



## Staff Report to the Zoning Administrator

Application Number: **06-0431**

**Applicant:** Stephen Graves and Associates  
**Owner:** Timm Susan  
**APN:** 045-351-02

**Agenda Date:** November 17, 2006  
**Agenda Item #:** 6  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to re-construct a 280 square foot storage shed in the same location as a storage shed previously destroyed in a storm. Requires a Variance to reduce the required 20-foot front yard setback to about one foot, and a Coastal Development Permit. SEE PREVIOUS APPLICATION 00-0632.

**Location:** Property located on the west side of the west branch of Margarita Road (115 Margarita Road) at about 450 feet south and west from San Andreas Road.

**Supervisory District:** 2nd District (District Supervisor: Ellen Pine)

**Permits Required:** Coastal Development Permit and Variance

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0431, based on the attached findings and conditions.

### Exhibits

- |    |  |    |  |
|----|--|----|--|
| A. | Project plans                              | G. | Location Map   |
| B. | Findings                                   | H. | Geotechnical Update Letter from Haro, Kasunich, and Associates, dated August 11, 2006. |
| C. | Conditions                                 | I. | Comments & Correspondence  |
| D. | Categorical Exemption (CEQA determination) |    |  |
| E. | Assessor's parcel map                      |    |  |
| F. | Zoning and General Plan map                |    |  |

### Parcel Information

Parcel Size:	8,668 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Open Space, Single-family residential
Project Access:	Margarita Road

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Planning Area: La Selva Beach  
Land Use Designation: 0 - U (Urban Open Space)  
Zone District: PR (Parks and Recreation)  
Coastal Zone: X Inside       Outside  
Appealable to Calif. Coastal Comm. X Yes       No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Elder Sandy **Loam**  
Fire Hazard: Not a mapped constraint  
Slopes: **60%** slopes  
Env. Sen. Habitat: Potential Monarch Butterfly habitat, development in existing disturbed area  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Scenic Resource  
Drainage: Existing drainage adequate  
Archeology: Mapped, disturbance in previously developed area

### Services Information

Urban/Rural Services Line: X Inside       Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Existing septic system  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Outside of a mapped drainage district

### History

A storage shed on site was destroyed in a storm in the late 1990's, prompting the owner to apply for a Coastal Development Permit and Variance to re-construct the shed at its previous location (Application 00-0632). This permit was approved by the Zoning Administrator on February 21, 2003, but never exercised as construction did not commence within two years of the effective date of the permit.

### Project Setting

The project site is located on the west side of Margarita Road, a narrow private road in La Selva Beach. The site is sloped to the west, with slopes of over 60% for most of the site and the only relatively flat area located immediately adjacent to the right-of-way.

The site is a mapped scenic resource and is designated for parks and open space. However, the site is currently developed with a single-family dwelling (constructed in 1950 according to Assessor's records), and the proposed shed will replace a previously existing and will be constructed within the footprint of the previous shed.

## **Zoning & General Plan Consistency**

The subject property is located in the PR (Parks and Recreation) zone district, a designation which allows existing residential uses and accessory structures to existing residential uses not used as parkland. The proposed replacement storage shed is a permitted use within the zone district as it is accessory to an existing single-family residence on site. The project is consistent with the site's (O-U) Urban Open Space General Plan designation, as the storage shed will be constructed in a previously disturbed portion of the site and will not be visible from San Andreas Road, a County designated scenic road (General Plan Policy 5.10.10).

Per the County Code (Section 13.10.353(a)), Single-family residential uses on PR zoned properties must meet the corresponding R-1 setbacks for their lot size in the residential site standards chart in Section 13.10.323. These setbacks are 20 feet for the front yard setback, 5 feet and 8 feet for the side yard setbacks, and 15 feet for the rear yard setback (the setbacks shown on the project plans are incorrect).

The storage shed will comply with the corresponding site standards, with the exception of the 20 foot front yard setback. A variance is requested to reduce the front yard setback from 20 feet down to about 1 foot, and findings can be made to justify this reduction (see Variance findings).

## **Local Coastal Program Consistency**

The proposed storage shed is in conformance 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. Developed parcels in the area contain single-family dwellings. The project site is not identified as a priority acquisition site in the County's Local Coastal Program. Margarita Road is a private road that is not used for public access, so the project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Conclusion**

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.

## **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0431**, based on the attached findings and conditions.

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.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

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## 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.

This finding can be made, in that the property is zoned PR (Parks and Recreation), a designation which allows residential uses. The proposed storage shed (non-habitable accessory structure) is a use accessory to the existing single-family dwelling on site, a principal permitted use that is consistent with the site's (0-U) Urban Open Space General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that 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.

This finding **can** be made, in that the proposed storage shed is consistent with the surrounding neighborhood in terms of architectural style and will use colors and materials that will complement the existing single-family dwelling on site. Other storage sheds exist in the vicinity, and many structures exist within the front yard setback due to the topography of the neighborhood. The 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.

This finding can be made, in that **the** project site 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.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding rural neighborhood. Residential uses and accessory structures to these residential uses are allowed in the PR (Parks and Recreation) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings with accessory Structures.

## 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.

This finding *can* be made, in that the storage shed is located in an area designated for residential uses and 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. Despite the reduction in the front yard setback, the proposed storage shed will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be located more than 10 feet away the adjacent residence and will be about 15 feet from the edge of the traveled roadway for Margarita Road.

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.

**This** finding can be made, in that the proposed location of the storage shed and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PR (Parks and Recreation) zone district in that the primary use of the property will remain one single-family dwelling with the storage shed a non-habitable accessory structure to this use. The shed will comply with all current site standards for the zone district, with the exception of the reduced front yard setback, for which variance findings have been made.

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.

This finding can be made, in that the proposed accessory structure is consistent with the use requirements specified for the Urban Open Space (O-U) land use designation in the County General Plan, as the location of the shed will occur in a previously disturbed area of the site.

The proposed storage shed 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 storage shed (non-habitable accessory structure) will comply with the height, lot coverage, and floor area ratio standards for the PR zone district, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity with similar constraints

A specific plan has not been adopted for this portion of La Selva Beach.

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.

This finding can be made, in that the storage shed will be a non-habitable accessory structure, and will therefore not use a significant amount of utilities or generate additional traffic.

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.

This finding can be made, in that the proposed storage shed and its location within the front setback will be consistent with existing development along Margarita Road, where many structures currently exist within the front and side setbacks due to physical constraints to development.

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## 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.

This finding can be made, in that most of the site has slopes in excess of **60%** sloping from Margarita Road down to a riparian comdor to the west of the property, with the only portion of the site with slopes of less than **30%** being along the Margarita Road right-of-way. Strict application would preclude any development on the site and neighboring sites, many of which have single-family dwellings and accessory structures within the front yard setback.

2. That 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.

This finding can be made, in that visibility of vehicles and pedestrians traveling along Margarita Road will not be impeded by the structure in that the storage shed will still be located at least 15 feet from the edge of the paved road. The structure will be required to comply with all applicable building codes, and will be required to comply with the recommendations of the geotechnical report prepared for the project site (under application **00-0632**, see update letter in Exhibit H).

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.

This finding **can** be made, in that most existing structures in the vicinity are located within the front yard setback of Margarita Road due to the surrounding topography, where the only developable portion of the lot is within the 20-foot front yard setback.

## Conditions of Approval

Exhibit A: Project plans, six sheets, drawn by Mark Gary, Architect, dated July 6, 2006.

- I. This permit authorizes the construction of a 280 square foot storage shed up to one foot from the edge of the Margarita Road right-of-way. 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. Identify finish and color of exterior materials and roof covering for Planning Department approval, which must complement the existing single-family dwelling. Any color boards must be in 8.5" x 11" format.
    2. Construction shall include an engineered pier and step foundation that complies with the recommendations of the Geotechnical report prepared by Haro, Kasunich, and Associates, and dated April 2001.
    3. The floor plans shall specify the interior finish. The shed shall be non-habitable with no interior insulation or plumbing.
    4. All roof runoff shall be directed to down spout into the 4 inch perforated drainpipe with drain rock dissipater pit.
    5. Details showing any proposed exterior plumbing.
    6. Site plan shall show the location of both the septic system on site and the septic system on parcel 045-351-01 (105 Margarita Road), including leach



fields and expansion areas. All footings for new construction (including decks) shall be located at least five feet from any septic system or leach field.

7. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  8. Site plans shall be revised to show setbacks as they apply to the project site (20 foot front yard setback, 5 and 8 foot side yard setbacks, 15 foot rear yard setbacks).
  9. Submit a drainage plan, with the following information:
    - a. Show the contour lines beyond the location of the dissipator to confirm the slope. If the location of the dissipator is on a slope greater than **30%** a geotechnical letter approving the location is required.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Obtain an Environmental Health Clearance for this project ~~from~~ the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Submit **3** copies of a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
- H. Provide required off-street parking for one car. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. Parking area shall be improved with a minimum **4** inch base rock.
- 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. The storage shed shall remain a non-habitable accessory structure, as required per the Declaration of Restriction to maintain as a non-habitable accessory structure recorded under permit 00-0632.

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'(s) in interest, transferee(s), and assign(s) of the applicant.

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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 on the expiration date listed below unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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

\_\_\_\_\_  
David Keyon  
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: 06-0431  
Assessor Parcel Number: 045-351-02  
Project Location: 115 Margarita Road

**Project Description: Construct a 280 square foot storage shed within the front yard setbacks**

**Person or Agency Proposing Project: Stephen Graves and Associates**

**Contact Phone Number: (831) 465-0677**

- 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 15060(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: Section 15302: Replacement or Reconstruction

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

Construct new storage shed to replace previously destroyed shed in the same location

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

\_\_\_\_\_  
David Keyon, Project Planner

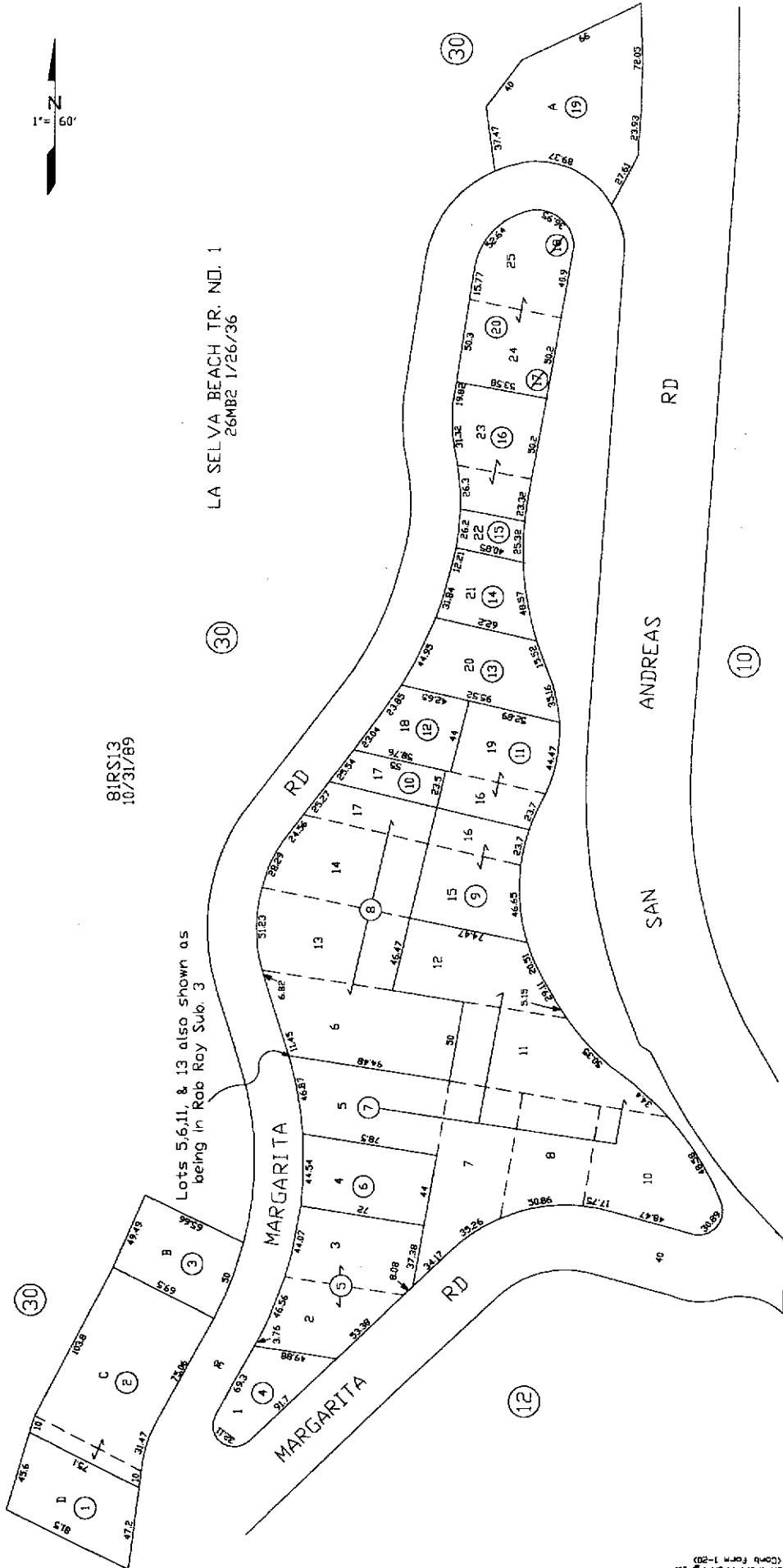
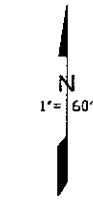
Date: \_\_\_\_\_

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 LIABILITY FOR OTHER USERS. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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POR. SAN ANDREAS RANCHO  
 S.E. 1/4 SEC. 28, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
 69-275

45-35



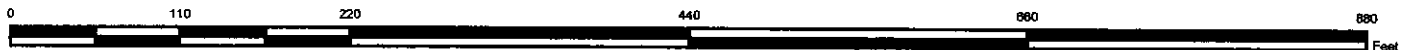
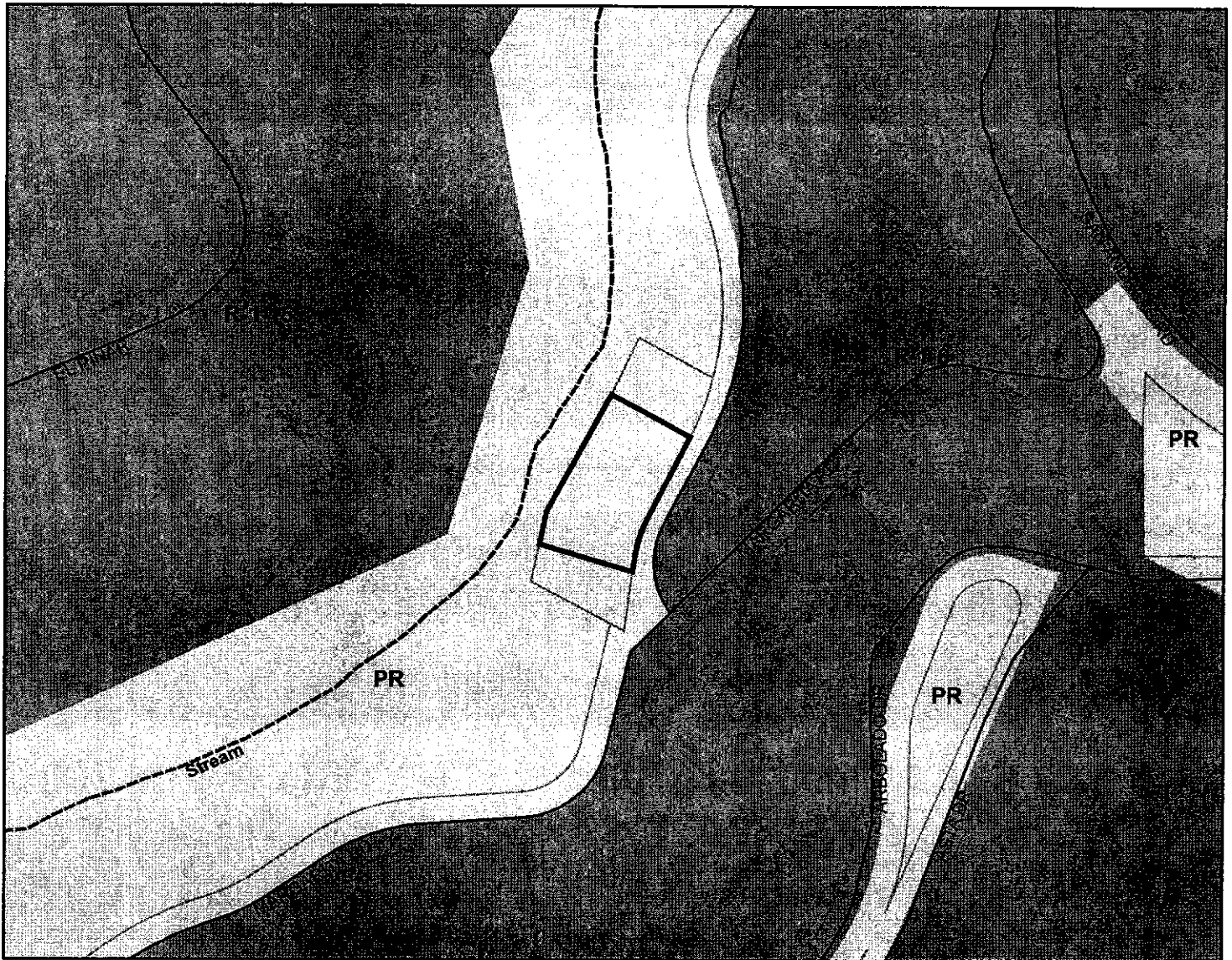
Assessor's Map No. 45-35  
 County of Santa Cruz, Calif.  
 Dec. 1999

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

Electronically redrawn 12/22/99 KSA  
 Rev. 12/22/99 KSA (from Form 1-20)  
 Rev. 5/19/00 CB (Comb Form 1-20)

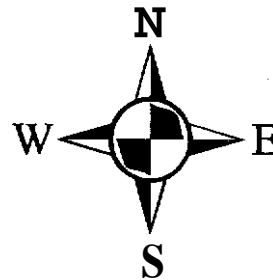


# Zoning Map



## Legend

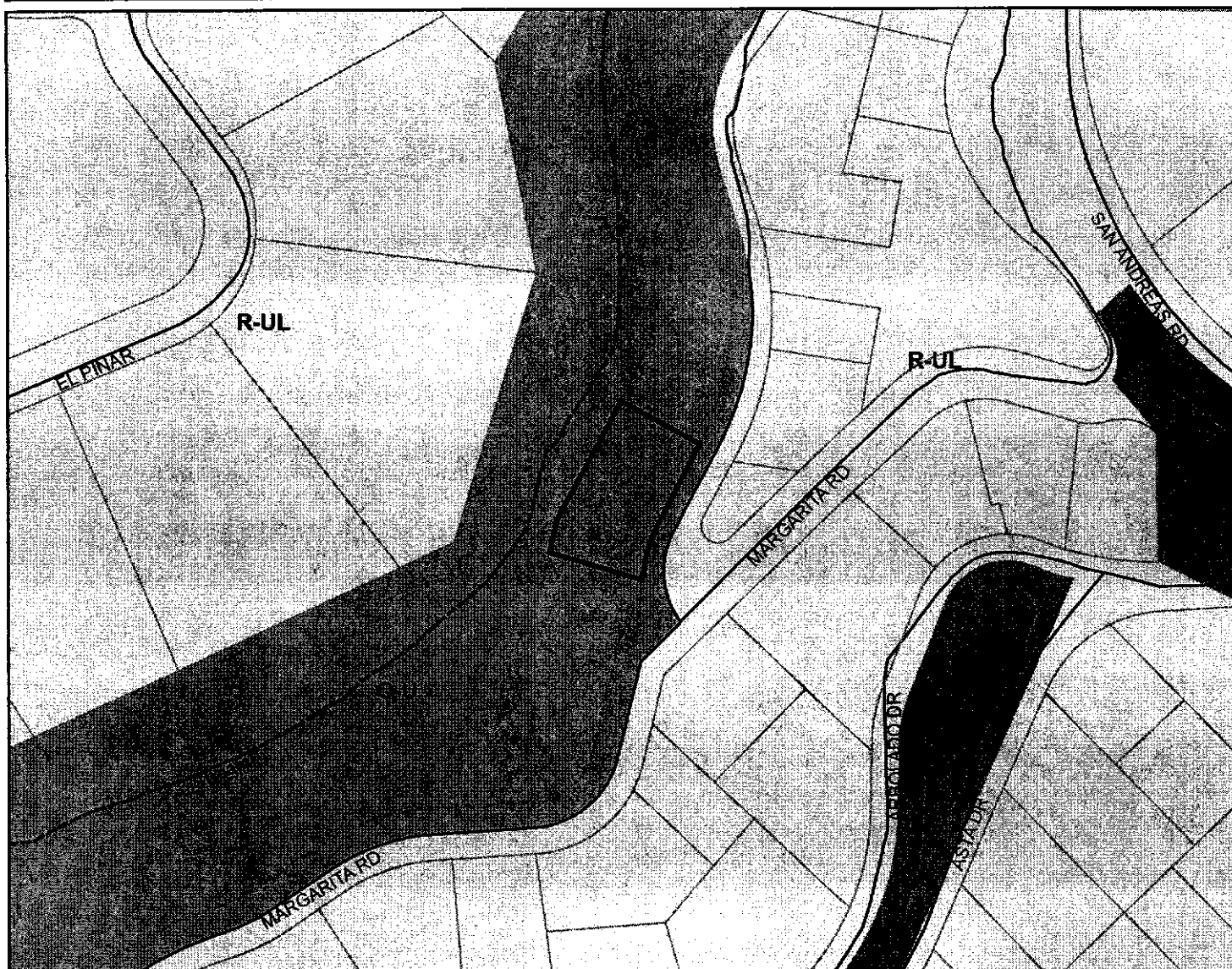
-  APN 045-351-02
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  PARK (PR)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by  
County of Santa Cruz  
Planning Department  
August 2006

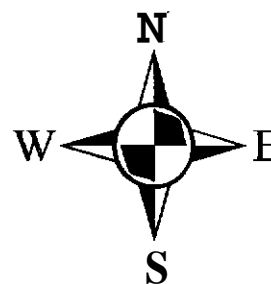


# General Plan Designation Map



## Legend

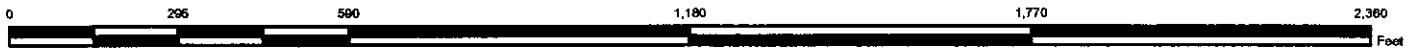
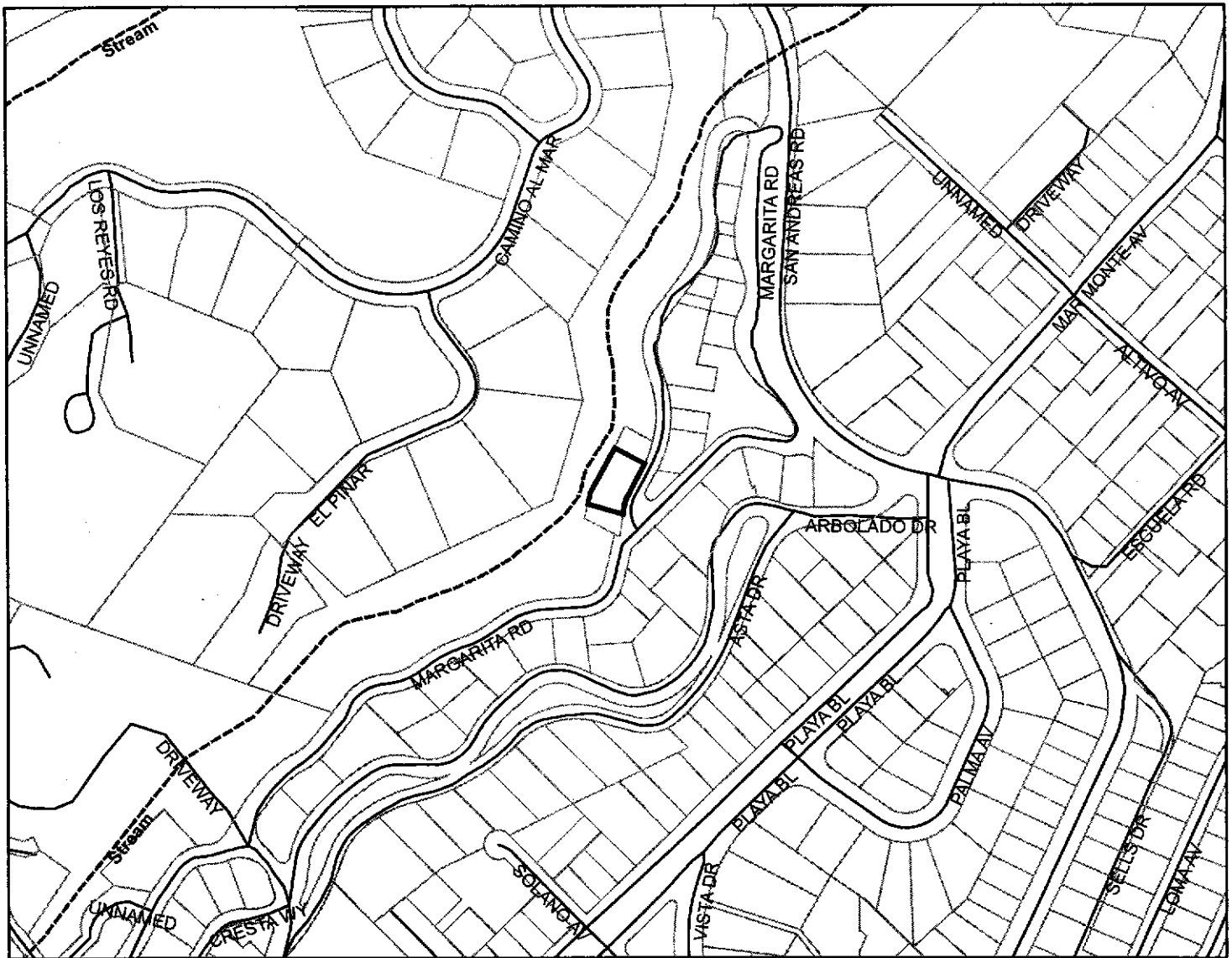
- APN 045-351-02
- Assessor's Parcels
- Streets
- INTERMITTENT STREAM
- Residential - Urban Low Density (R-UL)
- Urban Open Space (O-U)
- Parks and Recreation (O-R)









Map Created by  
County of Santa Cruz  
Planning Department  
August 2006

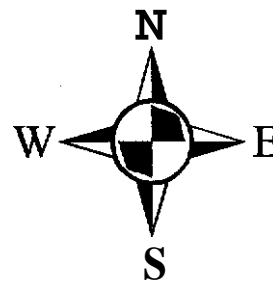


# Location Map



## Legend

-  APN 045-351-02
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM



Map Created by  
County of Santa Cruz  
Planning Department  
August 2006



Project No. SC7407  
11 August 2006

DR. PETER TIMM  
P.O. Box 758  
Dixon, California 95620

Subject: **GEOTECHNICAL RELATED SERVICES:**

- Geotechnical Update Letter
- Geotechnical Plan Review Letter

Reference: Proposed Storage Shed Rebuild  
APN 045-351-02  
115 Margarita Drive  
La Selva Beach, California

Geotechnical Investigation  
By Haro, Kasunich and Associates Dated April 2001

Dear Mr. Timm:

At your request, our firm has prepared a geotechnical update and a geotechnical plan review letter for the storage shed rebuild project proposed at the referenced site.

**Geotechnical Update**

The purpose of our update report is to confirm the recommendations presented in our original geotechnical investigation referenced above still apply to the proposed construction.

On 2 August 2006, we visited the project site to determine if site conditions have changed significantly since the issuance of our Geotechnical Investigation referenced above. Based on our site visit, there were no signs of severe erosion or slope instability nor were there signs of significant change in the topography at the building site. Other than over grown foliage, the site is virtually unchanged and the recommendations presented in our April 1999 Geotechnical Investigation is still valid.

**Geotechnical Plan Review**

As requested, Haro, Kasunich and Associates has performed a geotechnical plan review of the project plan sheets prepared by Mark L. Gary, Architect, for the referenced project. The intent of our review was to confirm the plans were prepared in general accordance with our recommendations as presented in our geotechnical investigation dated April 2001.

Dr. Peter Timm  
Project No. SC7407  
115 Margarita Drive  
11 August 2006  
Page 2

Haro, Kasunich & Associates has reviewed only the geotechnical aspects of these plans. We are not the Architect/Designer, Civil or Structural Engineers of Record for this project and accept no responsibility for designs prepared by others. We provide no warranties, either expressed or implied, concerning the dimensions or accuracy of the plans and analysis.

Our geotechnical review focused on the following plan sheets **bulleted** below;

- Site Plan (Sheets 2.0) dated 6 July 2006
- Foundation Plan (Sheet 4.0) dated 6 July 2006
- Structural Details (Sheets 5.0) dated 6 July 2006
- Winter Erosion Control Plan (Sheets 6) dated 6 July 2006

Since the issuance of our last geotechnical plan review letter dated 6 July 2004, the building location shown on the aforementioned plan sheets has been moved 6 inches to the northeast.

The piers to support the shed are 18 inches in diameter and 12 feet deep as measured below the bottom of the grade beam.

The drainage improvements as planned appear suitable, from a geotechnical standpoint, for their intended use. We recommend storm drainage provisions and performance of permanent erosion control measures should be closely monitored through the first significant rain season following completion of the project, to determine if these systems are functioning adequately and, if necessary, rectify unforeseen malfunctions. Surface drainage improvements designed by the project architect must be maintained by the property owner at all times. The landscape or drainage contractor must be made aware of the **plan/report** recommendations. Where surface drainage improvements are not properly provided **and/or** maintained, foundation or ground movement resulting in structural distress, **and/or** stagnant water below slab floors, can occur.

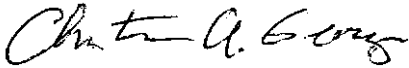
On the basis of our review, we find the project plans to be in general conformance with the geotechnical recommendations presented in our April 2001 geotechnical investigation report.

Dr. Peter Timm  
Project No. SC7407  
115 Margarita Drive  
11 August 2006  
Page 3

If you have any questions concerning the data or conclusions presented in this report,  
please call our office.

Very truly yours,

**HARO, KASUNICH & ASSOCIATES, INC.**



Christopher A. George  
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