



The Sea Ranch Association

975 Annapolls Road
P.O. Box 16
The Sea Ranch, CA 95497-0016

Design, Compliance &
Environmental Management

tel: 707-785-2316
fax: 707-785-3555

August 17, 2012

Randy Burke, Director of Works
The Sea Ranch Water Company
PO Box 16
The Sea Ranch CA 95497

Re: The Sea Ranch Water Company's Capital Improvement Plan / Water System Improvements

Dear Mr. Burke:

This letter serves to document the response from The Sea Ranch Design Committee in its review of various components of The Sea Ranch Water Company's Capital Improvement Plan / Water System Improvements. The Design Committee's reviews of this plan occurred across the summer months of 2012 and the overall plan was divided into the following three components for the sake of the review: Replacement and Expansion of subsurface distribution piping network, Construction/Installation of new storage tank #8, and Booster Pump station.

The Design Committee responded as follows:

Replacement and Expansion of subsurface Distribution Piping Network

Given that the preponderance of work in this phase occurs below grade (not-visible), and with the assurance that best-practices methodology will be utilized in conducting this work to protect the adjoining natural areas and in the restoration of affected areas, the Design Committee grants its support and approval for this plan component.

Construction/Installation of Water Storage Tank #8 -

Though initially planned to be located upon a parcel of Commons within the boundary of The Sea Ranch, this new 900K gal. capacity tank has since been shifted in location to sit predominantly outside of The Sea Ranch (on TSRA tower site) where the Design Committee ceases its jurisdiction. For this reason, the Design Committee need not grant its approval, but strongly supports the environmental impact mitigation measures outlined in the Biological Report by WRA Environmental Consultants that accompanies the plan.

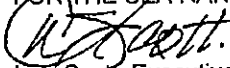
Booster Pump Station -

This structure proposed for the corner of Commons at the intersection of Annapolis Road and Timber Ridge Road (south) houses the equipment used to transport the stored water through the pipeline network and will be the most visible component of this Water Service Improvement plan. The Committee appreciates the modest scale and traditional architectural character and materials used at this building.

However, concern was raised as to the impact this development could have on adjacent residential neighbors to the south-east. Though the Committee would like to see an approx. 20' - 30' south-westerly shift in the building's location to allow the existing mature vegetation on the site to better visually screen the structure from these neighboring homes as well as from travelers on Annapolis Road, it recognized that such movement is not feasible with respect to the costs and schedule of the plan. In substitution, an approx. 4' - 6' high extended earth berm and native shrub plantings shall be used to visually screen this development area on its south-east face. The layout of this screening shall be established in consultation with D.C.E.M. staff. The proposed gravel paved surfaces need to be revised in layout to remove the full "pad" beneath the building footprint, rather allowing vehicle access only from one end of the building (preferably south-east) with ancillary equipment (propane tank, generator and pressure tank) adjacently clustered. Finally, re-route the driveway off Timber Ridge Road in a curvilinear form along the southern parcel boundary (adjacent to Commons) to provide more distance to the intersection of Annapolis Road. The Committee supports pitching the roof on the Booster Pump Station shed south-westerly to align with the topography of the site. (A sketch of the Committee's site layout plan resides at the Association's Department of Design, Compliance and Environmental Management Dept. for viewing to clarify the above described concepts.)

Should you have any questions about the content of this letter or the reviews by The Sea Ranch Design Committee, please do not hesitate to contact the Department of Design, Compliance and Environmental Management at (707) 785-2316. We would be pleased to speak to you or your representative.

Sincerely,
FOR THE SEA RANCH DESIGN COMMITTEE


Lisa Scott, Executive Director
Department of Design, Compliance and Environmental Management

Cc: Frank Bell, CEO of The Sea Ranch Water Co.

Traci Tesconi

From: David Hardy
Sent: Friday, August 24, 2012 11:09 AM
To: 'Lisa Scott'; 'Randy Burke'
Cc: Traci Tesconi; Efren Carrillo; Susan Upchurch
Subject: FW: Sea Ranch Water Line Replacement

Randy, Lisa:

Below is our response from the Coastal Commission staff. We got the part of the loaf you wanted to eat first. The pipelines are excluded from needing a Coastal Permit. Go dig, Randy!

The lot line adjustment business can be dealt with along with the Coastal Permit. I don't think we ever said we'd seek to have it exempted, although the Coastal Zoning Ordinance is quite clear that it is exemptable. This will be a topic for further discussion, especially in light of the LCP update. I'll be around for that discussion.

Dave

David Hardy

Supervising Planner
Sonoma County PRMD
2550 Ventura Ave., Santa Rosa CA 95403-2829

707-565-1924 (direct) 707-565-1103 (FAX)

EMAIL: David.Hardy@sonoma-county.org

PRMD Lobby hours are now Monday-Thursday from 8 a.m. until 4 p.m.

Closed Fridays, but available by phone.

From: Craig, Susan@Coastal [<mailto:Susan.Craig@coastal.ca.gov>]
Sent: August 24, 2012 10:07 AM
To: David Hardy; Kellner, Laurel@Coastal
Subject: RE: Sea Ranch Water Line Replacement

Hi Dave,

It was nice talking with you yesterday. As we discussed, the proposed project includes: 1) replacement of the existing water lines (located in the public right-of-way) with new water lines in the same location, to serve existing development; 2) new water tanks, and; 3) a lot line adjustment to accommodate the new water tanks. The replacement of the existing water lines qualifies for an exclusion from coastal permitting requirements under the Commission's 1978 "Repair, Maintenance, and Utility Hook-Up Exclusions from Permit Requirements." The installation of water tanks will require a coastal development permit, which you have already acknowledged.

Regarding the proposed lot line adjustment, we understand that the LCP includes language that excludes lot line adjustments from CDP requirements if the lot line adjustment meets certain criteria. However, there is a two-pronged process for categorical exclusions, and the standard of review and the voting requirements are significantly different for categorical exclusion requests and for LCP amendments. For categorical exclusion requests, the standards that must be met are very high, i.e. the development proposed for exclusion must have no potential for **any** significant adverse effect, either individually or cumulatively on coastal resources or on public access to, or along, the coast. A categorical exclusion may only be adopted after a public hearing and by a two-thirds vote of the appointed Commissioners. Then, after the Commission approves a categorical exclusion, the local government may submit an Implementation Plan (IP) amendment to put the exclusion language into the LCP. The standard of review for an IP amendment is consistency with and

adequacy to carry out the County's certified Land Use Plan (LUP). A simple majority of Commissioners is needed to act on an IP amendment.

We have been unable to find evidence that the Commission ever approved a categorical exclusion for lot line adjustments in Sonoma County, i.e. even though there is exclusion language in the IP regarding lot line adjustments, we do not believe the first step in the exclusion process (Commission approval of the categorical exclusion for lot line adjustments) ever took place. Therefore, an exclusion for the proposed lot line adjustment is not warranted and the applicant will need a CDP for the lot line adjustment.

Please let me know if you have any questions.

Susan Craig
Supervising Coastal Planner
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060
Voice: (831) 427-4863
Fax: (831) 427-4877
susan.craig@coastal.ca.gov
www.coastal.ca.gov

From: David Hardy [<mailto:David.Hardy@sonoma-county.org>]
Sent: Wednesday, August 22, 2012 10:40 AM
To: Kellner, Laurel@Coastal
Cc: Craig, Susan@Coastal
Subject: Sea Ranch Water Line Replacement

Laurel,

I'm just following up on the Categorical Exclusion finding for the Sea Ranch water lines. The Sea Ranch Association is champing at the bit on this one because of their federal grant funding deadlines, as well as the fact that the rainy season is getting closer. And my County Supervisor for the area is asking about this too.

I've sent you the drawings on this previously. I'm of the opinion this meets the criteria for exclusion pursuant to the Sept. 5, 1978 CCC exclusion order, and I'm seeking your confirmation.

The water tank coastal permit will be going to hearing in the next few months.

Thanks for your help on this.

Dave

David Hardy
Supervising Planner
Sonoma County PRMD
2550 Ventura Ave., Santa Rosa CA 95403-2829

707-565-1924 (direct) 707-565-1103 (FAX)
EMAIL: David.Hardy@sonoma-county.org

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Closed Fridays, but available by phone.

Traci Tesconi

From: David Hardy
Sent: Friday, August 24, 2012 11:17 AM
To: 'Craig, Susan@Coastal'; Kellner, Laurel@Coastal
Cc: Traci Tesconi
Subject: RE: Sea Ranch Water Line Replacement

Thanks Susan! The Lot Line Adjustment will be part of the overall tank project approval, and we can discuss this further as the project moves toward hearing.

Traci Tesconi is the planner assigned to the tank project, and she expects to start working on that staff report in the next few weeks. After a short hiatus, I will be back in the office around Sept. 25 to resume as an extra-help planner and continue work on the LCP, Sonoma-Marin Design Guidelines, etc.

Dave

David Hardy

Supervising Planner
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The Sea Ranch Association

975 Annapolis Road
P.O. Box 16
The Sea Ranch, CA 95497-0016

Administration

tel: 707-785-2444
fax: 707-785-3555

June 6, 2012

Mr. David Hardy, Supervising Planner
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Sea Ranch Water Company Capital Improvement Project

Dear Dave:

We have hand carried our lot line adjustment application for the water tank site, the environmental report and other additional documents pertinent to the permit application process to Traci Tesconi. Should she or you need anything further, please let Randy, Lisa or me know as soon as possible.

Dave, as I mentioned in our face to face meeting, we continue to face some logistical and process related dilemmas within this project. Your office can provide critical assistance to us in connecting the various moving parts of this project, and your assistance in these matters is sincerely appreciated. While I don't want to be a pain, I can't emphasize enough how critical your review of this project is to our success.

The CPUC has mandated for purposes of our water rate structure that we complete 60% of this project in calendar year 2012 and 40% in 2013. Normally, that would not be a problem, but having to relocate the tank to a new site complicates our construction timing due to the lot-line adjustment process and completion of the environmental work, neither of which are within our control.

To relieve some of our dilemmas we have separated the tank and the pipeline into two separate contracts with two different contractors. This allows us to get the pipeline portion largely completed in 2012 even if permits on the tank were delayed. The pipeline is about 60% of the entire project thus it is critical to get that portion in the ground.

However, that strategy in turn rests on the assumption that the pipeline project is "categorically exempt" as an improvement to existing infrastructure within the public right of way. We need to get an answer to that question from you as quickly as possible. Then, while completing the permitting processes for the tank remains a high priority, at least this scenario allows construction of the pipeline to go forward while the tank moves through the lot-line adjustment and additional environmental review time frames over which we have we have little control.

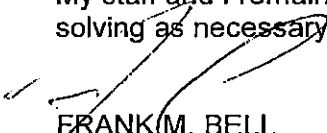
The final dilemma entwined in this project is the financing component. Obviously a lender is going to be reluctant to close on financing until we can either have permits in hand or can demonstrate that they are forthcoming. In short, we can't build anything until we get financing, and we can't get financing until we get permits, and we can't get through the CPUC general rate

process to pay off the financing until the project is complete and on line within the time frames dictated by the CPUC.

While we remain confident that in the end all of the pieces of the puzzle will come together, they are for the time being keeping me awake at night. To the extent possible, I would be extremely gratified if your office could:

- 1) Ratify the categorical exemption for the pipeline project in writing as soon as possible so they we can provide that assertion to our lenders.
- 2) Process the lot-line adjustment and remaining environmental review for the tank site as quickly as possible recognizing that there are mandatory notification and response periods over which there is little discretion.
- 3) As soon as your office can do so, provide us written notification that permit(s) for the tank are forthcoming so we may again notify our lenders that the project will be permitted pending whatever process matters may remain. We have assumed all along that this project would be permitted – the issues involved certain notifications, approvals, and perhaps mitigation tasks, but it would be unlikely to be denied. I need to be able to inform our lenders of that as soon as possible.
- 4) Keep us informed as to progress, time lines, and decisions so that we may in turn communicate with our lender, get our contractors working (and paid), and keeping the CPUC happy. Tough chores on our best day...

My staff and I remain at your disposal to provide additional information or assist with problem-solving as necessary.



FRANK M. BELL
CEO - The Sea Ranch Water Company
Community Manager – The Sea Ranch Association

cc. Traci Tesconi, PRMD

Traci Tesconi

From: Lisa Scott [lscott@tsra.org]
Sent: Tuesday, June 05, 2012 1:44 PM
To: David Hardy
Cc: Traci Tesconi
Subject: PLP12-0002 etc.
Attachments: AR-M700N_20120518_154710.pdf

Hi Dave, I hope you had an enjoyable time away from the office.....we are putting the final touches on our re-submittal package for PLP12-0002, including the selection of an alternate (but adjacent) site, the Lot-line adjustment application, etc. I hope to have the package down to PRMD later this week. As we discussed, we are proceeding with the assumption that the sub-surface piping replacement/expansion component of the project will be deemed excluded from the need for a CDP (under the provisions attached). Is it possible to send that assumption "up the flagpole" to see if anyone contests this before we formally resubmit? (in other words, would a quick phone call to the Coastal Commission or others by PRMD provide us all with a bit more assurance?). As always, thanks so much to you and Traci for the attention you have both provided to this application.

Best,

*Lisa Scott
Executive Director/Architect
Department of Design, Compliance, and Environmental Management
The Sea Ranch Association*

707.785.2316

lscott@tsra.org

	Saved in S-drive	
	Emailed to Planner	
	Permits-Plus Updated	
	Fire Agency Cc'd	
<input type="checkbox"/>	Yes	<input type="checkbox"/> No
	Fees	

**PLANNING REFFERAL
COUNTY FIRE COMMENTS**

File Number: PLP12-0002
Applicant Name: The Sea Ranch Company
Owner Name: Sea Ranch Association
Site Address: 33095 and 33012 Timber Ridge Rd; and 33711 Highway-1, The Sea Ranch
APN: 155-050-006, 122-200-029 & 122-200-030
Fire Agency: County Fire – The Sea Ranch VFC
Date of Review: July 9, 2012
By: Roberta MacIntyre

PROJECT SCOPE:

Water system improvements to improve fire protection.

Comments:

Permitting or development approval of this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied by: plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions:
(Ref. California Code of Regulations Title-14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13, Article V, Division A, Section 13-24)

Conditions:

1. No conditions.



The Sea Ranch Association

975 Annapolis Road
P.O. Box 16
The Sea Ranch, CA 95497-0016

Design, Compliance &
Environmental Management

tel: 707-785-2316
fax: 707-785-3555

January 12, 2012

Randy Burke, Director of Works
The Sea Ranch Water Co.
PO Box 16
The Sea Ranch, CA 95497

Re: TSR Water Co. Capital Improvement Project / Installation of Water Storage Tank

Dear Mr. Burke,

The Department of Design, Compliance and Environmental Management (DCEM) of The Sea Ranch Association has consulted on, reviewed, and approved the proposed 'Capital Improvement Project' for The Sea Ranch Water Company. This proposal consists of the installation of a .90 MG concrete water storage tank located on TSR Commons near the corner of Timber Ridge Road and Sea Forest Drive; a network of underground water distribution pipes; and a booster pump station enclosed within an approx. 400 sq. ft. Type V wood framed shed. Dept. staff has reviewed the submitted details for this system and has found all to be compatible with *The Sea Ranch Design Manual and Rules*. The standard conditions of this approval are:

1. All visible exterior materials, finishes, and detailing shall be reviewed by DCEM staff prior to installation.
2. All excavated soils shall be exported from the site and/or re-graded (as appropriate without changing the natural character of the site) and covered with Sea Ranch Meadow Grass mix, straw mulch, and irrigated as necessary to promote growth.
3. A landscape/re-planting plan will be subject to review and approval by The Sea Ranch Design Committee for installation after the installation of the water storage tank.

This approval is valid for two years from the date of this letter. Should you have any questions about this approval, please contact the Department of Design, Compliance and Environmental Management at (707) 785-2316.

Sincerely,

Lisa Scott, Executive Director
Department of Design, Compliance and Environmental Management

LS/las

Cc: Frank Bell, Community Manager – The Sea Ranch Association
County of Sonoma – Permit and Resource Management Department

Traci Tesconi

From: Jeff Watts [mendoman@mcn.org]
Sent: Friday, February 03, 2012 4:34 PM
To: Traci Tesconi
Cc: Gualala Municipal Advisory Council List
Subject: Permit Application Comments

Date: February 3, 2012
To: Sonoma County Resource Management Department
Attention: Traci Tesconi
Subject: PLP12-0002
Applicant: Sea Ranch Association

From: Jeff Watts, Chairperson, Gualala Municipal Advisory Council (GMAC)

Dear Traci:

The Gualala Municipal Advisory Council (GMAC) deliberated the subject application. PLP12-0002 last evening, February 2, 2011 and voted unanimously, five votes for and no votes against, in favor of the subject Sea Ranch application. The council found no significant circumstances which might effect the GMAC sphere of influence.

Thank you for providing the opportunity to hear this matter publicly. Kindly acknowledge receipt of this message for our records.

Jeff Watts
Chairman GMAC
PO Box 67
Gualala, CA 95445
Home phone 707-884-3057

Gualala, CA 95445
Home phone 707-884-3057

Traci Tesconi

To: Jeff Watts
Cc: Gualala Municipal Advisory Council List
Subject: RE: Permit Application Comments

Dear Jeff:

I received your comments of no objections to the project proposed under PLP12-0002. Your comments will part of the overall record.

I appreciate your prompt attention to this matter.

Sincerely,

Traci Tesconi

Planner III / Project Review Section of PRMD direct line: (707) 565-1903 / fax : (707) 565-1103 e-mail address: Traci.Tesconi@sonoma-county.org

*** Please Note***

PRMD office hours are as follows: Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday. PRMD staff will continue to work in the field and will be in the office five days a week working on permitting and planning projects.

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

From: Jeff Watts [<mailto:mendoman@mcn.org>]
Sent: Friday, February 03, 2012 4:34 PM
To: Traci Tesconi
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Applicant: Sea Ranch Association

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Dear Traci:

The Gualala Municipal Advisory Council (GMAC) deliberated the subject application. PLP12-0002 last evening, February 2, 2011 and voted unanimously, five votes for and no votes against, in favor of the subject Sea Ranch application. The council found no significant circumstances which might effect the GMAC sphere of influence.

Thank you for providing the opportunity to hear this matter publicly. Kindly acknowledge receipt of this message for our records.

Jeff Watts
Chairman GMAC
PO Box 67

Sue Dahl

From: Sue Dahl
Sent: Thursday, November 08, 2012 8:57 AM
To: 'Nassan, Roxanne'
Subject: PLP12-0002 legal notice - publish 11-19-2012

Hi Roxanne, please publish this Notice of Public Hearing once on Monday, November 19th, 2012, forwarding the affidavit of publication with printed matter attached to:

Permit and Resource Management Department
Attn: Bill Passaretti
2550 Ventura Ave., Santa Rosa, CA 95403

Please bill PRMD Account # 127067.

Please confirm receipt of this email. Thank you

NOTICE OF PUBLIC HEARING

Pending Action on a Coastal Permit

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

APPLICATION FILING DATE: January 19, 2012

APPLICATION DEEMED COMPLETE: August 22, 2012

The Sonoma County Permit and Resource Management Department has received application **PLP12-0002** from The Sea Ranch Water Company requesting 1) a Lot Line Adjustment between two parcels of 221.87 acres and 1.42 acres in size resulting in two parcels of 220.37 acres and 2.92 acres in size, to allow for 2) a Coastal Permit and Use Permit to place a new pre-stressed concrete water storage tank approximately 900,000 gallons in size, 76 feet in diameter, and 35 feet in height on 2.92 acres to improve the existing water service of The Sea Ranch Community. For property located at 33095 and 33012 Timber Ridge Road and 33711 Highway 1, The Sea Ranch; APN;s 122-200-029 and -030; Zoning PF (Public Facilities), CC (Coastal Combining); RRD (Resources and Rural Development), CC (Coastal Combining), B6 -160/640 acre density; TP (Timber Production), CC (Coastal Combining), B6 - 160/640 acre density, SR (Scenic Resource); PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resource) ; Supervisorial District No. 5.

A Mitigated Negative Declaration, including mitigation measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Biological Resources, and Hydrology/Water Quality.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and a recommendation on the project and/or conditions of approval at 1:10 p.m.on **December 20, 2012** in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

Publish once: Press Democrat

Date: November 19, 2012

Any appeals to the Board of Supervisors must be filed with the Permit and Resource Management Department within **ten (10) calendar days** after a decision by the Planning Commission or Board of Zoning Adjustments.

The Board of Supervisors decision is appealable to the Coastal Commission. The decision may be appealed in writing to the State Coastal Commission within **ten (10) working days**. (Local appeal to the Board of Supervisors must be accomplished first.)

Address: California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Sue Dahl

Planning Division Secretary
Permit and Resource Management Department
2550 Ventura Avenue,
Santa Rosa, CA 95403
Sue.Dahl@sonoma-county.org
(707) 565-1947 phone
(707) 565-1103 fax

Please Note the PRMD Lobby hours:
Monday through Thursday 8:00 a.m. to 4:00 p.m.
The lobby is closed Friday.

W9242

STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY

DEPARTMENT OF HEALTH SERVICES
DRINKING WATER FIELD OPERATIONS BRANCH

50 D STREET, SUITE 200
SANTA ROSA, CALIFORNIA 95404
(707) 576-2145
FAX (707) 576-2722

Internet Address: www.dhs.ca.gov/ps/dwem



ARNOLD SCHWARZENEGGER, Governor



California
Department of
Health Services

SANDRA SHEWRY, Director

August 26, 2005

System No. 4910007

Mr. James Derbin
Director of Utilities
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497

2005 Inspection Findings

Dear Mr. Derbin:

This letter is to inform you of the findings from the January 18, 2005 and June 1, 2005 annual inspections and file review of the Sea Ranch Water Company's water system (System) by the California Department of Health Services (Department) Drinking Water Field Operations staff. Listed below are items that need to be addressed for the System to be in compliance with the California Health and Safety Code (CHSC) and the California Code of Regulations (CCR).

1. **Water Supply and Storage**

The System must investigate increasing either the storage or source capacity in Zones 2 and 5 in order to meet fire flow requirements. The System should also investigate the development of additional source capacity for use during the summer months when the treatment plant is the sole source of supply

2. **Water Quality Monitoring**

The System is currently overdue for asbestos sampling in the wells. Current chemical monitoring schedules are attached to this report.

3. **Bacteriological Monitoring**

The System must begin to sample six times per month when the system grows to 1,751 connections, which will likely occur during 2005. The System should prepare a revised bacteriological sampling plan in anticipation of the change. A blank sampling plan is enclosed.

4. **Treatment Data Sheets**

The System must submit a treatment data sheet for the carbon dioxide injection system to the Department.

EXHIBIT #1

5. **Operational Programs**

The System should develop and implement a formal valve maintenance program and a formal flushing program to ensure the safety of the distribution system.

The System should modify the turbidity and process alarms to notify operators prior to the treatment plant being shut down. This modification will also allow the Company to initiate monthly tests of the alarm system without a disruption in production. The System should also inspect the alum injection system on a monthly basis.

Test?

6. **Cross Connection Control Program**

The Company should visually inspect the air gaps annually.

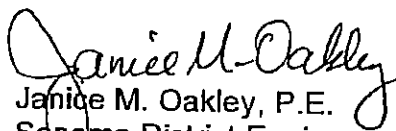
The Company should investigate whether an RP device on the potable water service serving the pro shop at the Golf Links is necessary to prevent potential cross connections with the recycled water irrigation system.

7. **Emergency Notification Plan**

The ENP should be updated to reflect the changes in Department staff.

Please and provide a written response to this Department by **September 30, 2005** indicating your willingness to comply with the items in this letter. We appreciate the assistance that was provided to our Department during the inspection. If you have any questions, please contact Zachary Rounds at (707) 576-2728.

Sincerely,



Janice M. Oakley, P.E.
Sonoma District Engineer
Drinking Water Field Operations Branch

Enclosures: Inspection Report
Source Chemical Monitoring Schedules
Bacteriological Sampling Form
Treatment Data Sheet

cc: Bradley Clayton
Technical Services Engineer
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497



State of California—Health and Human Services Agency
California Department of Public Health
DRINKING WATER FIELD OPERATIONS BRANCH
50 D STREET, SUITE 200, SANTA ROSA, CA 95404
PHONE: (707) 576-2145 / FAX: (707) 576-2722
INTERNET ADDRESS: www.cdph.ca.gov

W9242



ARNOLD SCHWARZENEGGER
Governor

January 24, 2008

System No. 4910007

Mr. Randy Burke
Director of Utilities
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497

2007 Inspection Findings

Dear Mr. Burke:

This letter is to inform you of the findings from the July 24, 2007 annual inspection and file review of the Sea Ranch Water Company's water system (System) by the California Department of Public Health (Department) Drinking Water Field Operations staff. Listed below are items that need to be addressed for the System to be in compliance with the California Health and Safety Code (CHSC) and the California Code of Regulations (CCR).

1. **Water Supply and Storage**

The System must investigate increasing either the storage or source capacity in Zones 4 and 5 in order to meet fire flow requirements.

The System should prioritize painting the roofs of Storage Tanks 2 and 3 and cleaning the interior of Tank 2.

2. **Lead & Copper Monitoring**

The System must perform lead & copper monitoring during **June, July, August, or September 2008**. Failure to perform the monitoring will result in the issuance of a citation.

3. **Treatment Plant Operation**

The System should investigate purchasing an emergency generator for the treatment plant.

The System must test all alarms and inspect the alum injection line on a monthly basis.

EXHIBIT 2

Mr. Randy Burke
Page 2
January 24, 2008

The System's treatment plant operations plan must be revised to match the actual filter-to-waste runtime.

4. **Water System Security**

The System must notify the Department within 24 hours of any detected intrusion at the System's treatment plant, sources, or other facilities.

Storage Tank 6 had minor graffiti, and the System should investigate fencing the tank.

5. **System Information**

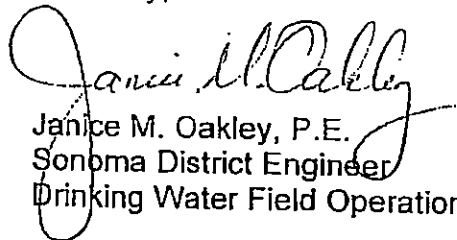
The System must supply the Department with accurate service connection numbers for all pressure zones and all types of service connections (residential, commercial, etc).

6. **Stage 2 Disinfection Byproduct Monitoring**

The System must complete and return the enclosed 40/30 certification form to the Department by **March 31, 2008**.

Please and provide a written response to this Department by **February 25, 2008** indicating your willingness to comply with the items in this letter. We appreciate the assistance that was provided to our Department during the inspection. If you have any questions, please contact Zachary Rounds at (707) 576-2728.

Sincerely,



Janice M. Oakley, P.E.
Sonoma District Engineer
Drinking Water Field Operations Branch

Enclosures: Inspection Report
Source Chemical Monitoring Schedules
40/30 certification form

cc: Bradley Clayton
Technical Services Engineer
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497



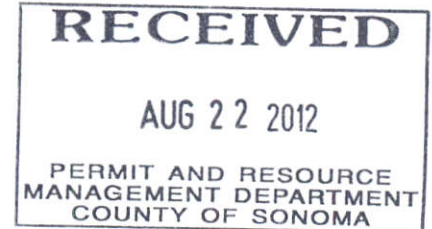
The Sea Ranch Water Company

35600 Verdant View
P.O. Box 16
The Sea Ranch, CA 95497-0016

tel: 707-785-2411
fax: 707-785-9756

August 20, 2012

Traci Tesconi
Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403-2829



Dear Traci,

Enclosed is the response by The Sea Ranch Design Committee to the plans associated with the Water Company's desire to construct water system improvements on The Sea Ranch. This document is supplied for attachment to the PLP12-0002 file of application.

Should you have any questions or require further information regarding the project, please do not hesitate to contact me.

Sincerely,

Randy H. Burke, MPH, REHS
Director of Works
The Sea Ranch Water Company

Enclosure
cc: CIP file



The Sea Ranch Association

975 Annapolis Road
P.O. Box 16
The Sea Ranch, CA 95497-0016

Design, Compliance &
Environmental Management

tel: 707-785-2316
fax: 707-785-3555

August 17, 2012

Randy Burke, Director of Works
The Sea Ranch Water Company
PO Box 16
The Sea Ranch CA 95497

Re: The Sea Ranch Water Company's Capital Improvement Plan / Water System Improvements

Dear Mr. Burke:

This letter serves to document the response from The Sea Ranch Design Committee in its review of various components of The Sea Ranch Water Company's Capital Improvement Plan / Water System Improvements. The Design Committee's reviews of this plan occurred across the summer months of 2012 and the overall plan was divided into the following three components for the sake of the review: Replacement and Expansion of subsurface distribution piping network, Construction/Installation of new storage tank #8, and Booster Pump station.

The Design Committee responded as follows:

Replacement and Expansion of subsurface Distribution Piping Network -

Given that the preponderance of work in this phase occurs below grade (not-visible), and with the assurance that best-practices methodology will be utilized in conducting this work to protect the adjoining natural areas and in the restoration of affected areas, the Design Committee grants its support and approval for this plan component.

Construction/Installation of Water Storage Tank #8 -

Though initially planned to be located upon a parcel of Commons within the boundary of The Sea Ranch, this new 900K gal. capacity tank has since been shifted in location to sit predominantly outside of The Sea Ranch (on TSRA tower site) where the Design Committee ceases its jurisdiction. For this reason, the Design Committee need not grant its approval, but strongly supports the environmental impact mitigation measures outlined in the Biological Report by WRA Environmental Consultants that accompanies the plan.

Booster Pump Station -

This structure proposed for the corner of Commons at the intersection of Annapolis Road and Timber Ridge Road (south) houses the equipment used to transport the stored water through the pipeline network and will be the most visible component of this Water Service Improvement plan. The Committee appreciates the modest scale and traditional architectural character and materials used at this building.

However, concern was raised as to the impact this development could have on adjacent residential neighbors to the south-east. Though the Committee would like to see an approx. 20' - 30' south-westerly shift in the building's location to allow the existing mature vegetation on the site to better visually screen the structure from these neighboring homes as well as from travelers on Annapolis Road, it recognized that such movement is not feasible with respect to the costs and schedule of the plan. In substitution, an approx. 4' - 6' high extended earth berm and native shrub plantings shall be used to visually screen this development area on its south-east face. The layout of this screening shall be established in consultation with D.C.E.M. staff. The proposed gravel paved surfaces need to be revised in layout to remove the full "pad" beneath the building footprint, rather allowing vehicle access only from one end of the building (preferably south-east) with ancillary equipment (propane tank, generator and pressure tank) adjacently clustered. Finally, re-route the driveway off Timber Ridge Road in a curvilinear form along the southern parcel boundary (adjacent to Commons) to provide more distance to the intersection of Annapolis Road. The Committee supports pitching the roof on the Booster Pump Station shed south-westerly to align with the topography of the site. (A sketch of the Committee's site layout plan resides at the Association's Department of Design, Compliance and Environmental Management Dept. for viewing to clarify the above described concepts.)

Should you have any questions about the content of this letter or the reviews by The Sea Ranch Design Committee, please do not hesitate to contact the Department of Design, Compliance and Environmental Management at (707) 785-2316. We would be pleased to speak to you or your representative.

Sincerely,
FOR THE SEA RANCH DESIGN COMMITTEE

Lisa Scott, Executive Director
Department of Design, Compliance and Environmental Management

Cc: Frank Bell, CEO of The Sea Ranch Water Co.



The Sea Ranch Water Company

35600 Verdant View Drive

P.O. Box 16

The Sea Ranch, CA 95497-0016



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Santa Rosa, CA 95403-2829

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#9

Erosion Control for The Tank 8 Site

The attached excerpts from the Construction Site Best Management Practice (BMP) Field Manual and Troubleshooting Guide, January, 2003 by State of California Department of Transportation explain the BMPs that will be employed during the Tank 8 construction.

The Contractor constructing the 900,000 gallon water tank will prepare an erosion control plan for approval by The Sea Ranch Water Company for the tank 8 site during construction. The site plan will address concrete washout areas, equipment oil spill containment and control, the installation of new drainage inlets and their protection and monitoring throughout the course of construction.

The Best Management Practices at a minimum will be straw wattle placement at and above the one catchment area of drainage at the site. The drainage trends in a northwest direction to a drainage inlet at the eastern side of Timber Ridge Road. Controlled concrete washout areas will be required to be installed and maintained to prevent overrun of concrete/cement products from leaving the site of containment. Straw placement over denuded areas will be employed in the event of forecast rains greater than 0.5 inch over a 24 hour period. Wood chips will also be employed as a stabilizer over the flatter areas and placed in such a manner so as to not be carried from the site of placement during rain events. Rocked entry ways for construction traffic will be employed and maintained to minimize the tracking of soils off site.

The demobilization will include activities surrounding the protection of existing drainage runoff points, proper disposal of construction wastes, including concrete. The work site that remains will be landscaped with vegetation approved by The Sea Ranch Design Committee. Natural topsoil will be added to the worksite and natural indigenous tree duff will be placed in non hard surface travel ways. The plantings will be planted at during the optimal season, and the site will be maintained during and following the time of planting.

W9242

STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY

DEPARTMENT OF HEALTH SERVICES
DRINKING WATER FIELD OPERATIONS BRANCH

50 D STREET, SUITE 200
SANTA ROSA, CALIFORNIA 95404
(707) 576-2145
FAX (707) 576-2722

Internet Address: www.dhs.ca.gov/ps/ddwam



ARNOLD SCHWARZENEGGER, Governor



California
Department of
Health Services

SANDRA SHEWRY, Director

August 26, 2005

System No. 4910007

Mr. James Derbin
Director of Utilities
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497

2005 Inspection Findings

Dear Mr. Derbin:

This letter is to inform you of the findings from the January 18, 2005 and June 1, 2005 annual inspections and file review of the Sea Ranch Water Company's water system (System) by the California Department of Health Services (Department) Drinking Water Field Operations staff. Listed below are items that need to be addressed for the System to be in compliance with the California Health and Safety Code (CHSC) and the California Code of Regulations (CCR).

1. **Water Supply and Storage**

The System must investigate increasing either the storage or source capacity in Zones 2 and 5 in order to meet fire flow requirements. The System should also investigate the development of additional source capacity for use during the summer months when the treatment plant is the sole source of supply

2. **Water Quality Monitoring**

The System is currently overdue for asbestos sampling in the wells. Current chemical monitoring schedules are attached to this report.

3. **Bacteriological Monitoring**

The System must begin to sample six times per month when the system grows to 1,751 connections, which will likely occur during 2005. The System should prepare a revised bacteriological sampling plan in anticipation of the change. A blank sampling plan is enclosed.

4. **Treatment Data Sheets**

The System must submit a treatment data sheet for the carbon dioxide injection system to the Department.

5. **Operational Programs**

The System should develop and implement a formal valve maintenance program and a formal flushing program to ensure the safety of the distribution system.

The System should modify the turbidity and process alarms to notify operators prior to the treatment plant being shut down. This modification will also allow the Company to initiate monthly tests of the alarm system without a disruption in production. The System should also inspect the alum injection system on a monthly basis.

TEST?

6. **Cross Connection Control Program**

The Company should visually inspect the air gaps annually.

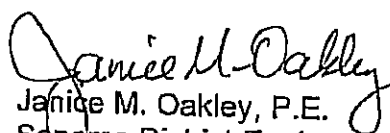
The Company should investigate whether an RP device on the potable water service serving the pro shop at the Golf Links is necessary to prevent potential cross connections with the recycled water irrigation system.

7. **Emergency Notification Plan**

The ENP should be updated to reflect the changes in Department staff.

Please and provide a written response to this Department by **September 30, 2005** indicating your willingness to comply with the items in this letter. We appreciate the assistance that was provided to our Department during the inspection. If you have any questions, please contact Zachary Rounds at (707) 576-2728.

Sincerely,



Janice M. Oakley, P.E.
Sonoma District Engineer
Drinking Water Field Operations Branch

Enclosures: Inspection Report
Source Chemical Monitoring Schedules
Bacteriological Sampling Form
Treatment Data Sheet

cc: Bradley Clayton
Technical Services Engineer
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497



State of California—Health and Human Services Agency
California Department of Public Health

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INTERNET ADDRESS: www.cdph.ca.gov

W9242



ARNOLD SCHWARZENEGGER
Governor

January 24, 2008

System No. 4910007

Mr. Randy Burke
Director of Utilities
The Sea Ranch Water Company
P.O. Box 16
Sea Ranch, CA 95497

2007 Inspection Findings

Dear Mr. Burke:

This letter is to inform you of the findings from the July 24, 2007 annual inspection and file review of the Sea Ranch Water Company's water system (System) by the California Department of Public Health (Department) Drinking Water Field Operations staff. Listed below are items that need to be addressed for the System to be in compliance with the California Health and Safety Code (CHSC) and the California Code of Regulations (CCR).

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EXHIBIT 2

Mr. Randy Burke
Page 2
January 24, 2008

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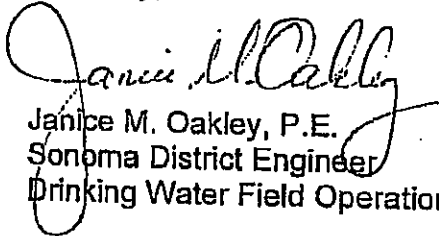
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Sincerely,



Janice M. Oakley, P.E.
Sonoma District Engineer
Drinking Water Field Operations Branch

Enclosures: Inspection Report
Source Chemical Monitoring Schedules
40/30 certification form

cc: Bradley Clayton
Technical Services Engineer
The Sea Ranch Water Company
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Sea Ranch, CA 95497