

Agenda: 05.18.06

Item: 5a

To: San Lorenzo Valley Water District Board
13060 Highway 9
Boulder Creek, CA. 95006-9119

From: Daron Pisciotta
1055 Whispering Pines Dr.
Scotts Valley, CA. 95066

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MAY 10 2006

SAN LORENZO VALLEY
WATER DISTRICT

Subject: Tank Road A Property

I am the resident and property owner of the parcel located at 1055 Whispering Pines Drive (021-101-22) adjacent to the property which you own titled "Tank Road and Tank Lot A" (40-M-1). I have recently completed a surveyor's map by a licensed and registered surveyor to locate the exact location of my property lines. I have found that the location of Tank Road is not exactly located on your Tank Road A Property. The road is in fact located on some of my property as well. I have recently met with Ken Girouard, James Mueller and Rick Rogers of the Water District to discuss this issue and review with them the surveyor's map. Following are the facts and concerns that have been discussed regarding Tank Road A and its access:

1. The residents at 1025 Whispering Pines Drive (021-101-17) are using Tank Road to access their home and do not have an official easement. This causes me great concern. If while they are traveling down this road and they are involved in an accident or have other issues on this property, the Water District and myself, as the legal property owners, could be liable or responsible.
2. The residents at 1025 Whispering Pines Drive have also recently constructed a retaining wall and widened the Tank Road on my portion of the property without permission in order to accommodate more parking and traffic. Furthermore, there is other "construction" being done that I believe could be located on the Water District's property.
3. The residence at 1025 Whispering Pines Drive has been using a single-family residence and garage to house numerous tenants. As a result, there have been issues requiring police involvement and there has been excessive use of Tank Road. The City of Scotts Valley is aware of the situation and is currently pursuing building use issues regarding this property.
4. The owner at 1085 Whispering Pines Drive (021-115-08) has an official easement to use Tank Road to access his residence and uses the roadway appropriately.

I have enclosed pictures of the area and an official copy of the surveyor's map that was prepared by Michael Beautz, a licensed and registered surveyor. The total cost of the map and survey was \$1,840. I would like to request a sharing of that cost between the property owners involved. Chuck Maffia, owner at 1085 Whispering Pines Drive, has already provided me with \$500 to help pay for the cost of the survey. I would like to request that the SLV Water District match that payment. This map shows all locations of property lines that boarder all of the involved parties as well as other areas surrounding Tank Road A.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Sincerely,



Daron Pisciotta

Cc: Gary Redenbacher, Attorney at Law
Chuck Maffia
City of Scotts Valley Building Department