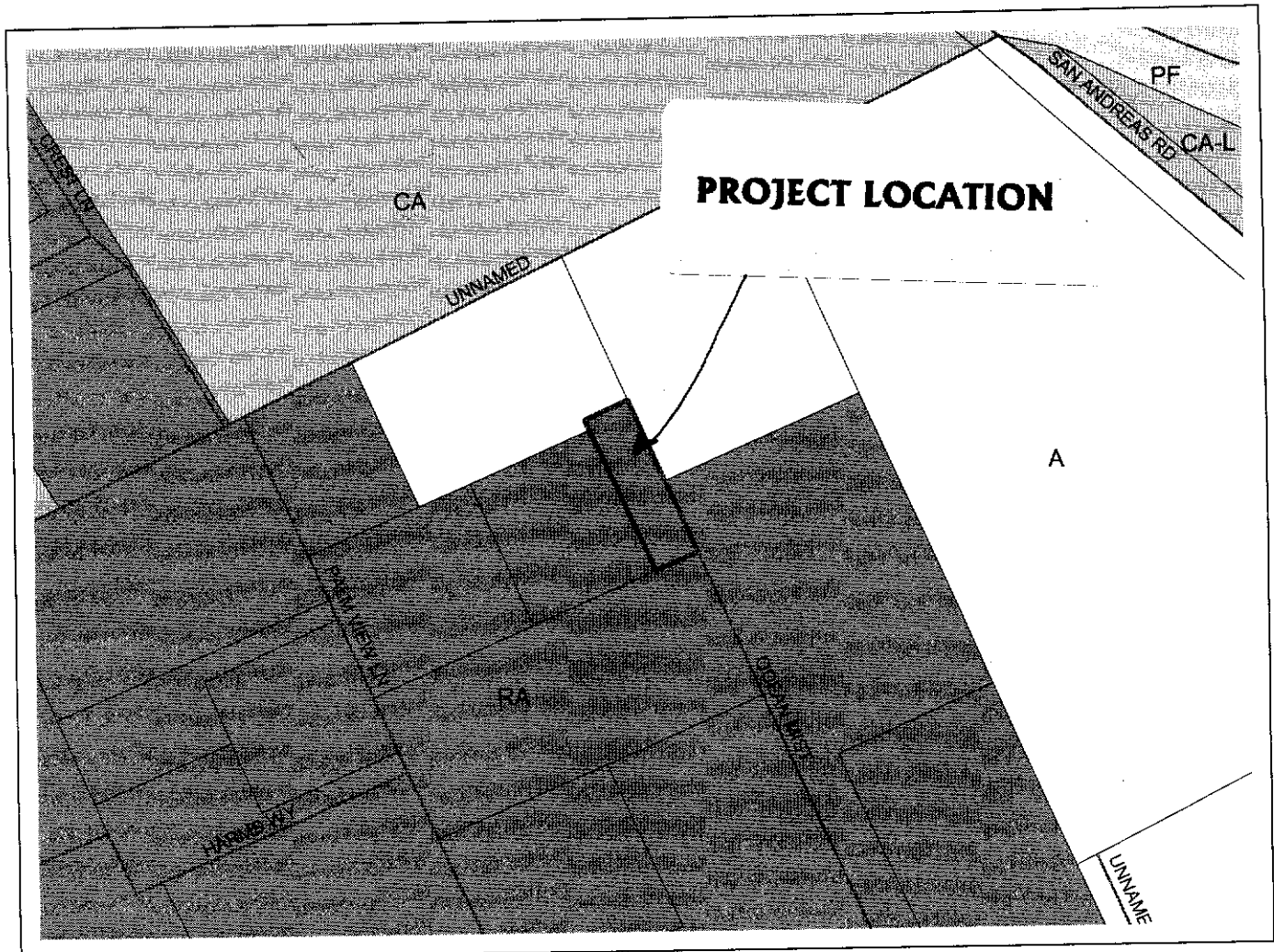
HORST  
(55)

#00-136  
SITE PLAN  
ENVIRONMENTAL  
HEALTH SERVICE

EXHIBIT E

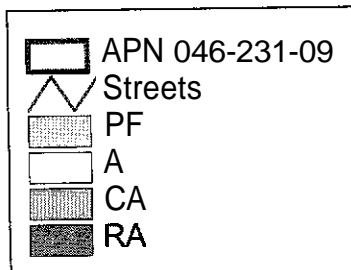


# Zoning Map



200 0 200 400 600 800 Feet

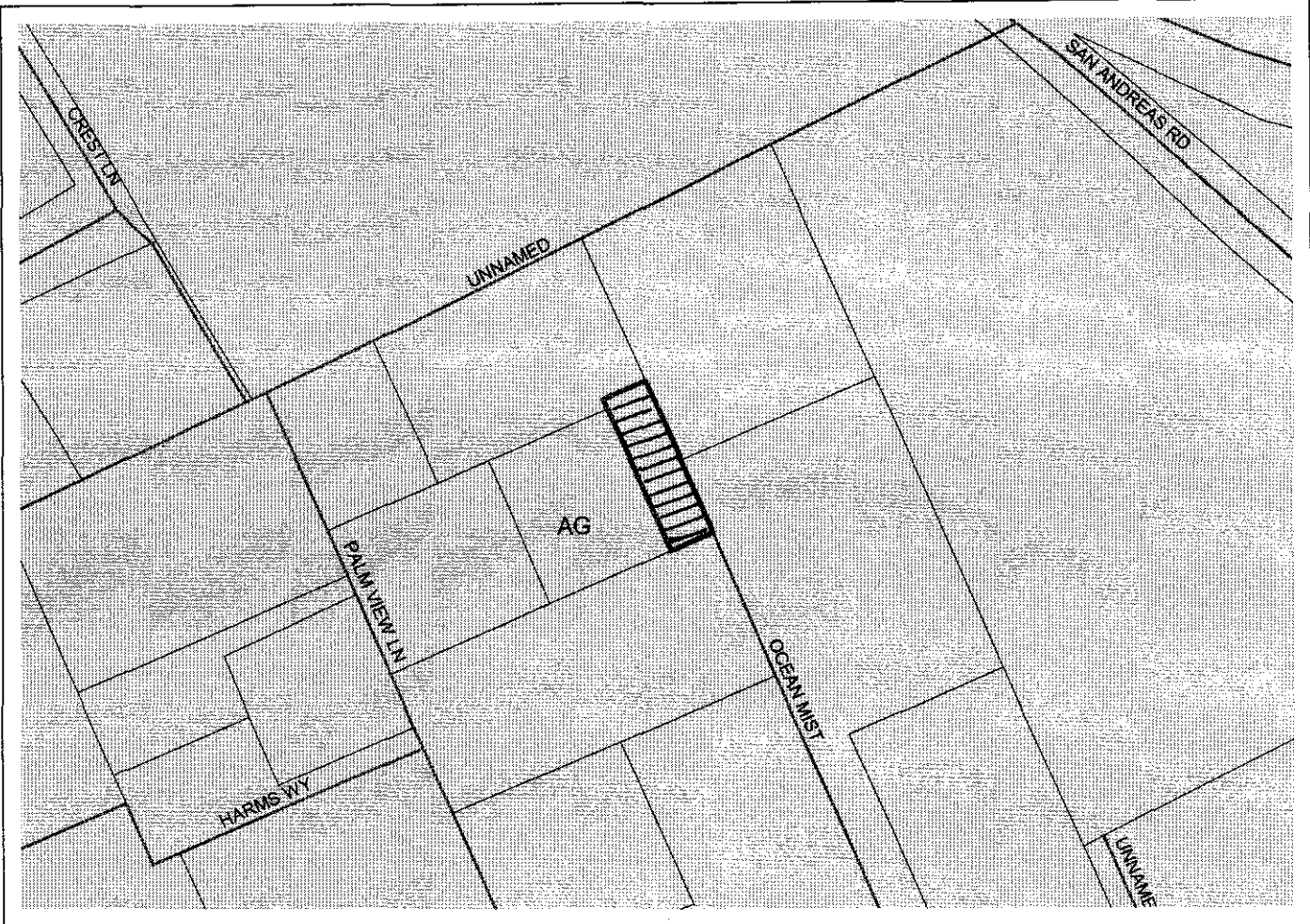
## Legend



Map created by Santa Cruz County  
Planning Department:  
April 2004

EXHIBIT F

# General Plan Map



200 0 200 400 600 800 Feet



## Legend

- APN 046-231-09
- Streets
- Agriculture

Map created by Santa Cruz County  
Planning Department:  
April 2004

EXHIBIT F

C O U N T Y   O F   S A N T A   C R U Z  
D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S

Project Planner: Joan Van Der Hoeven  
Application No. : 04-0159  
APN: 046-231-09

Date: April 26, 2004  
Time: 13:45:48  
Page: 1

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Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON APRIL 20, 2004 BY RACHEL J FATOOHI ===== No comments. with the project plans showing that the only impervious area improvements is to replace a 450 sq ft rectangular slab with a 30 ft dia circular slab. No other changes are shown, or reviewed, for this project. If the project proposes additional driveway and paving improvements, additional reviews will be necessary.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON APRIL 20, 2004 BY RACHEL J FATOOHI ===== Conform to existing drainage pattern.

## Joan Vanderhoeven

From: Jim Safranek  
Sent: Wednesday, April 21, 2004 8:35 AM  
To: Joan Vanderhoeven  
Subject: FW: PRIORITY PROCESSING 04-0159, San Andreas Mutual Water Company

Joan:  
Below is Andrew Strader's requirement for 04-0159. If you have any questions, you can email Andrew or call him at x2741.  
Jim

-----Original Message-----

From: Andrew Strader  
Sent: Wednesday, April 21, 2004 8:09 AM  
To: Jim Safranek  
Subject: RE: PRIORITY PROCESSING 04-0159, San Andreas Mutual Water Company

Hi Jim,

I have an amended permit application for a new 100,000 gallon tank to replace the two 20,000 gallons tanks that they have in addition to the 100.000 gallon tank that is deteriorating. Regarding the repair of the 100K tank the only thing we would want to see would be confirmation that the repair meets NSF standard 61 for a water contact surface.

Thanks, Andrew

-----Original Message-----

From: Jim Safranek  
Sent: Wednesday, April 21, 2004 7:46 AM  
To: Andrew Strader  
Subject: FW: PRIORITY PROCESSING 04-0159, San Andreas Mutual water Company

Any issues with San Andreas Mutual that you need addressed as part of this discr. permit? (see Joan's question below). Planning needs a response **ASAP**.  
Jim S.

-----Original Message-----

From: John Ricker  
Sent: Tuesday, April 20, 2004 5:11 PM  
To: Jim Safranek  
Subject: RE: PRIORITY PROCESSING 04-0159, San Andreas Mutual Water Company

You might consult with Andy to see if he has any issues. John

-----Original Message-----

From: Jim Safranek  
Sent: Tuesday, April 20, 2004 4:23 PM  
To: John Ricker  
Subject: FW: PRIORITY PROCESSING 04-0159, san Andreas Mutual Water Company

John:  
This is most typically a building **permit** process and does not require EH scrutiny, or am I missing something?  
Jim

**SAN ANDREAS MUTUAL WATER COMPANY**

P.O. Box 326

Aptos, California 95001-0326

DATE: April 27, 2004  
TO: Santa Cruz County Coastal Commission  
FROM: San Andreas Mutual Water Company  
SUBJECT: Tank Project (APN 046-231-09)

San Andreas Mutual Water Company (SAMWAC) is requesting approval for a new 100,000-gallon water tank. At present, our total water storage capacity is 140,000 gallons. One 100,000-gallon and two 20,000-gallon tanks currently sit on the proposed site. The largest tank has rusted out from the bottom up. Two specialists have inspected it and both recommend replacing the bottom of the tank immediately. Our two smaller tanks show earthquake damage and are inadequate to meet area demand for drinking water and fire protection.

SAMWAC would like to install a new 100,000-gallon tank in the location of the two existing 20,000-gallon tanks. Once the new tank has been installed and is ready for use, we will immediately replace the bottom of the existing 100,000-gallon tank. This improvement would bring the district up to public safety standards for drinking water and fire protection.

In the event of a natural disaster such as an earthquake, our main water tank (100,000 gallons) might well rupture, leaving the district with just two small tanks to provide water. Broken mains could cause the loss of approximately 20,000 gallons. We would have to rely upon the remaining 20,000 gallons in the tanks to supply all water for emergency purposes. As long as electric power is available, we should be able to pump about 150 gallons per minute from our wells.

Our annual water consumption averages 50,000 gallons per day. (During the summer months our daily consumption increases to about 100,000 gallons.) Extra storage will enable us to run the wells during off-peak pumping hours and reduce energy costs. Daily consumption will not change because of the increased storage, nor will our wells pump more from the aquifer than they do presently.

San Andreas Mutual Water Company provides water to 128 customers. A total of 140 shares have been sold. According to our Articles of Incorporation (Section 5), no more than 200 shares in total may be sold.

Thank you for your time and consideration.

  
Gerald K. Fehr  
Board President

  
Ralph Bracamonte  
Water Manager

  
Sandra Hoppe  
Director/Owner, Parcel #46-231-06

  
John Cornett  
Owner, Parcel #046-231-08

  
Frank Horst  
Owner, Parcel #046-231-55

  
Patrick Orvis  
Owner, Parcel #046-231-56

  
Tim Caron  
Owner, Parcel #046-231-10

**San Andreas Mutual Water Company  
P.O. Box 326  
Aptos, Ca 95001-0326**

**Santa Cruz County Planning Depart**

**April 9,2004**

**To the Planning Department**

**Sir;**

San Andreas Mutual Water Company has requested a permit to replace two 20,000-gallon water tanks with a new 100,000-gallontank **giving** us total water storage of 200,000 gallons. We are replacing the two smaller tanks because of inadequate water storage supply for consumption and fire protection. Our consumption in the summer months is well over 100,000 gallons **per** day and rising **as** more homes are being added to the area.

**Our** existing 100,000-gallon steel tank **has** become unstable due to the fact the bottom of the tank **has** rusted from the bottom-up. We have plans to repair the existing tank, but do not want **to** shut it down until the new 100,000-gallon tank is operational. **Our** Water District Manager and tank specialist have determined that the old tank needs to have its bottom replaced immediately. I therefore request **that the Planning Department approve out Tank project in an expeditious manner.** If the **old** tank were to fail we would be down to the 40,000-gallon storage in total until the old tank can be repaired. In case of a fire **this** could be a disaster.

In the interest of possibly preventing a possible disaster, we request that the Planning Department move the permit process along **as** quickly **as** possible.

Thank **you** in advance for any help **you** can to us. If I can be of any help in this please do not hesitate to call me at 831-768-9663 or call Ralph Bracamonte our Water Manager. His contact numbers are on the permit.

Regards



Gerald K Fehr  
President, SAMWAC Board of Directors

**EXHIBIT G**

**San Andreas Mutual Water Company  
P.O. Box 326  
Aptos, Ca 95001-0326**

**Santa Cruz County Planning Depart**

**April 9, 2004**

To the Planning Department

Sir;

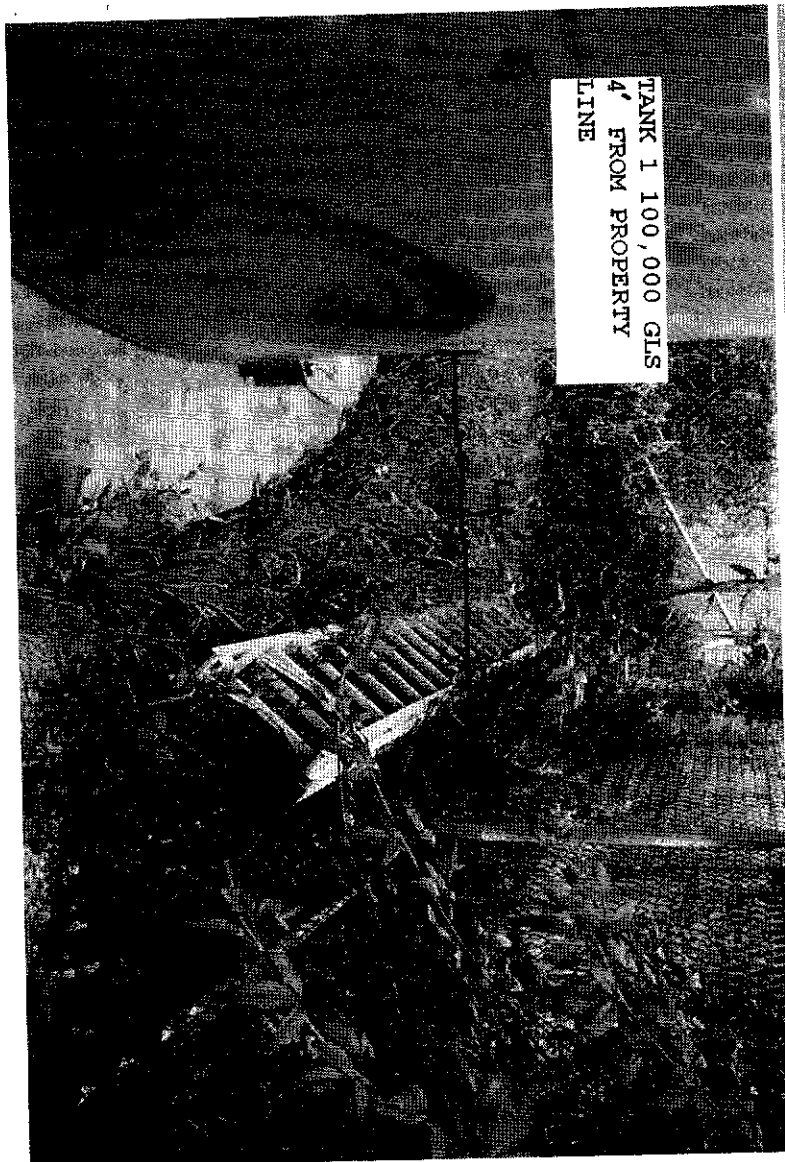
San Andreas Mutual Water Company has requested a variance to install a new 100,000-gallon water tank next to an existing 100,000-gallon water tank. The water district has been established since 1952. We have been serving the district for 52 years, and are need of larger storage capacity for **tire protection and consumption**. In 1987 the planning and coastal departments approved our existing 100,000-gallon water tank.

We will be replacing two existing 20,000-gallon water tanks with a new 100,000-gallon tank utilizing the existing concrete pad, giving us total water storage of 200,000-gallon. The existing tank is 4' from the property line. The new tank would be installed with the same setbacks.

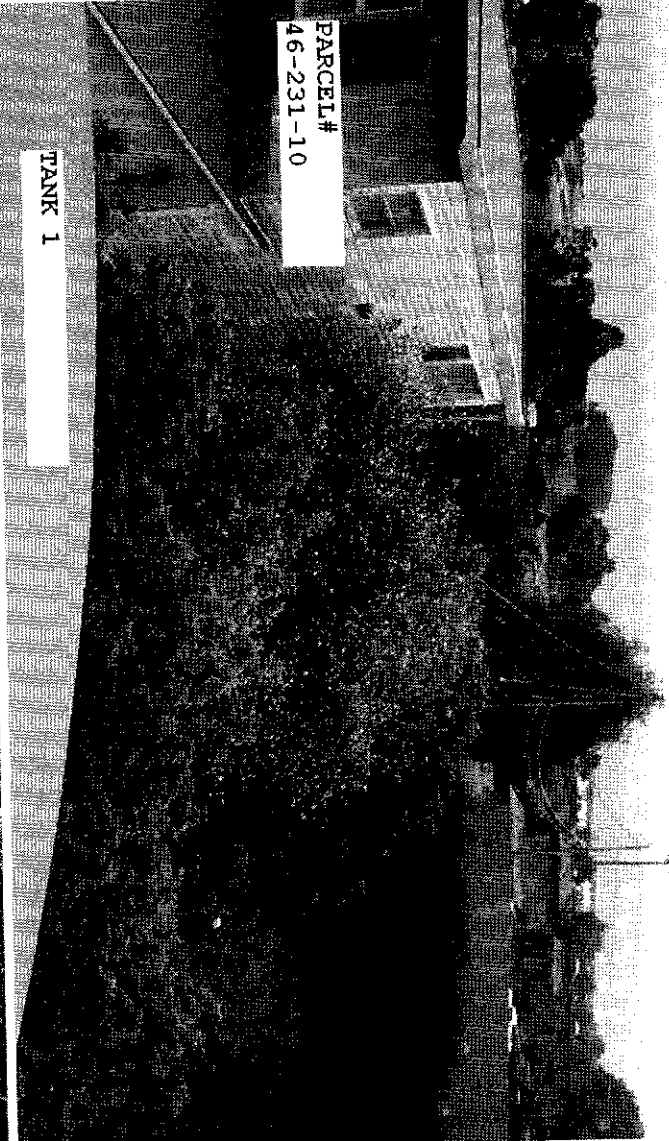
Regards



Ralph Bracamonte  
District Manager  
San Andreas Mutual Water Company

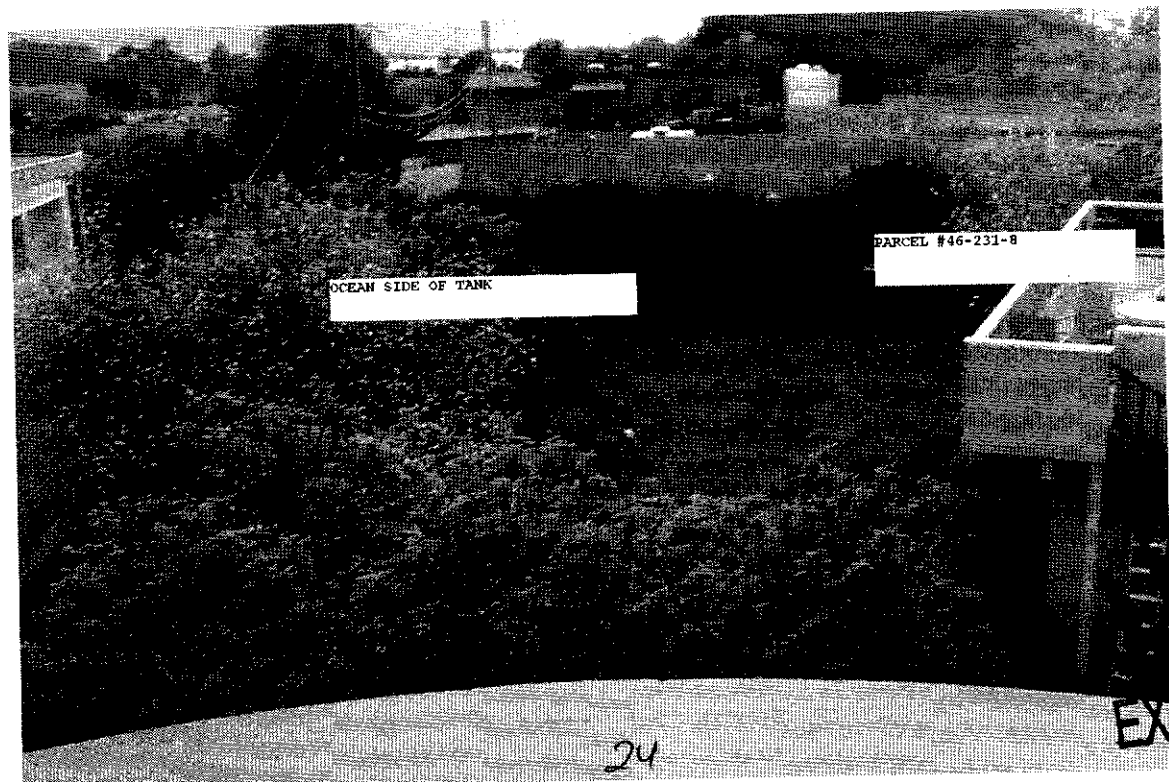


TANK 1 100,000 GLS  
4' FROM PROPERTY  
LINE



TANK 1

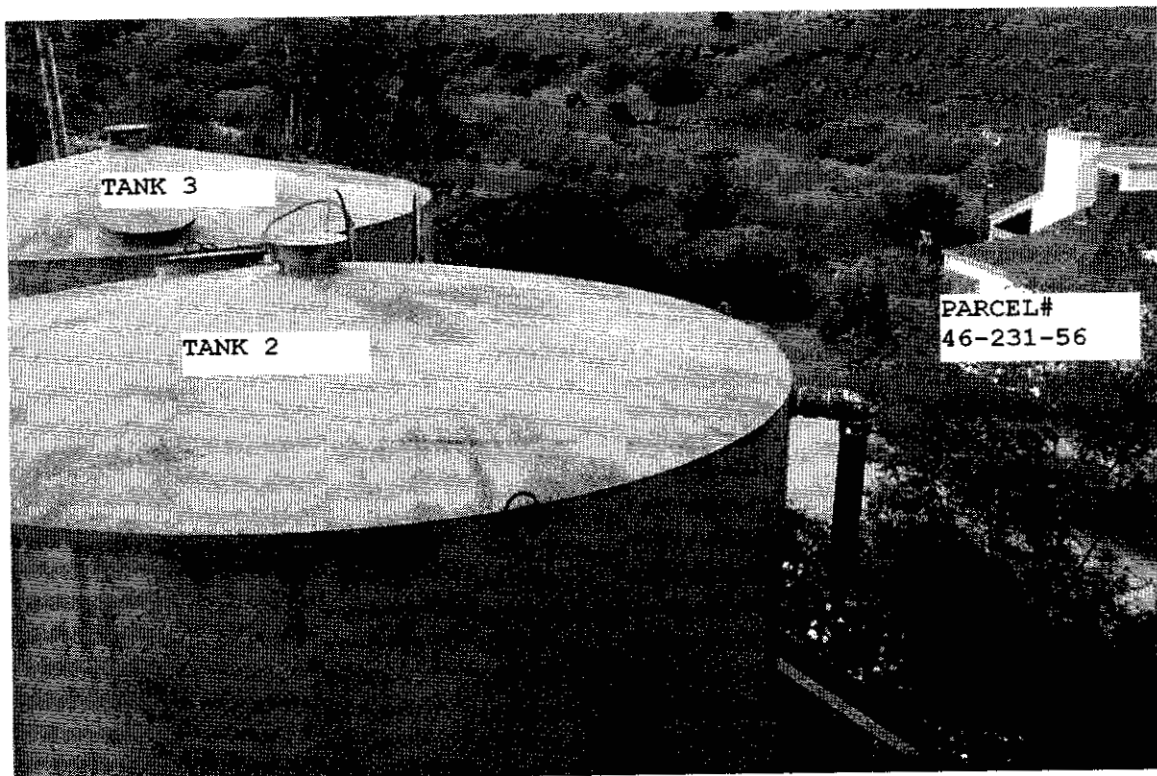
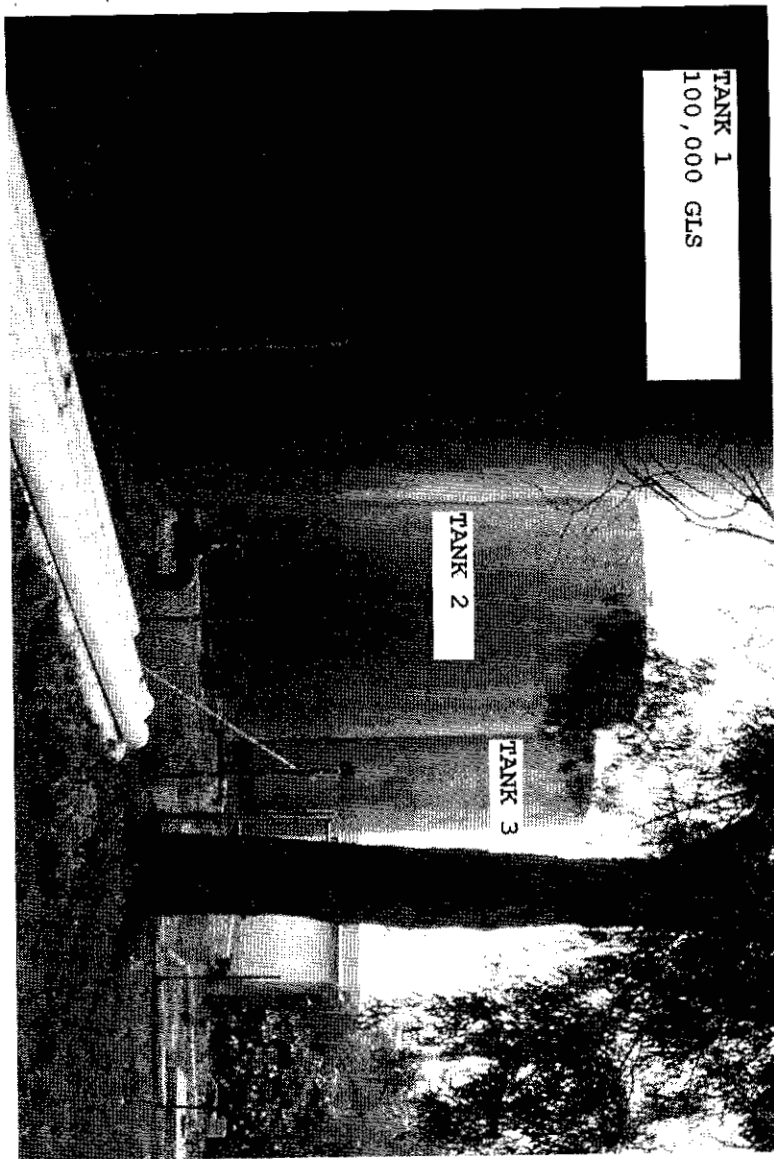
PARCEL #  
46-231-10



OCEAN SIDE OF TANK

PARCEL #46-231-8







4. 23. 2004

VIEW FROM  
OCEAN MIST  
(7 FT FRONT SETBACK)

26

EXHIBIT H



e

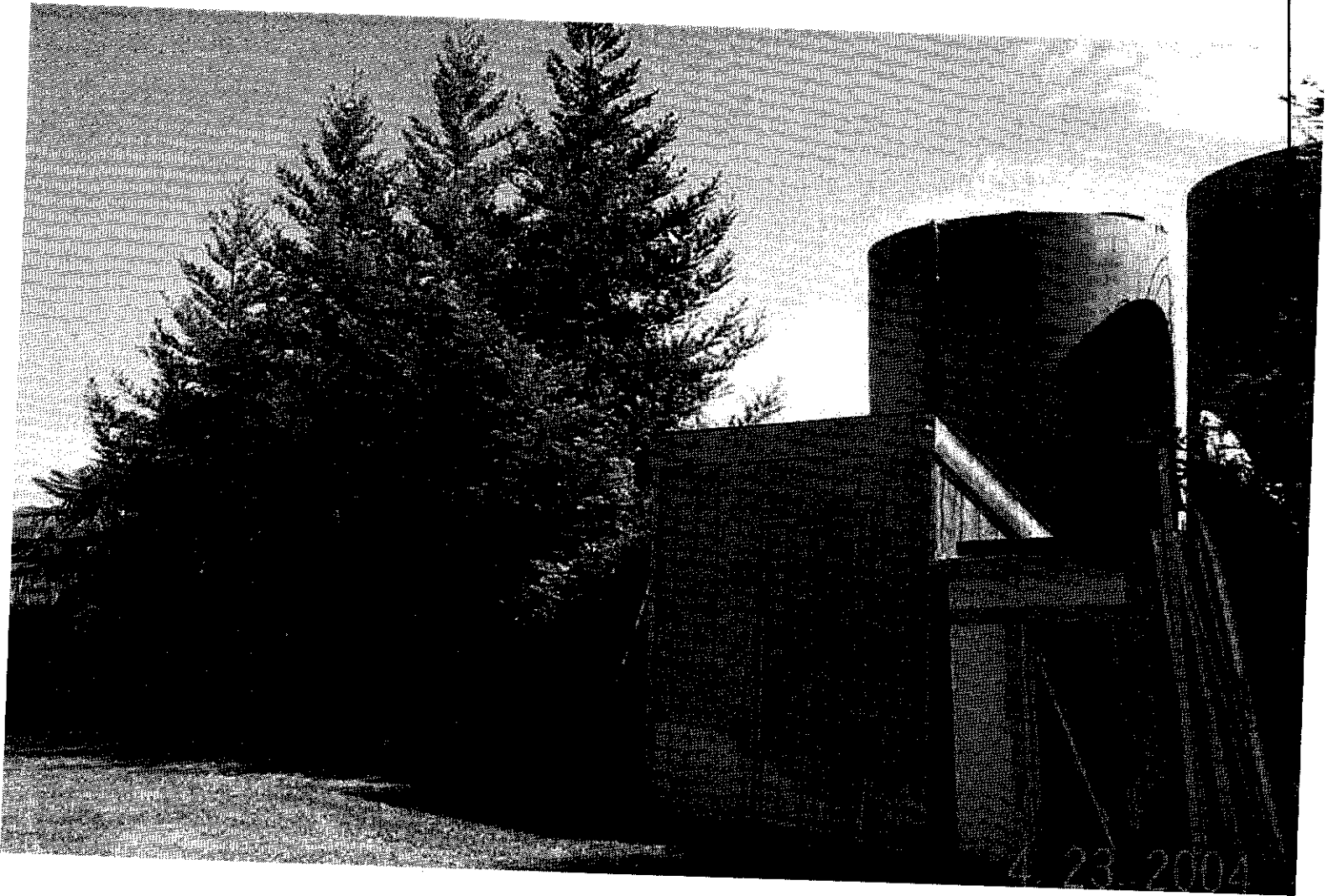
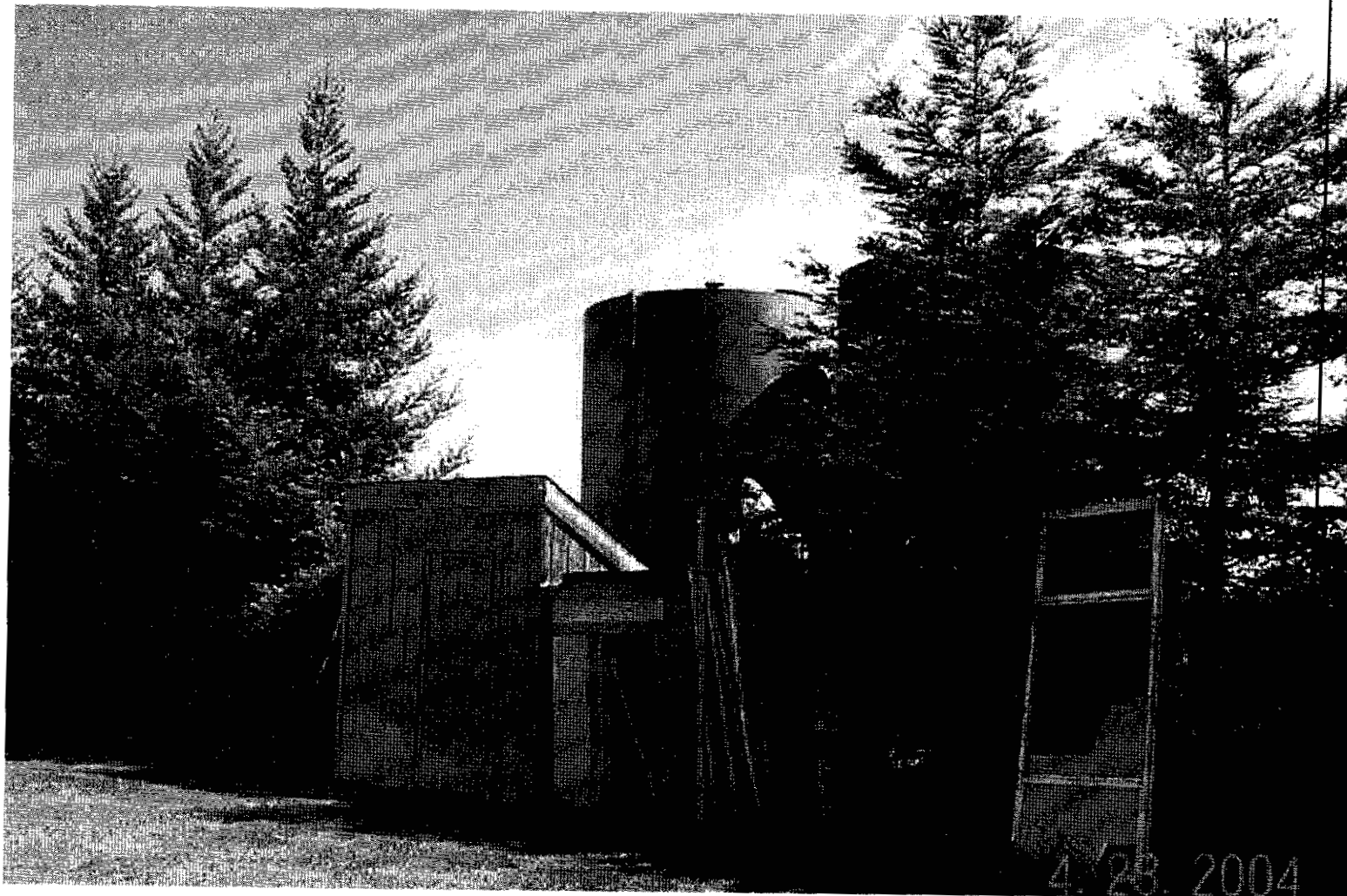


EXHIBIT H





VIEW FROM  
APN 046-231-08  
1.1 MI FRONT SETBACK)



a

a



VIEW FROM  
APN 046-231-56

46-231-09

78-994-U 71

SAN ANDREAS MUTUAL WATER COMPANY, by  
TAYLOR, WILLIAM S,

ZA 8/18/78

*Approved*

Use permit application to construct a 100,000 gallon  
water storage tank, including a variance to reduce the  
required 20-foot minimum side yards to 5 feet

South side of a right-of-way extending 400 feet west of  
San Andreas Road

RA Zone  
EAQ: exe

La Selva Beach Area

2nd District

SK



<b>COUNTY OF SANTA CRUZ</b> USE PERMIT <b>-PERMIT-</b>	NUMBER <u>78-994-U</u>
	ISSUED TO <u>SAN ANDREAS MUTUAL WATER CO.</u>
	<u>60 Zils Road</u>
	<u>Watsonville CA 95076</u>
PARCEL NO.(S) <u>46-231-09</u>	

**LOCATION OF USE** South side of a right-of-way extending 400 feet west of San Andreas Road. La Seiva Beach area.

**PERMITTED USE** Use Permit to construct a 100,000 gallon water storage tank. subject to the following conditions:

1. Monterey Pines shall be planted in groupings around the tanks. A landscaping plan shall be submitted for staff review and approval within 30 days of permit, and landscaping shall be installed within 30 days of staff approval.
2. Tanks shall be painted an earthen tone.

SK:td

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.	SANTA CRUZ COUNTY ZONING ADMINISTRATOR
SIGNATURE OF APPLICANT	BY <u>RICHARD PEARSON, CHIEF DEVELOPMENT PROCESSING</u> DATE <u>8.28.78</u>

# NUMBER

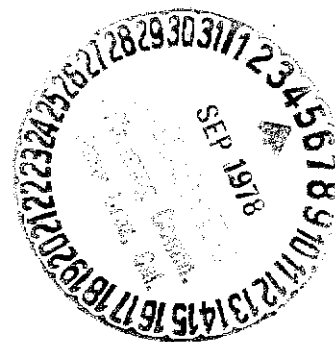
# =PERMIT

**ISSUED TO**

**PARCEL NO.(S)**

## PERMITTED USE

**Table 1** The mean values of the variables measured during the study



THIS PERMIT WILL EXPIRE ON \_\_\_\_\_ IF IT HAS NOT BEEN EXERCISED.

NOTE: APPLICANT MUST SIGN,  
ACCEPTING CONDITIONS, OR PERMIT  
BECOMES NULL & VOID.

**SANTA CRUZ COUNTY ZONING ADMINISTRATOR**

**BY** \_\_\_\_\_ **DATE** \_\_\_\_\_

*San Andreas Mutual Water Co.*  
*By Wm. G. Taylor*  
**SIGNATURE OF APPLICANT**

ZONING ADMINISTRATOR  
STAFF REPORT

Meeting Date: 8.18.78

Agenda Item No.: 37

APPLICANT: SAN ANDREAS MUTUAL WATER CO. Assessor's Parcel No.: 46-231-09  
OWNER: By William G. Taylor  
Application No: 78-994-U Supervisorial District: Second

Location: South side of a right-of-way extending 400 feet west  
of San Andreas Road. La Selva Beach Area.

EXISTING SITE CONDITIONS

Parcel Size: 5,960 square feet  
Land Use: Two 15,000 gallon water tanks  
Topography: Level  
Vegetation: None  
Surface Water: None  
Soil Type: \_\_\_\_\_ Class: \_\_\_\_\_

SPECIAL ENVIRONMENTAL CONCERNS

Fault Zone: No  
Slope Stability: NA  
Liquefaction: Low Potential  
Flood Plain: No  
Erosion: ---  
Other: ---

SERVICES

Fire Protection: County Fire  
Sewage Disposal: NA  
Water Supply: Well  
School District: Pajaro  
Drainage: Natural  
Access: 10 foot right-of-way

PLANNING POLICIES

Zone District: RA	Adopted :	Area:
General Plan: Agriculture	Adopted :	Area: Pajaro Valley
PROS Element: Agriculture	Adopted: 1973	
Coastal Zone: Yes		

ENVIRONMENTAL REVIEW COMMITTEE ACTION: Negative declaration issued 8-7-78.

PROPOSAL

Use Permit Application to construct a 100,000 gallon water storage tank,

USE PERMIT FINDINGS:

SAN ANDREAS MUTUAL WATER CO. - 37 - 8.18.78

Required Findings:

Remarks:

(a) That the proposed location of the conditional use **is** in accordance with the objective of the Zoning Ordinance and the purposes of the district in which the site is located.

(a) The location is appropriate for the water tank.

(b) That the ~~establishment~~, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

(b) The purpose of the enlarged storage tank will be for improved fire protection. With trees planted around the tanks and earth tone colors, visibility will not be a problem.

(c) That the proposed use **is** consistent with the general plan.

(c) The use is consistent with the Agriculture designation,

RECOMMENDATION: Approval of the use permit with the following conditions:

1. Monterey Pines shall be planted in groupings around the tanks. A landscaping plan shall be submitted for staff review and approval within 30 days of permit, and landscaping shall be installed within 30 days of staff approval.
2. Tanks shall be painted an earthen tone.

SK:td

**APPROVED BY THE ZONING**

**ADMINISTRATOR**

8-18-78 BASED ON STAFF RECOMMENDATION

Project No. SC8391  
3 November 2003

SAN ANDREAS MUTUAL WATER COMPANY  
% Ralph Bracamonte, Water Manager  
PO Box 326  
Aptos, California 95001

Subject: Limited Geotechnical Investigation

Reference: Proposed Water Tank  
APN 046-231-09  
Ocean Mist Road  
La Selva Beach, California

Dear Mr. Bracamonte:

At your request, we have performed a Limited Geotechnical Investigation for the proposed water tank at the above referenced site.

Purpose

The purpose of our limited investigation was to explore surface and subsurface conditions in the area of the proposed 100,000 gallon water tank. We have developed geotechnical recommendations for the water tank foundation and general site drainage.

Scope of Work

The scope of work performed was as follows:

- A. Site reconnaissance and review of available data in our files pertinent to the site.
- B. Explore surface and subsurface conditions at the site with two (2) exploratory borings advanced to depths of 21½ feet and 16½ feet.
- C. Test selected soil samples to determine their pertinent engineering properties.
- D. Engineering analysis of field and laboratory data to develop geotechnical design criteria for the new water tank and general site drainage.
- E. Submittal of this report.

Site Location and Description

The project site is located on Ocean Mist in La Selva Beach, California (See Figure 1)

EXHIBIT

Mr. Ralph Bracamonte  
Project No. SC8391  
Ocean Mist Road  
3 November 2003  
Page 2

The level parcel is situated on a broad east-west trending ridge. The parcel is currently used for water storage. Existing structures on the site include two (2) steel water tanks, a small storage shed and a covered storage area. Vegetation on the site is minimal.

### **Field Exploration**

Subsurface conditions were investigated on October 1, 2003. Two (2) borings were advanced with 4% inch diameter, continuous flight auger equipment to depths of 21%feet and 16% feet. The approximate location of the test borings are indicated on the Boring Site Plan. The soils encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T).

The penetration resistance blow counts noted on the boring logs were obtained as the sampler was dynamically driven into the in situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs representthe accumulated number of blows that were required to drive the last 12 inches.

### **Laboratory Testing**

The laboratorytesting program was directed toward determining pertinent engineering and index soil properties.

The natural moisture contents and dry densities were determined on selected samples and are recorded on the boring logs at the appropriate depths. Since water has a significant influence on soil, the natural moisture content provides a rough indicator of the soil's compressibility, strength, and potential expansion characteristics.

### **Subsurface Conditions**

Based on our investigation, the site soils at the location of the proposed water tank consist of loose to medium dense, poorly graded silty sand.

Groundwater was not encountered at the depths explored. It should be noted that groundwater levels may fluctuate due to variations in rainfall or other factors not evident during our investigation.

Descriptions of the materials encountered in the exploratory boring are presented on the

Mr. Ralph Bracamonte  
Project No. SC8391  
Ocean Mist Road  
3 November 2003  
Page 3

Logs of Test Borings in the Appendix. It should be noted that these descriptions and related information depict subsurface conditions only at the specific location indicated on the Boring Site Plan and on the particular day noted on the logs. Subsurface conditions at other locations may differ from the conditions observed at these locations. Also, the passage of time may yield a change in the subsurface conditions at the explored location due to environmental changes.

### **Seismicity**

The project site is located about 6.0 miles southwest of the San Andreas Fault zone and about 3.2 miles southwest of the Zayante Fault. While the San Andreas Fault is the larger and more active of the faults, each fault is considered capable of generating moderate to Severe ground shaking from a major earthquake. Historically, the San Andreas Fault has been the site of large earthquakes. Consequently, large earthquakes can be expected in the future. The largest historic earthquake in northern California occurred on 18 April 1906 (M8.3+). The 17 October 1989 Loma Prieta earthquake (M7.1) is also considered to have been associated with the San Andreas Fault system. This event was the second largest earthquake in central California this century.

Although research on earthquake prediction has greatly increased in recent years, seismologists have not yet reached the point where they can predict when and where another large earthquake will occur. Nevertheless, on the basis of current technology, it is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake during the 50 year period following construction. Structures designed in accordance with the most current UBC should reach well to seismic shaking.

Based on SPT information obtained from our borings and our observations of the subsurface soil conditions, we have classified the site soil profile as Soil Type S<sub>D</sub> as defined in Table 16-J of the 1997 UBC. The following table indicates the 1997 UBC Seismic Source Types for this site.

Mr. Ralph Bracamonte  
 Project No. SC8391  
 Ocean Mist Road  
 3 November 2003  
 Page 4

Soil Type=So  
 Seismic Zone Factor = Z = 0.40

FAULT NAME	DISTANCE TO SITE	R.I. (yr)	Mmax	SLIP RATE (mm/yr)	UBC FAULT TYPE	Na	Nv	Ca	Cv
*San Andreas	11.6 km 7.2 mi	400	7.0	3.0	A	1.0	1.2	0.44	0.77
Zayante-Vergeles	7.1 km 4.4 mi	8821	6.8	0.1	B	1.0	1.2	0.44	0.77

Note: The San Andreas is the critical fault at the site location.

#### Discussion

The new steel water tank will be constructed on site where an existing water tank is to be removed. The tank will be supported on a reinforced concrete slab. It is our understanding that the concrete slab on grade foundation from the older tank is to be utilized in the foundation for the new tank (See Boring Site Schematic.) The existing slab-on-grade has performed well. No structural cracking was observed.

The following recommendations should be incorporated into the design and construction of the project:

#### Site Grading

1. The geotechnical engineer should be notified at least four (4) working days prior to any grading so that the work in the field can be coordinated with the contractor, and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture content shall be based on ASTM Test Designation D157-00.
3. Areas to be graded should be cleared of all obstructions including loose fill, trees not designated to remain, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.



Mr. Ralph Bracamonte  
Project No. SC8391  
Ocean Mist Road  
3 November 2003  
Page 5

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.
5. Areas to receive engineered fill should be scarified to a depth of 6 inches, moisture conditioned, and compacted to at least 90 percent relative compaction.
6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to at least 90 percent relative compaction. The upper 6 inches of slab subgrades should be compacted to at least 95 percent relative compaction.
7. The on-site soils generally appear suitable for use as engineered fill. Materials used for engineered fill should be freed of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches.
8. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

#### **Foundations**

9. The water tank structure may be supported on a shallow spread foundation or thickened slab edges bearing on firm native soil.
10. All footings should be founded at least 12 inches below the lowest adjacent grade. Perimeter footings (thickened slab edges) should be at least 15 inches wide. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.
11. The foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1.5:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

Mr. Ralph Bracamonte  
Project No. SC8391  
Ocean Mist Road  
3 November 2003  
Page 6

12. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 1500 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.
13. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch.
14. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable.
15. Lateral loads on spread footing may be designed for a passive resistance acting along the face of the footings. Where footings are poured neat against firm native or compacted soils, an equivalent fluid pressure of 250 pcf acting along the face of the footings is considered applicable. Twelve inches of topsoil should be neglected when computing passive resistance.
16. Prior to placing concrete, all foundation excavations should be thoroughly cleaned. The foundation excavations must be observed by the geotechnical engineer or his representative prior to placing concrete.

#### **Slabs on Grade**

17. We recommend that proposed slabs-on-grade shall supported on firm native soil. Prior to construction of the slab, the subgrade surface should be proofrolled to provide a smooth, firm, uniform surface for slab support. Slab reinforcing should be provided in accordance with the anticipated use and loading of the slab.

#### **Site Drainage**

18. Thorough control of runoff is essential to the performance of the project. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to concrete slab foundations and pavements. Surface drainage should be directed away from the water tank foundations.
19. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Mr. Ralph Bracamonte  
Project No. SC8391  
Ocean Mist Road  
3 November 2003  
Page 7

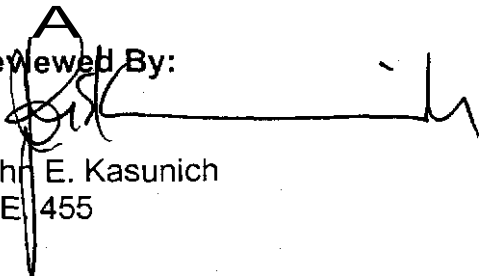
Plan Review, Construction Observation and Testing

20. Our firm should be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

We appreciate the opportunity to provide you with professional services for this project. If you have any questions regarding the contents of this report, please call our office.

Very truly yours,

Reviewed By:

  
John E. Kasunich  
G.E. 455

HARO, **KASUNICH** AND ASSOCIATES, INC.

Stephanie Villasenor  
Engineering Technician

SV/sq  
Attachments  
Copies: 3 to Addressee

EXHIBIT J

Mr. Ralph Bracamonte  
Project No. SC8391  
Ocean Mist Road  
3 November 2003  
Page 8

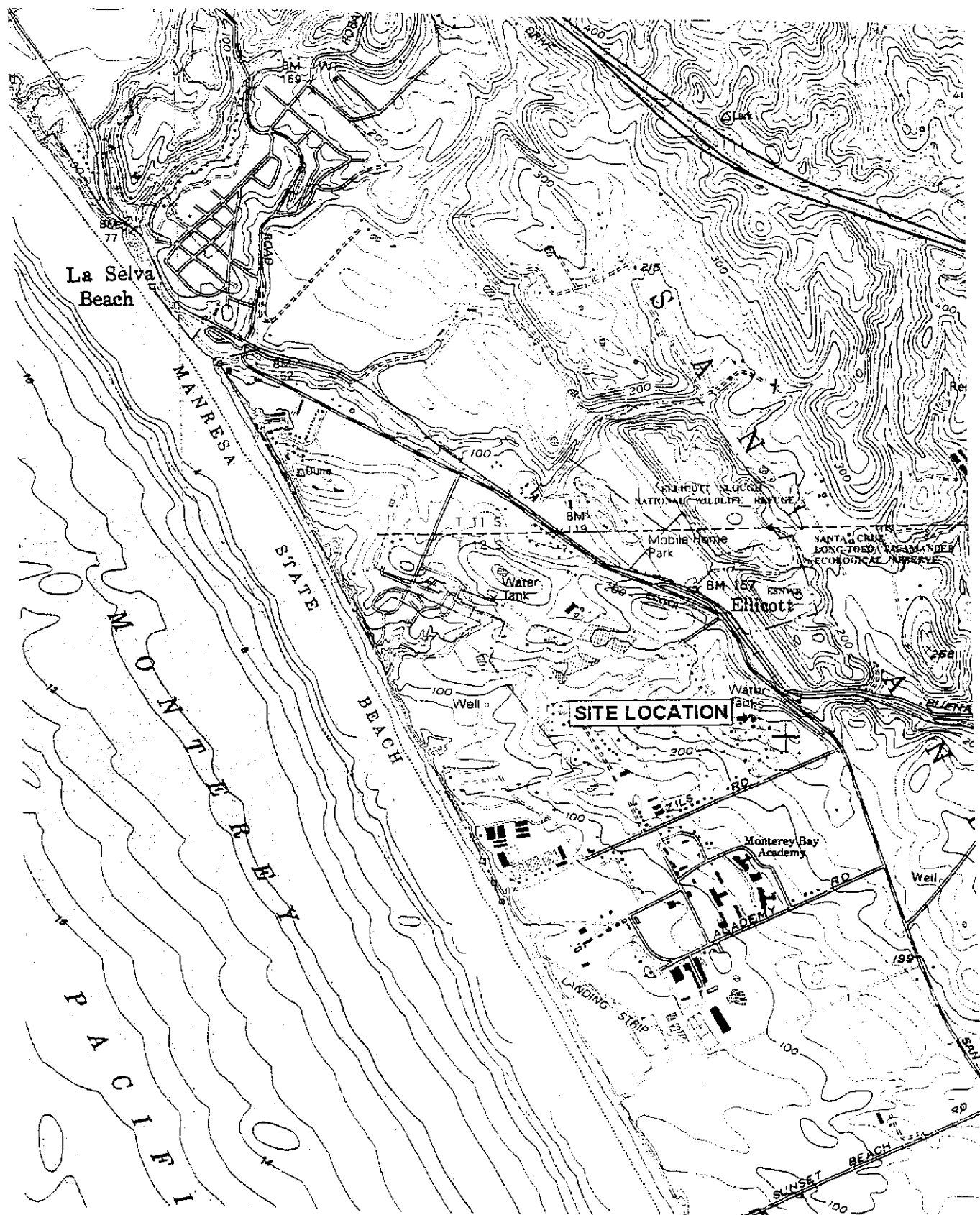
### **LIMITATIONS AND UNIFORMITY OF CONDITIONS**

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.

Project No. SC8391  
3 November 2003

**Site Vicinity Map**  
**Boring Site Schematic**  
**Logs of Test Borings**

EXHIBIT J



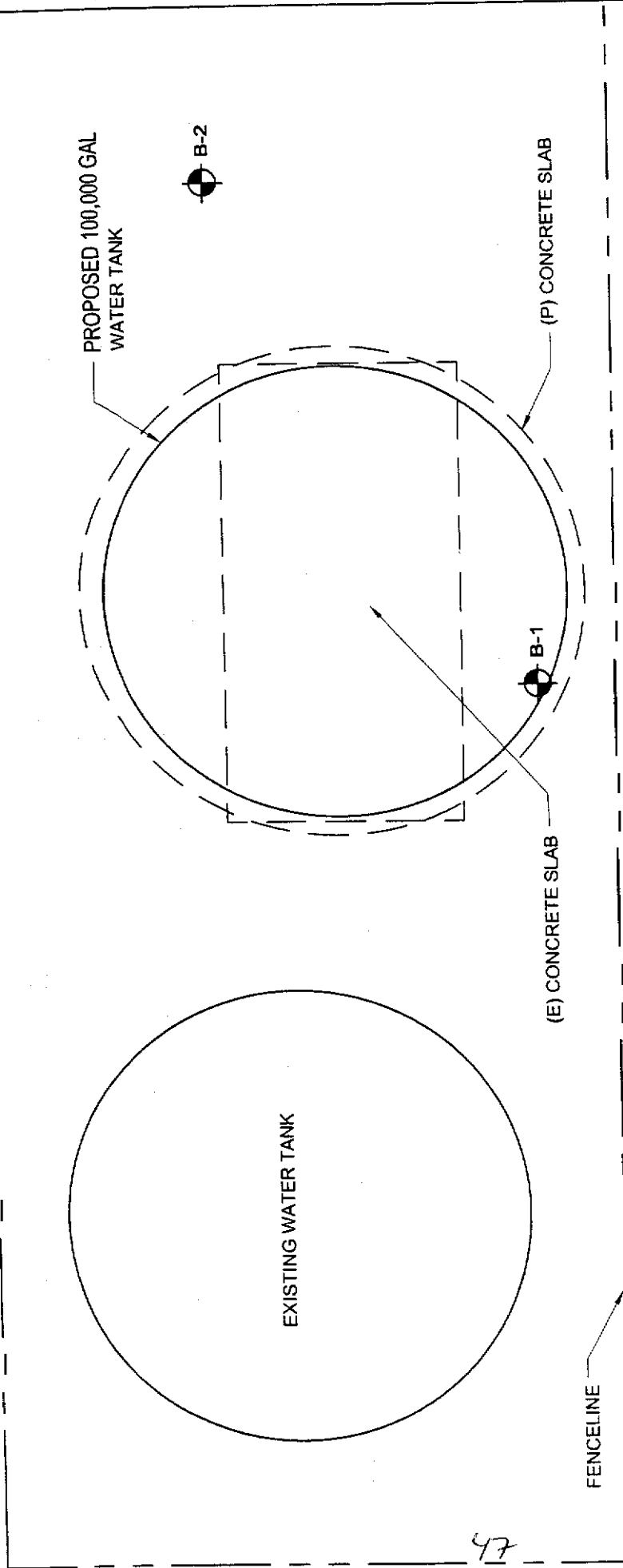
TN\* / MN  
15°

0 1000 FEET 0 500 m 1 MILE  
Map created with TOPO! © 2002 National Geographic (www.nationalgeographic.com/topo!)

SITE VICINITY MAP	
SAN ANDREAS MUTUAL WATER COMPANY	
OCEAN MIST ROAD	
LA SELVA BEACH, CALIFORNIA	
SCALE	AS SHOWN
DRAWN BY	SV
DATE	OCTOBER 2003
REVISED	
JOB NO	SCB391
APN 048-231-09	
HARO, KASUNICH & ASSOCIATES, INC.	
GEOTECHNICAL AND COASTAL ENGINEERS	
116 E. LAKE AVENUE, WATSONVILLE, CA 95076	
(831) 722-1475	

FIGURE NO. 1

EXHIBIT OF 1



EXHIBIT

NOTES:

B-1 EXPLORATORY BORING  
MAP PREPARED USING FIELD TAPE



BORING SITE SCHEMATIC		SAN ANDREAS MUTUAL WATER COMPANY	
		OCEAN MIST ROAD	
		LA SELVA BEACH, CALIFORNIA	
SCALE	1" = 10'	APN	046-231-08
DATE	SEPTEMBER 2003	HARO, KASUNICH & ASSOCIATES, INC.	
REVISION		GEOTECHNICAL AND COASTAL ENGINEERS	
PROJECT NO.	SC0391	116 E. LAKE AVENUE, WATSONVILLE, CA 95076	
		(931) 722-1475	
FIGURE NO. 2			OF 1

LOGGED BY SV DATE DRILLED October 01, 2003 BORING DIAMETER 6" BORING NO. 1

Depth, ft	Soil type and symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t. s. t. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
1 - 1	T	Dark brown Silty SAND, moist, loose		19				
1 - 2	T	Dark brown Silty SAND moist, very loose		3			7.8	
1 - 3	T	Orange brown Silty SAND, poorly graded, moist, loose		8			7.6	
1 - 4	T	Medium dense		14			9.8	
1 - 5	T	Medium dense		24			9.8	
1 - 6	T	Medium dense		23			10.1	
BORING TERMINATED AT 21.5 ft.								

48.

EXHIBIT J



LOGGED BY SV \_\_\_\_\_ DATE DRILLED October 01, 2003 BORING DIAMETER 6" BORING NO 2

Depth ft.	Sample no. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t. s. t. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
1	1 - 1	L	Dark brown Silty SAND, damp, loose		15				
2									
3									
4									
5	1 - 2	T	Orange brown Silty SAND, poorly graded, damp, loose		8				
6									
7									
8									
9									
10	2 - 3	T	Increase in moisture, medium dense		16			.2	
11									
12									
13									
14									
15	2 - 4	T	Medium dense		22			7.1	
16									
17			BORING TERMINATED AT 16.5 ft.						
18									
19									
20									
21									
22									
23									
24									