



Staff Report to the Zoning Administrator

Application Number: **04-0645**

Applicant: Geoffrey Fleissner

Owner: Geoffrey Fleissner & Catherine Hiatt

APN: 077-211-45 (formerly 077-211-20)

Agenda Date: June 3, 2005

Agenda Item #: 4

Time: After 10:00 a.m.

Project Description: Proposal to recognize an existing detached carport. Requires Variances to reduce the 20-foot front yard setback to about 2 feet and to reduce the side yard setback from 5 feet to about 2 feet.

Location: The property is located on the south side of Woodland Drive across from Redwood Drive, at 220 Woodland Drive, Ben Lomond.

Supervisory District: 5th District (District Supervisor: Stone)

Permits Required: Variance

Staff Recommendation:

- Approval of Application 04-0645, based on the attached findings and conditions.
- Certification that the proposal is categorically exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|---------------------------------|
| A. Project plans | E. Assessor's Parcel Map |
| B. Findings | F. Zoning and General Plan Maps |
| C. Conditions | G. Summary Vacation |
| D. Categorical Exemption (CEQA Determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size:	7,745 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Woodland Drive
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-S (Suburban Residential)

Zone District: R-1-15 (Single Family Residential - 15,000 square foot lot minimum)
Coastal Zone: — Inside XX Outside

Environmental Information

Geologic Hazards: 100-year Flood Plain at south-southeast (rear) end of parcel
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Building site is level
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Reconnaissance is negative

Services Information

Urban/Rural Services Line: — Inside XX Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Ben Lomond Fire
Drainage District: Zone 8

History

The property owner constructed a carport without permits partially within the Woodland Drive right-of-way. This area is heavily forested with redwoods and is subject to heavy rainfall. The carport protects the residents' vehicles from damage from small redwood branches that routinely fall during storms and provides some cover when entering and exiting the vehicles in adverse weather. The owner **has** sought to remedy this encroachment and legalize this structure through a several step process. First, the owner obtained a Lot Line Adjustment (Permit 03-0103) to add to the parcel's size, which in turn allows for the additional lot coverage. Then, the owners obtained a *Summary Vacation* of the County's interest in the portion of Woodland Drive along the frontage of the subject parcel. This *Summary Vacation* was approved by the Board of Supervisors on March 23, 2004 (Exhibit G). The property owners have subsequently obtained this portion of land through quiet title.

Project Setting

Woodland Drive is inaccessible beyond 230 Woodland Drive, due to gates, **fences** and landslides and streambank erosion. **Thus**, there is one driveway beyond the subject parcel, which is blocked with a gate. The septic system for the subject property is located in front of the dwelling between it and the carport. According to Environmental Health Services, the existing septic system may be experiencing problems. The owners originally proposed to move the carport into the broader portion

SETBACK	REQUIRED	PROPOSED
Front yard	20 feet	2 feet
Side yard (west)	5 feet	2 feet
Side yard (east)	8 feet	30feet
Rear yard	15 feet	> 100 feet
Separation between structures	10 feet minimum	■ 30 feet
Lot Coverage	30% maximum	■ 25%

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.

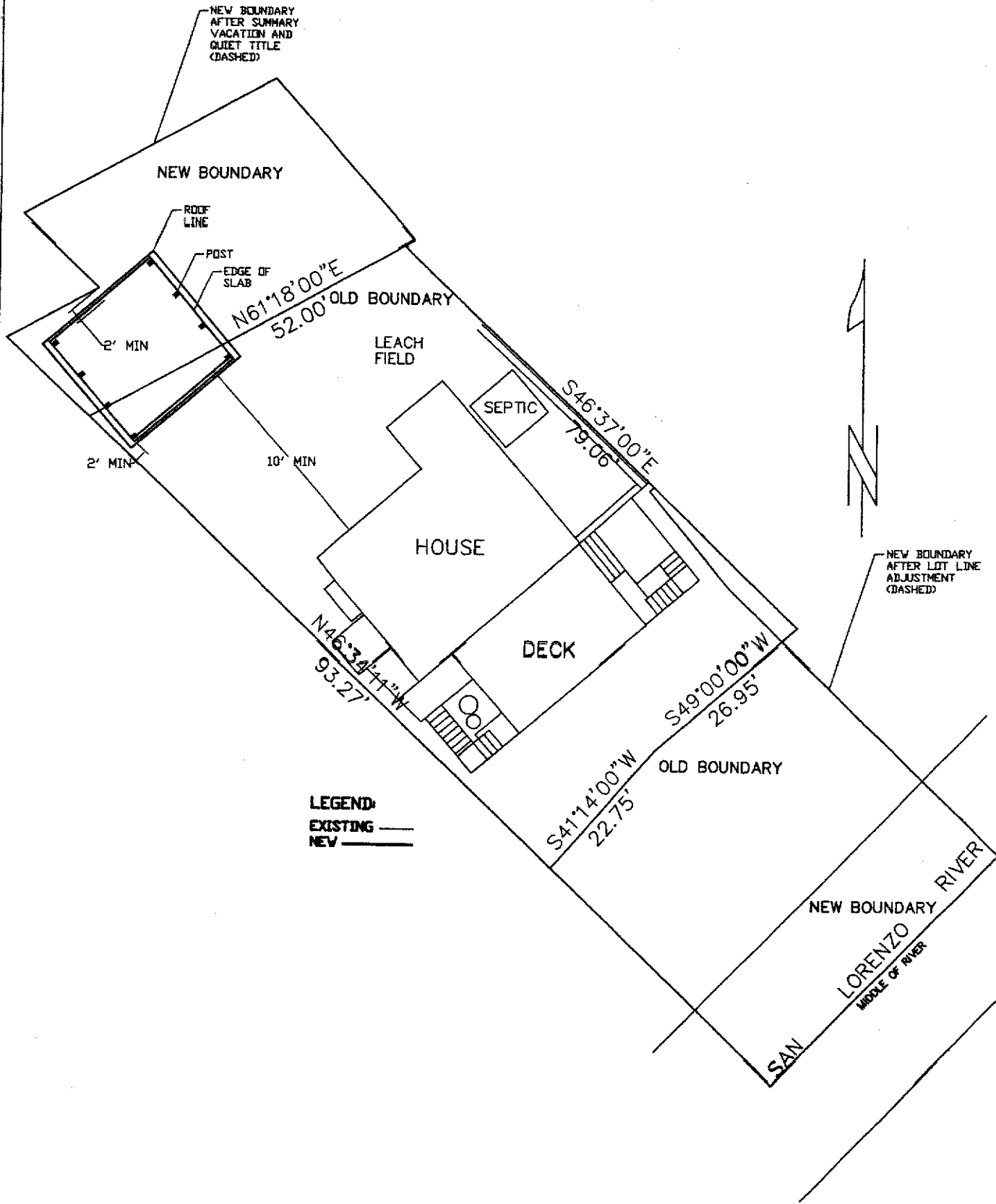
Staff Recommendation

- **APPROVAL** of Application Number **04-0645**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

Report Prepared By: Cathleen Carr
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3225
E-mail: cathleen.carr@co.santa-cruz.ca.us



SITE PLAN

SCALE: 1" = 20'-0"

FLEISSNER/HAIT RESIDENCE CARPORT

220 WOODLAND DRIVE
BEN LOMOND, CA 95005

APN: 077-211-20

SITE PLAN

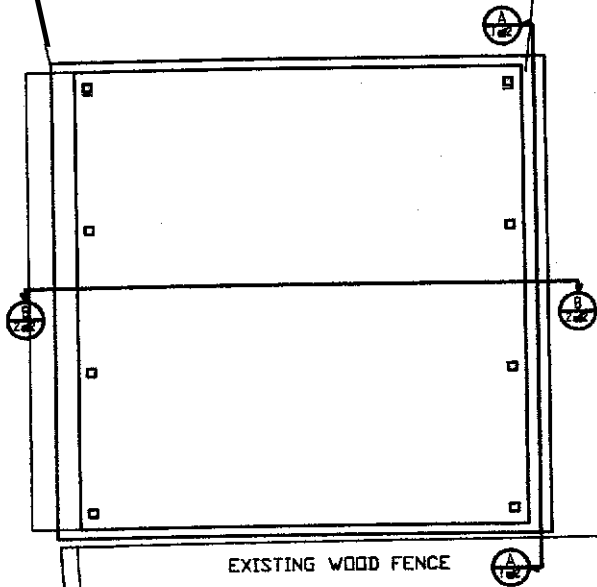
NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR SUBMITTAL	01/15/20	XXX
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR SUBMITTAL	01/15/20	XXX
2	REVISION		
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8	REVISION		
9	REVISION		
10	REVISION		

1 of 6

EXHIBIT A

EXISTING PAVED DRIVEWAY



EXISTING WOOD FENCE

EXISTING WALKWAY

EXISTING SLAB

EXISTING PLANTER

EXISTING STEPS

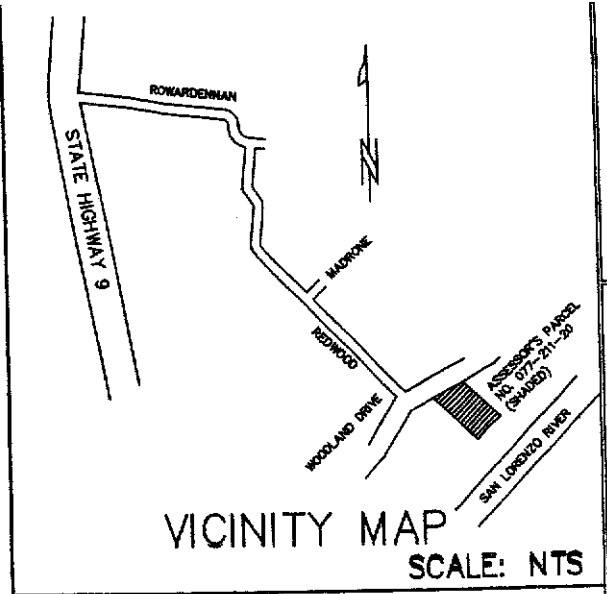
EXISTING SLAB

EXISTING STEPS

MASTER
BEDROOM

FLOOR PLAN, VICINITY MAP

SCALE: 1/8" = 1'-0"



VICINITY MAP

SCALE: NTS

FLEISSNER/HIATT RESIDENCE CARPORT

220 WOODLAND DRIVE
BEN LOMOND, CA 95005

APN: 077-211-20

FLOOR PLAN, VICINITY MAP



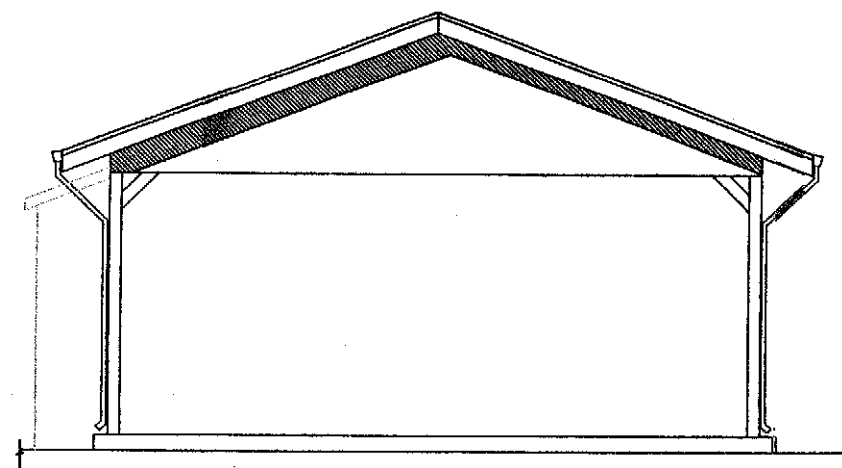
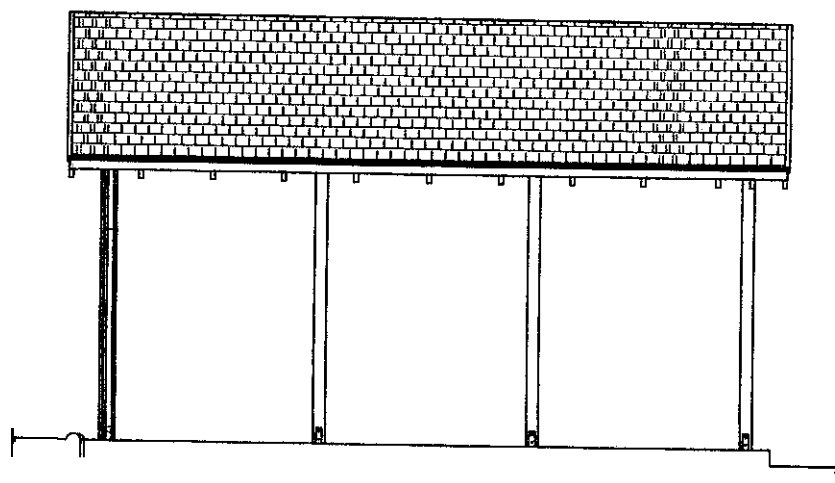
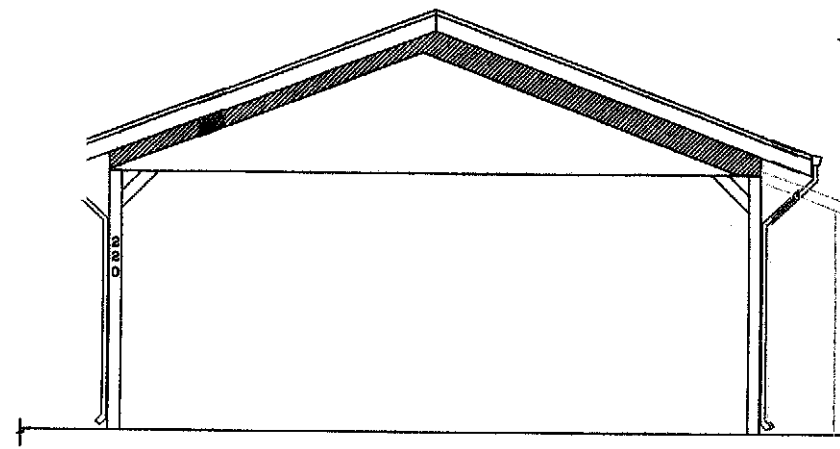
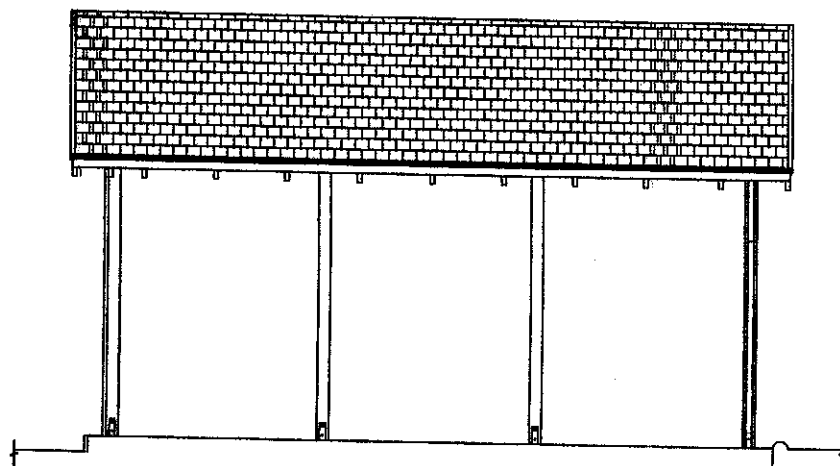
Item	Quantity
1. Concrete Slab	1.00
2. Steel Reinforcement	1.00
3. Foundation	1.00
4. Siding	1.00
5. Roofing	1.00
6. Windows	1.00
7. Doors	1.00
8. Trim	1.00
9. Paint	1.00
10. Miscellaneous	1.00

2 of 6

EXHIBIT A

7

EXH B1A



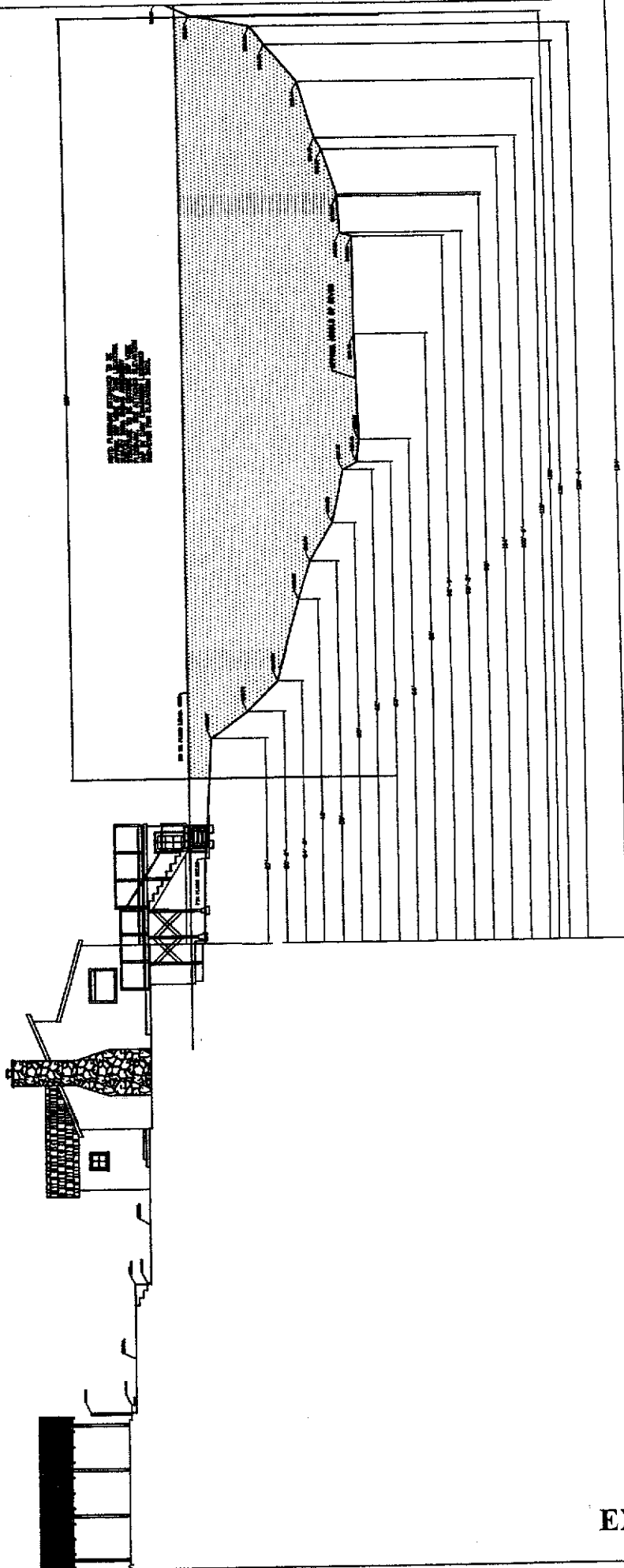
ELEVATIONS

SCALE 3/16" = 1'-0"

3 of 6

<p>1. All work shall be in accordance with the latest edition of the Uniform Building Code, as amended by the California Building Code, and the latest edition of the International Building Code, as amended by the California Building Code.</p> <p>2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, rules, regulations, and orders of the local, state, and federal authorities.</p> <p>3. The contractor shall maintain access to all existing utilities and structures on the property at all times.</p> <p>4. The contractor shall be responsible for the safety of all workers and the public at all times.</p> <p>5. The contractor shall be responsible for the protection of all existing trees and landscaping on the property.</p> <p>6. The contractor shall be responsible for the removal and disposal of all debris and materials from the property.</p> <p>7. The contractor shall be responsible for the cleanup of the property after the completion of the work.</p> <p>8. The contractor shall be responsible for the payment of all taxes and fees associated with the project.</p> <p>9. The contractor shall be responsible for the payment of all insurance and bonding requirements.</p> <p>10. The contractor shall be responsible for the completion of the project within the specified time frame.</p>
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<p>FILEISSNER/HIATT RESIDENCE CARPORT</p> <p>220 WOODLAND DRIVE BEN LOMOND, CA 95005</p> <p>APN: 077-211-200</p>	<p>ELEVATIONS</p>
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ELEVATION W/ RIVER

SCALE: 1" = 20'-0"

CARPORT

FLEISSNER/HIATT RESIDENCE 04

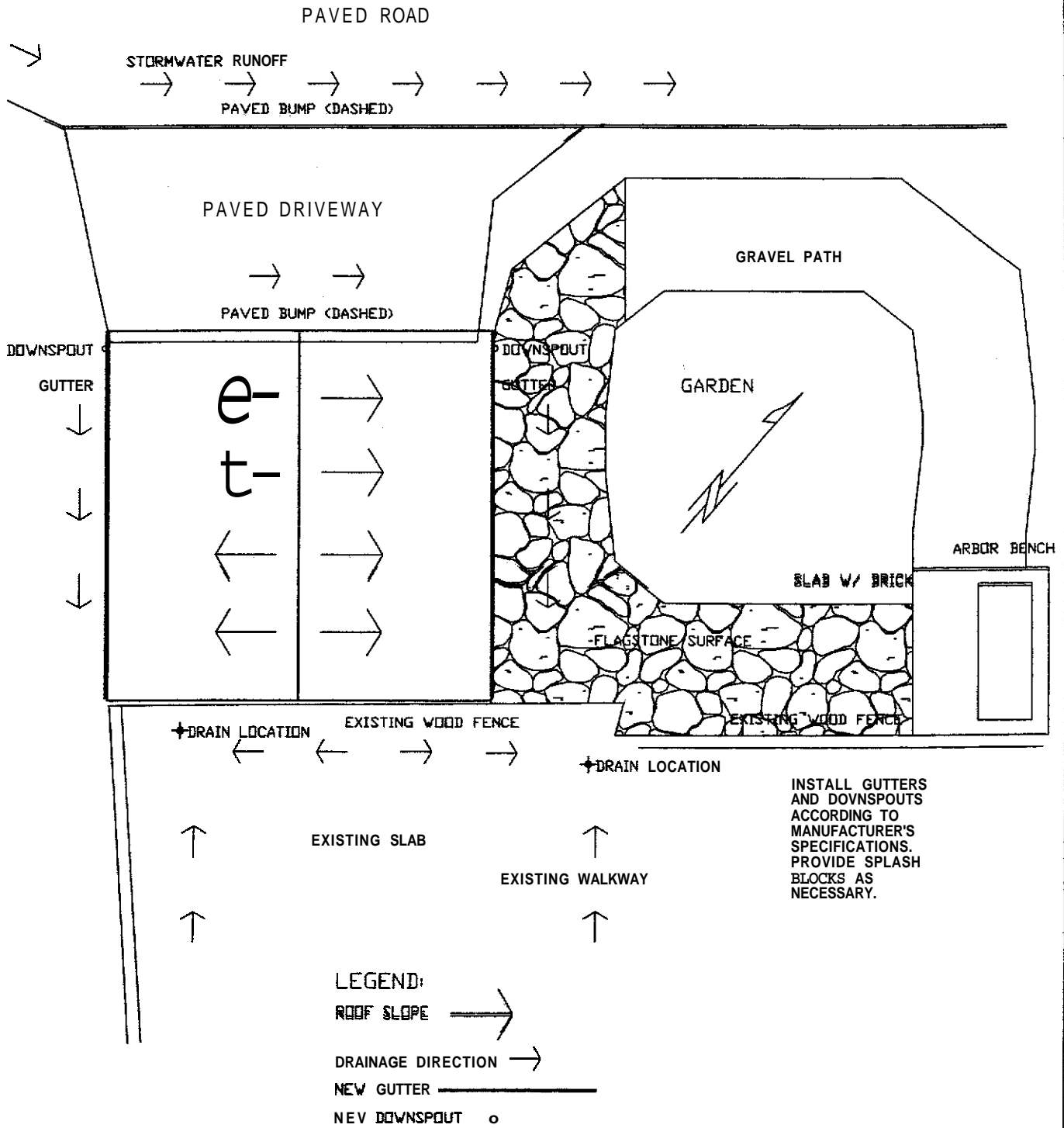
220 WOODLAND DRIVE
BEN LOMOND, CA 95005

APN: 077-211-20

ELEVATION W/ RIVER

EXHIBIT A

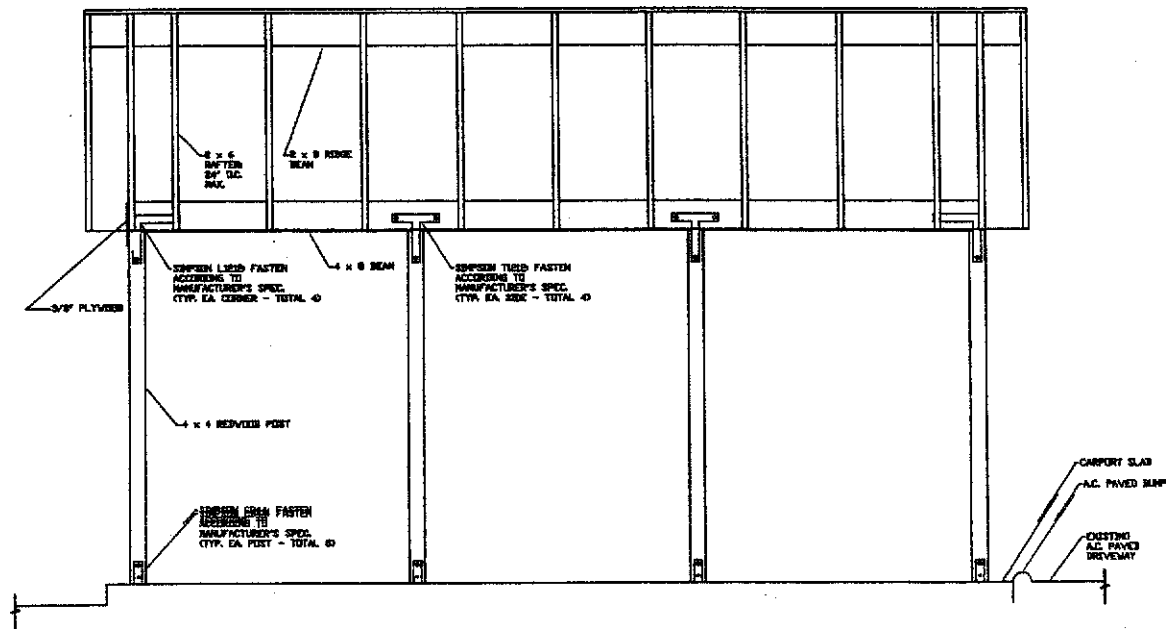
4 of 6



DRAINAGE PLAN

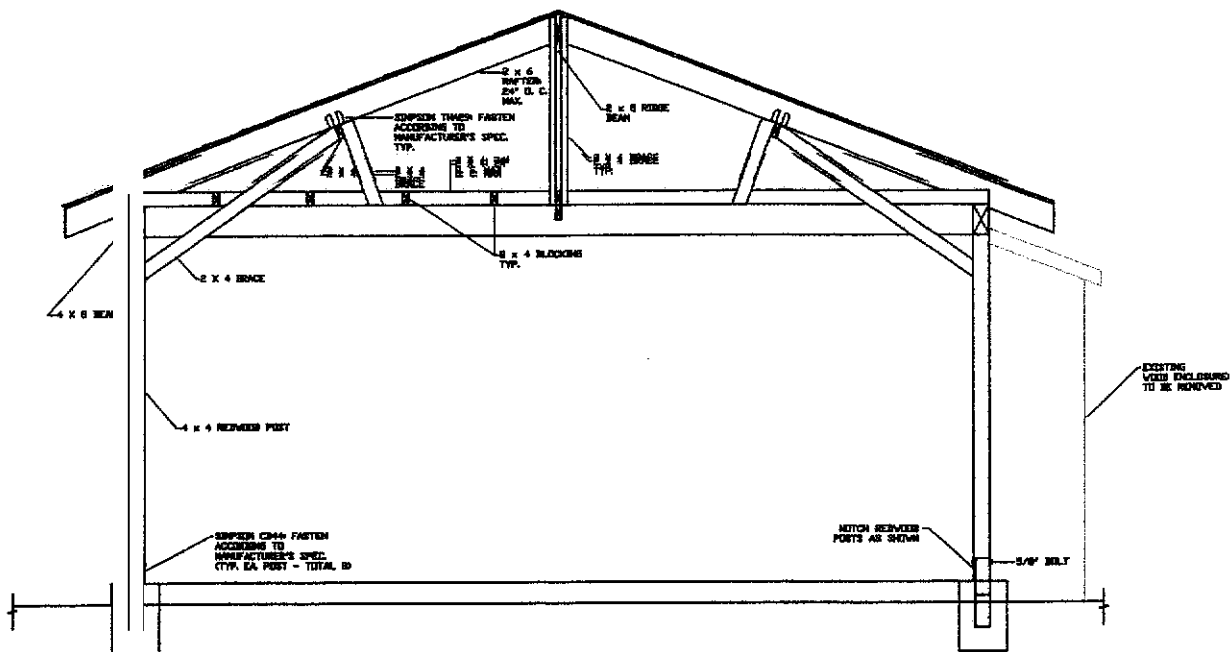
SCALE: 1/8" = 1'-0"

FLEISSNER/HIATT RESIDENCE CARPORT		DRAINAGE PLAN
220 WOODLAND DRIVE BEN LOMOND, CA 95005		
APN: 077-211-20		
<p>5 of 6</p>		



SECTION A-A

SCALE: 1/8" = 1'-0"



SECTION B-B

SCALE: 1/8" = 1'-0"

SECTIONS

FLEISSNER/HIATT RESIDENCE CARPORT

220 WOODLAND DRIVE
BEN LOMOND, CA 95005

APN: 077-211-20

SECTIONS



1	2	3	4	5	6	7	8	9	10

6 of 6

EXHIBIT A

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 area is heavily forested with redwoods and is subject to heavy rainfall. The carport protects the residents' vehicles from damage from small redwood branches that routinely fall during storms and provides some cover when entering and exiting the vehicles in adverse weather. There are special circumstances applicable to this parcel with respect to the location of the carport, specifically the parcel is located within a known septic problem area and appears to be experiencing septic problems. In addition, areas suitable for septic expansion or replacement are extremely limited due to the location of the San Lorenzo River and the 100-year flood zone at the rear of the property, the very small size of the parcel (7,745 square feet) and the location of the existing dwelling and septic system. The existing carport location is not an ideal location for a septic expansion area due to its close proximity to a group of redwood trees on the neighboring parcel and the existing ground disturbance. The most suitable location for septic system expansion and/or replacement is the large portion of property that was formerly part of Woodland Drive. Moving the carport into this area in order to achieve the required front and side yard setbacks would severely limit the property owner's ability to upgrade or replace the existing septic system serving the existing single family dwelling. Thus, the strict application of the zoning ordinance would create a hardship, by limiting the ability to upgrade/expand the septic system of the existing dwelling if they were to maintain a carport or would prohibit a covered parking area, which is a privilege enjoyed by other properties in this area which have the same zoning, but do not have the severe site constraints.

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.

The location of the open carport within the front and side yard setbacks will not be detrimental to the health, safety, or welfare of persons in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity in that the structure will not have walls and is located adjacent to the terminus of Woodland Drive. Thus, the structure will not adversely affect vehicular travel through line of sight or its location. The carport is located adjacent to the front yard setback of the neighboring parcel and there is greater than 10 feet of separation between the carport and the neighboring residence. Since the carport **has** open sides in conjunction with the distance between it and the neighboring residence, the carport will not adversely affect the light and air of the adjacent property. The granting of the variance is in harmony with the general intent and purpose of zoning objectives by balancing the needs of providing adequate off-street parking, and providing separation between structures and property lines and rights-of-way.

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.

As discussed in Variance Finding #1, the granting of this variance would not constitute a special privilege as properties with the similar situations of septic constraints, small parcel size, the location of existing structures and related improvements (septic system), the location of the San Lorenzo River and its flood zone at the rear of the parcel and the need for off-street parking would be subject to the same limitations and need for similar variances to the front yard and side yard setback requirements. The granting of the variance to reduce the front yard and side yard setbacks setback to 2 feet each is consistent with limitations of other properties that are similarly sized with similar septic constraints that back onto a stream and flood zone and are located at the terminus of the access road.

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.

As discussed in Variance Finding #2, the location of the carport within the front and side yard setbacks will not be detrimental to the health, safety, or welfare of persons in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity in that the structure will not adversely affect vehicular travel, line of sight or light and air.

The County Building Inspectors must inspect and approve the completed work and that it and the as-built construction complies with prevailing building technology, the Uniform Building Code, and the County Building ordinance, thereby insuring the optimum in safety and the conservation of energy and resources.

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 carport and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-15 (Single Family Residential - 15,000 square foot lot minimum) zone district in that the primary use of the property will be a carport ancillary to an existing single family residences that meets the R-1-6 site standards applicable to the subject parcel except for the front and side yards setbacks for which Variances are sought. The Variance Findings can be made for this exception.

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 ancillary residential use is consistent with the use and density requirements specified for the Suburban Residential (R-S) land use designation in the County General Plan.

The proposed carport will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the carport will not adversely shade adjacent properties.

The proposed carport 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 carport will comply with the site standards for the applicable zone district except for the front and side yard setbacks for which Variance Findings can be made. This will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity under similar site constraints.

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 use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that no new bedrooms are proposed which generate the need for additional parking, traffic and septic capacity.

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 carport is located in a mixed residential neighborhood containing a variety of architectural styles, and the proposed carport is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval Permit 04-0645

Exhibit A: Plans prepared by Geoff Fleissner, dated 12/20/04

- I. This permit recognizes the construction of an as-built carport. 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. Obtain a Valid Septic Clearance from the Environmental Health Services.
- 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. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Drainage control plans.
 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain ~~an~~ Environmental Health Clearance for this project ~~from~~ the County Department of Environmental Health Services.
 1. The septic system must be pumped and a pumper's report submitted to Environmental Health Services.
 2. Obtain a septic permit for septic repairs/upgrade or replacement, if required by Environmental Health Services.
- 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.

IV. Operational Conditions

- A. The enclosure of the open carport on any of the sides is prohibited.
- B. 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.

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 one year from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
~~Deputy~~ Zoning Administrator

Cathleen Carr
Project Planner

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: 04-0645

Assessor Parcel Number: 077-211-20

Project Location: 220 Woodland Drive

Project Description: Proposal to recognize a carport within the front and side yard setbacks.

Person or Agency Proposing Project: Geoffrey Fleissner

Contact Phone Number: (831) 336-8403

- 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: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Recognize an ancillary structure (carport) for an existing residence on a parcel designated for residential development.

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

 _____
Cathleen Carr, Project Planner

Date: 5/13/05

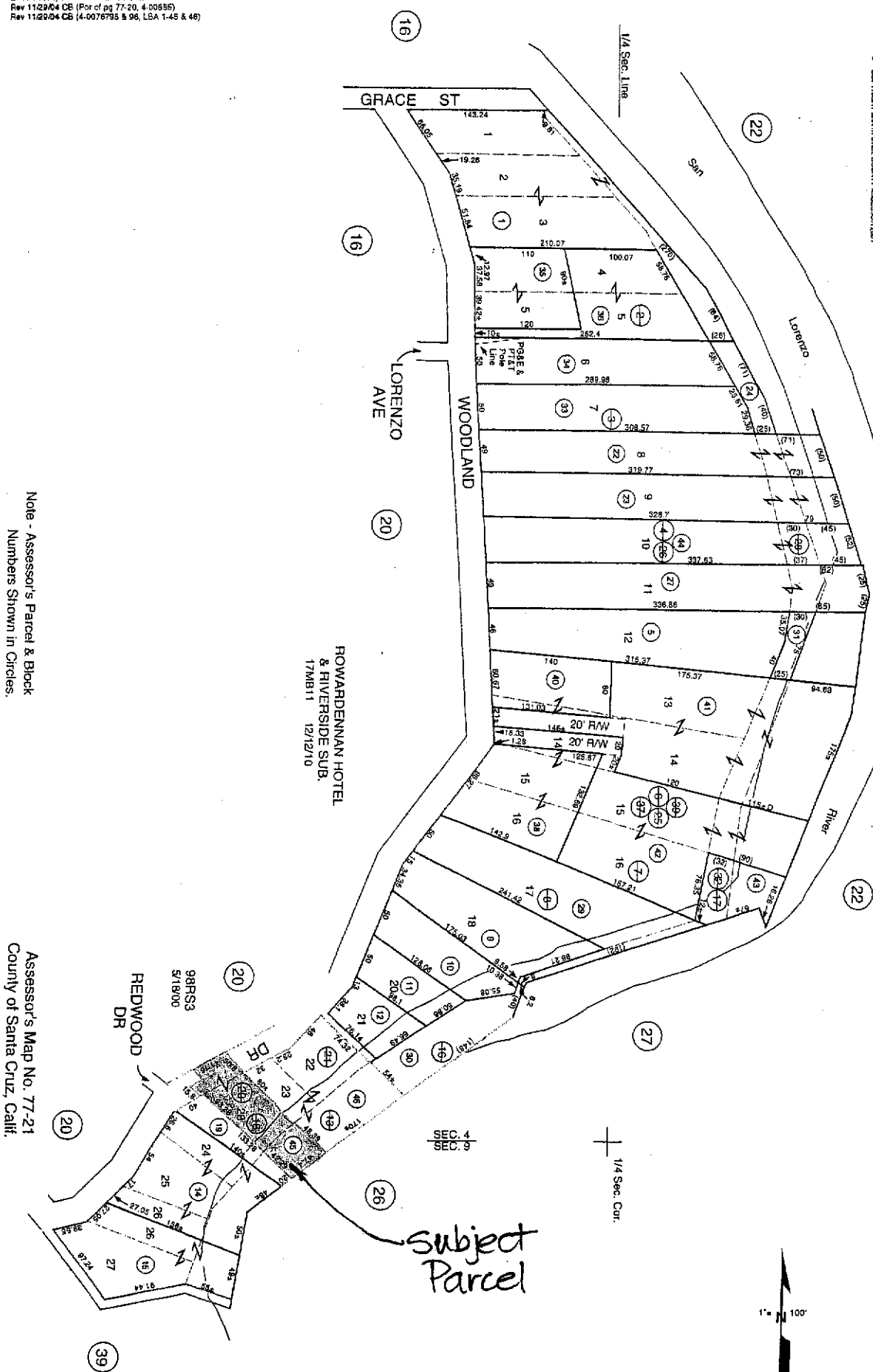
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**FOR S. 1/2, SEC. 4,
 T. 10S, R. 2W, M.D.B. & M.**

Tax Area Code
 90-031

77-21

EXHIBIT E

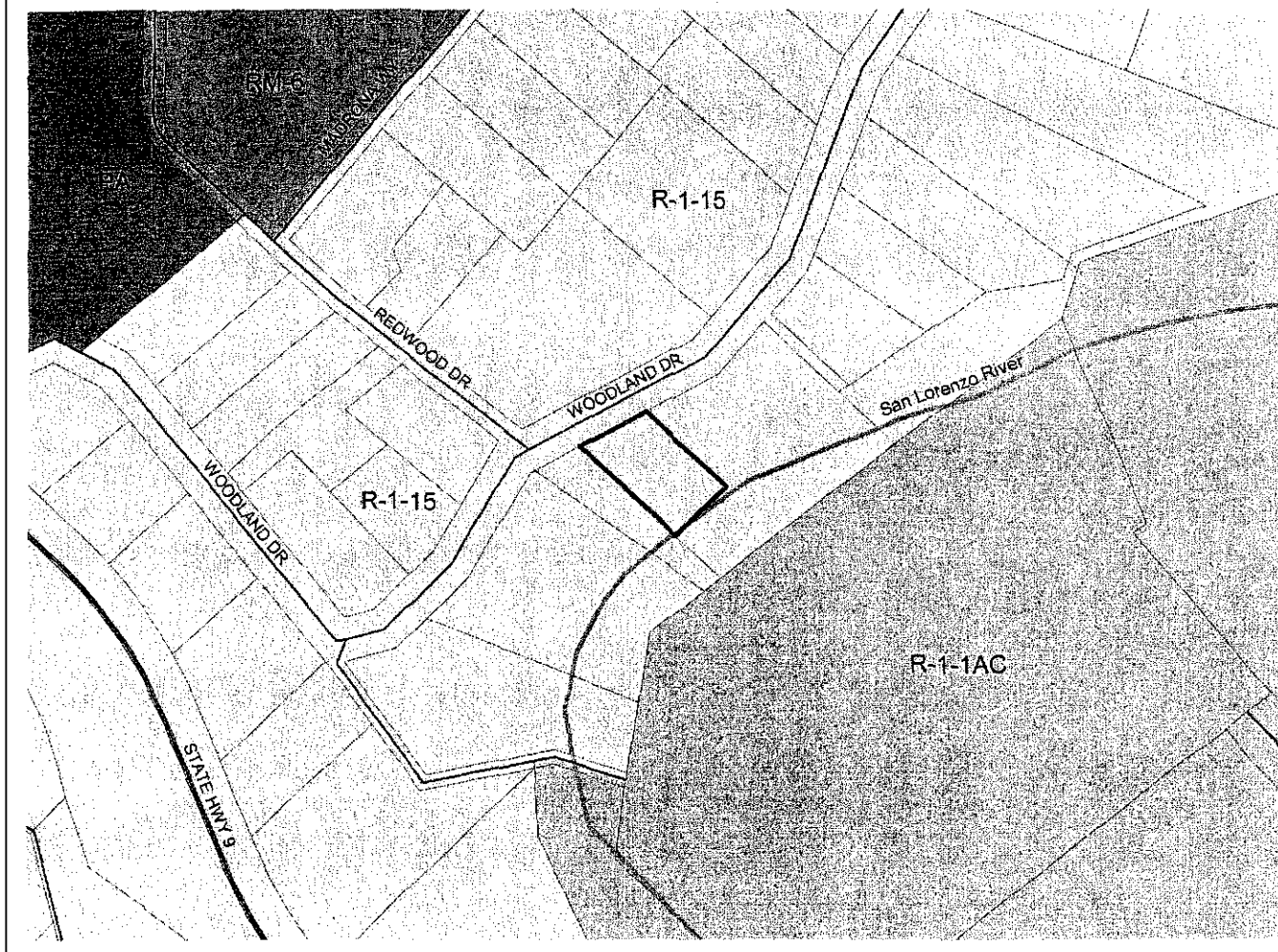


Assessor's Parcel Map

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

Assessor's Map No. 77-21
 County of Santa Cruz, Calif.
 Jan., 2001

Zoning Map



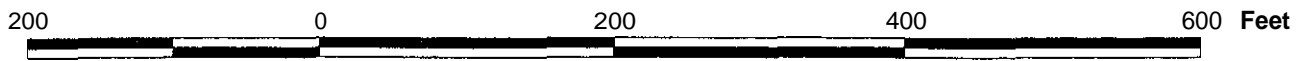
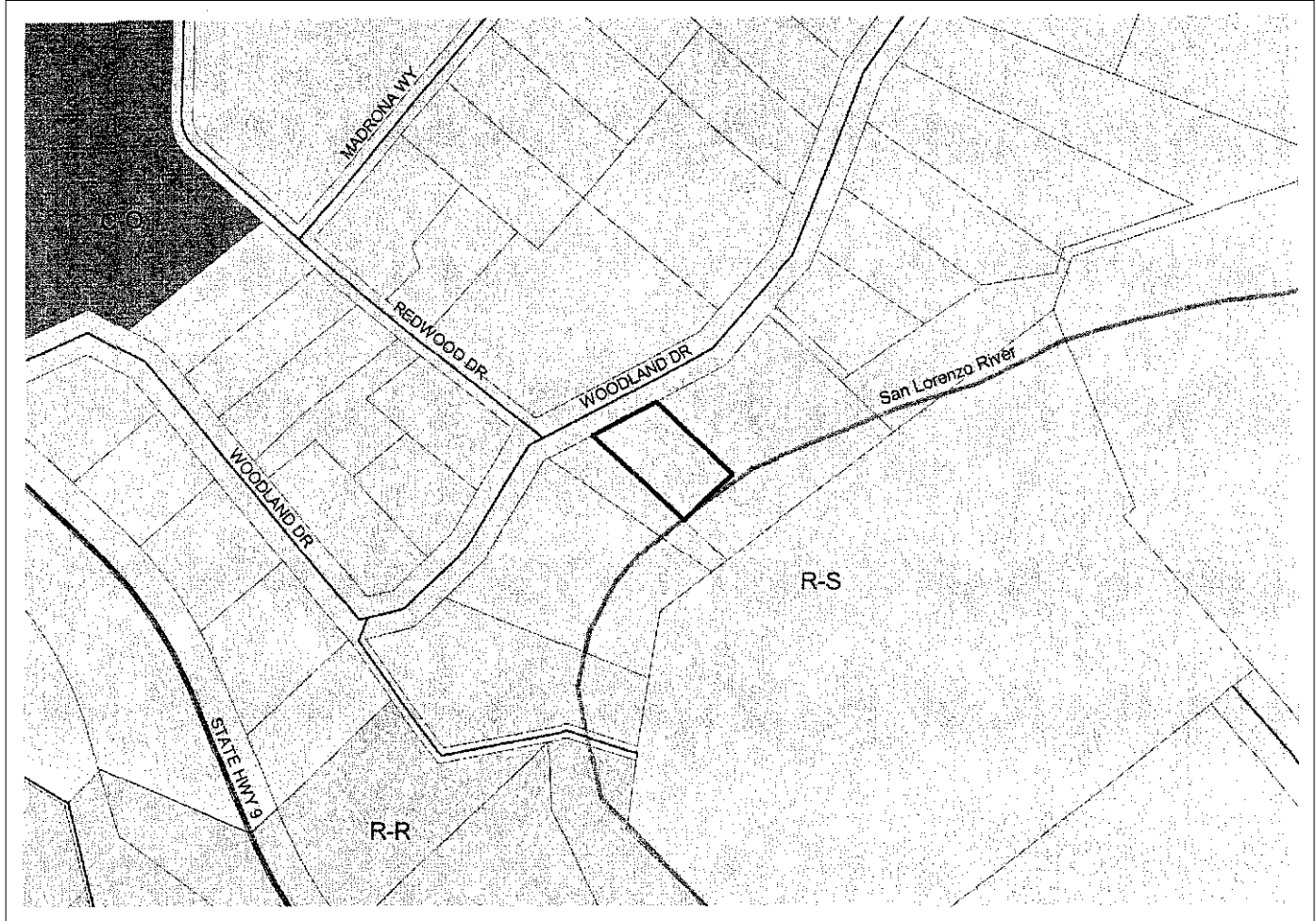
Legend

- APN 077-211-20
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Single-family Residential (R-1-X)
- Single-family Residential, 1 acre min (R-1-AC)
- Multi-family Residential (RM)
- Professional and Administrative Offices (PA)

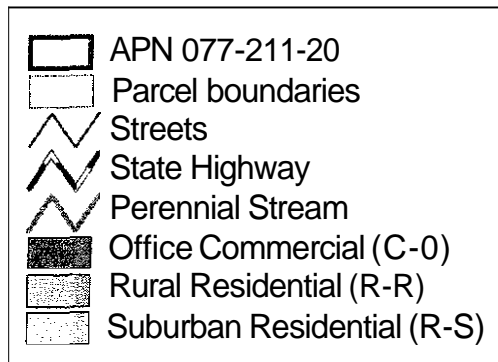


Map created by Santa Cruz County
Planning Department:
December 2004

General Plan Map



Legend



Map created by Santa Cruz County
Planning Department:
December 2004

**SANTA CRUZ COUNTY
BOARD OF SUPERVISORS AGENDA
March 23, 2004**

General Government - (continued)

39. Accept and file annual report of the Water Advisory Commission, and take related action, as recommended by Chair Wormhoudt

Health and Social Services

40. Accept and file report on the need to continue the state of local emergency relative to transmission of HIV through contaminated needles, as recommended by the Health Services Agency Director
41. Approve agreement with the Santa Cruz AIDS Project, effective January 1, 2004, in the amount of \$22,688 for HIV education and prevention services and authorize the Health Services Agency Director to sign, as recommended by the Health Services Agency Director
42. Accept and file report on Hepatitis C treatment and direct the Health Services Agency to report back on County responsibilities under Welfare and Institutions Code Section 17000 on April 20, 2004, as recommended by the Health Services Agency Director
43. Accept and file preliminary report on County Medical Services Program (CMSP) participation and direct the Health Services Agency to return with a further report on May 4, 2004, as recommended by the Health Services Agency Director
44. Approve transfer of appropriations of \$5,000 within the Health Services Agency budget; and authorize fixed asset purchase of two mobile computing systems, as recommended by the Health Services Agency Director
45. Adopt resolution accepting and appropriating \$246,624 in unanticipated revenue from the State for the Nutrition Network Incentive Award program; approve agreement with Community Alliance with Family Farmers in the amount of \$198,659; and authorize the Health Services Agency Director to sign, as recommended by the Health Services Agency Director

Land Use and Public Projects

46. Review and accept notice of Non-renewal of Open Space Easement on Assessor's Parcel Number 105-421-35, submitted by property owners, as recommended by the Planning Director
47. Adopt resolution for the Summary Vacation of the County's interest in a portion of Woodland Drive adjacent to Lot 23 of Block F of the Rowardennan Hotel and Riverside Subdivision, as recommended by the Planning Director
48. Approve contract for an amount not-to-exceed \$11,150 with Chris Wortman Excavation for abatement of a structure at 136 View Circle and take related actions, as recommended by the Planning Director

approved
5-0
OFFB
3-23-04

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: Cathleen Carr
Application No.: 04-0645
APN: 077-211-45

Date: May 13, 2005
Time: 11:57:14
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 18, 2005 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 18, 2005 BY JESSICA L DEGRASSI =====
NO COMMENT

Code Compliance Completeness Comments

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

===== REVIEW ON DECEMBER 29, 2004 BY RICHARD W NIEUWSTAD =====
NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON DECEMBER 29, 2004 BY RICHARD W NIEUWSTAD =====
Code compliance costs of \$109.65 needs to be refunded. No Violation Notice has ever been issued on this property

Dpw Drainage Completeness Comments

===== REVIEW ON JANUARY 11, 2005 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JANUARY 11, 2005 BY JOHN G LUMICAO =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 11, 2005 BY JIM G SAFRANEK ===== A 2004 septic pump-
ing report indicated potential problems with the septic leachfield. Further evalua-
tion and the potential for obtaining a repair permit should be discussed with the
county EH inspector Cheryl Wong. 454-3219

===== UPDATED ON MARCH 28, 2005 BY JIM G SAFRANEK ===== Cheryl Wong of EHS
accepted the most recent '05 septic pumper's report as evidence that the septic sys-
tem is adequate for the project. She also wants the current septic location and fu-
ture expansion leachfield area illustrated to scale on the site plan. JS

===== UPDATED ON APRIL 1, 2005 BY JIM G SAFRANEK ===== Upon further review
it came to my attention that the septic pumper's report was for a visual inspection
ONLY. The contents of the tank were never pumped. Therefore, this issue is still
outstanding. A septic pumper's report faxed to EHS indicates a failing septic sys-
tem. For completeness, the owner will need an approved septic application. Contact

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No.: 04-0645
APN: 077-211-45

Date: May 13, 2005
Time: 11:57:14
Page: 2

Cheryl Wong at 454-3219.

===== UPDATED ON APR 1, 2005 BY JIM G SAFRANEK =====

===== UPDATED ON APRIL 1, 2005 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 11, 2005 BY JIM G SAFRANEK =====

NO COMMENT

Cathleen Carr

From: Cheryl Wong
Sent: Thursday, March 24, 2005 10:37 AM
To: Jim Safranek: Cathleen Carr
Subject: APN 77-211-20

Jim and Cathleen,

FYI regarding Project for:

Geoffrey Fleissner
220 Woodland Drive
Ben Lomond, CA 95005
APN 077-211-20

Current pumpers report dated 2/01/05 is satisfactory.
Owners need complete a building clearance form, fee can waived since there **is** no building envelop changes
Lastly, the exisitng septic system and expansion should be noted on the bulding plans.

Cheryl
X3219

FAX COVER SHEET

From: Geoffrey Fleissner
220 Woodland Drive
Ben Lomond, CA 95005
(831) 336-8403
FAX (831) 336-3638

To: Cheryl Wong
Santa Cruz County Environmental Health & Safety
(831) 454-3219
FAX (831) 454-3128

When: Tuesday February 15, 2005, 12:30 PM

Re: Carport Variance, Septic System Inspection

Pages: 1 of 2

Note: Hi Cheryl Wong,
This is again regarding **parcel** 077-211-20 and **the** variance application 04-0645 for a carport.

Please see the attached **septic** system inspection report. Please let me **know** if you have any trouble reading it. Also, please let me know if you **need anything** further in order for us **to** move **forward** with the variance application.

Thank you. We appreciate all your help. Please use the **following** contact info:

Geoff Fleissner (and Catherine Hiatt)
Home Phone: (831) 336-8403 (please **leave** message **if** no answer)
Home Fax: (831) 336-3638
Home Email: gfleissner@sbcglobal.net
Catherine's Work Phone: (831) 426-3831
Catherine's Work Fax: (831) 420-3543
Catherine's **Work** Email: cehiattk3ucsc.edu

*Original Fax
Cover Sheet*
← *This is the date
I originally faxed
this document.*

FAX COVER SHEET

From: Geoffrey Fleissner
220 Woodland Drive
Ben Lomond, CA 95005
(831) 336-8403
FAX (831) 336-3638

To: Cathleen Carr
Santa Cruz County Planning Department
(831) 454-3225
FAX (831) 454-2131

When: Wednesday November 10, 2004, 9:30 AM

Re: Carport Permit

Pages: 1 of 3

Note: This is regarding parcel 077-211-20 and the variance application 04-0645 for a carport.

Yesterday we spoke regarding Environmental Health and ~~Safety~~ and their processing of ~~this~~ application. You stated that it appeared they were still waiting for the septic system evaluation report. **This is very** frustrating since I faxed that to Cheryl Wong 36 days ago on February 15. I had a conversation with her immediately before that where I was disappointed to hear that the septic system company had not already gotten that to ~~her~~ and I promised to fax it over **right** away.

Please see the attached septic system inspection report. Please let me know if **you** have any trouble reading it. I ~~am~~ also attaching the original fax cover sheet. I will follow up in the **next** couple of days. Please let me **know** if you need anything further in order for us to move forward with the **variance** application.

Thank you. Please **use** the following contact info:

Geoff Fleissner (and Catherine Hiatt)
Home Phone: (831) 336-8403 @lease leave message if no **answer**)
Home Fax: (831) 336-3638
Home Email: gfleissner@sbcglobal.net
Catherine's Work Phone: (831) 426-3831
Catherine's Work Fax: (831) 420-3543
Catherine's Work Email: cehiatt@ucsc.edu

ALLARD'S SEPTIC SERVICE
P.O. BOX 828
BOULDER CREEK, CA 95006

SEPTIC TANK PUMPING AND INSPECTION REPORT
#14591

(831) 338-7040

I Date of Order

I Ordered By

(831) 338-7414 FAX

I 02/01/05

I GEOFF

APN:

I Cust.#

I Driver

I TK#

I Order Taken By

077-211-20

ID0064/5386

I RE

I F87

I MARA

Name:

I Phone#

I Redwood

FLEISSNER, GEOFF

I 336-8403

I Concrete XX

Job Address:

I WK/FAX#

I fiberglass

220 WOODLAND DRIVE

I

I Plastic

BEN LOMOND

I Other:

Bill To:

I Phone/Fax#

I Inspection Dat

I

I 02/04/05 2 P

I Escrow#

I Gallons Pumped

I

I

Date last Pumped:

UNKNOWN

Tank Capacity: 1500

Property Use? Commercial:

Home: X

Other:

I Occupied? Yes: X No:

Condition of Tank:

I Repairs I Repairs I Reason For

I Good I Fair I Poor I Recommend I Completed I Pumping/Inspection

Septic ells/tees

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Operational Level: High

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Present or past high level in tank?

YES

NO

Liquid flowback while pumping?

YES

NO

Signa of Surfacing Effluent?

YES

NO

Separate Greywater Discharge?

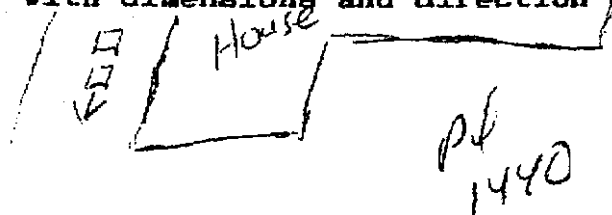
YES

NO

Other System Components/Notes:

System Location-Sketch or describe, with dimensions and direction of north

VISUAL INSPECTION



PH 7

Disposal Site: SCCWTP

There is a 2X charge per month on all
Invoices over 30 days (24% per annum)

I COST PER LOAD I \$

150-100

I LABOR

100 00

I VISUAL

I OTHER

I TOTAL AMOUNT

150 00

I hereby acknowledge completion of work:

COD:XX Bill(Net10):

C/C:

ESCROW:

THANK YOU

WE ARE NOT RESPONSIBLE FOR DAMAGES TO DRIVEWAYS, UNDERGROUND UTILITIES,
FLOWERS. SHRUBS OR TREES. THIS REPORT IS VALID AT TIME OF INSPECTION ONLY!



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS. PLANNING DIRECTOR

January 27, 2005

Geoffrey Fleissner
220 Woodland Drive
Ben Lomond, CA 95005

SUBJECT: Archaeological Reconnaissance Survey for APN 077-211-20

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward
Planning Technician

Enclosure

