

Subject:

FW: Building Plan for APN # [REDACTED]

Attachments:

Bedroom Definitions.pdf; SENVP75021052512430.pdf; SENVP75021052512510.pdf; SENVP75021052513050.pdf; SENVP75021052513140.pdf; SENVP75021052513300.pdf; SENVP75021052513370.pdf; Septic Consultant Lists 10-2020.pdf

From: Gail Mackey

Sent: Tuesday, May 25, 2021 2:55 PM

To: Bill Mefford <meffordwc@yahoo.com>

Subject: RE: Building Plan for APN # [REDACTED]

Hi Bill,

Thank you for your emails.

Per the attached Bedroom Definition, for the purpose of sizing a sewage disposal system, the office/bedroom shown on the floor plan is a potential bedroom. It is over 70 sq feet, it is on the exterior of the building, it is in the heated and conditioned area of the structure, it does not open off from any public areas, and you do not have to enter the house through the garage and through this room to reach a common area. If you close the door to the garage and lock it, you have a bedroom exactly like the other bedroom.

Per the attached Sewage Ordinance 7.38.080 Existing System - Building Alterations; a one-time addition of habitable space, up to 500 sq feet, with no increase in bedroom count may be approved without upgrading the existing septic system, if the existing system is permitted, functioning, and no structures encroach upon it or the future expansion area. Per the attached 1972 septic permit and plot plan, a system for a 2 bedroom home was installed. The leachline is a 50 foot long by 2 foot wide by 10 foot deep trench on the side of the parcel opposite Cathedral drive.

In 2002, a Tank Only repair permit was processed for a 3 bedroom home at this location. This was a subsidized repair permit fee, with no associated building plans to legalize a bedroom addition, and no additional leachline was added to the system.

Per the attached 2006 septic pumper report, a deck was built over the existing septic tank, and a carport was built over the existing leachline. By 2008, the carport had been converted into an attached garage, built over the existing leachline. This appears to have taken place under APPLICATION# 0056604M-00140304 - Change Order to bp# 140304(FDN) for the redesign of the garage foundation wall to add 1.5' of height to the pony wall. The exact construction date could be better determined from the confidential assessors records, as they should have tracked when a garage was added to the parcel. Construction cannot the place over a septic system. This addition was not reviewed or permitted by the EH department. The leachline was probably compromised by this unpermitted garage addition.

Per APPLICATION# 0054782M-00140304 - ALUS Application Type : FOUNDATION Project Description : Construct a replacement foundation and wall at a portion of the lower floor of an existing 2-story SFD. No change in room count. Results in 3 bedroom, 2 bath, and living room SFD with decks and attached garage. CHANGE ORDER #1 ISSUED 07/22/05 CHANGE ORDER #2 ISSUED 09/21/05 CHANGE ORDER #3 ISSUED 11/08/05 and APPLICATION# 0056047M-00140304 - ALUS Application Type : ROOM ADDITION Project Description : Change Order to BP140304(FND) to include expand existing bedroom 189 sf, enlarge existing bath and add walk-in closet at existing lower level (no increase in building footprint). Under this foundation repair in 2005, 189 sq feet habitable space and a 3rd bedroom were added to the parcel. This addition does not seem to have been reviewed or permitted by the EH department. This addition would have required a septic upgrade permit prior to the EH department approving the building permit with the bedroom addition.

Per the attached Building Plan review form, the EH department approved of a 154 sq foot patio enclosure in 2008. This was the one time, less than 500 sq foot addition, no increase in bedroom addition to the residence that the EH department was aware of and approved on the existing 1972 septic system.

In 2016, a Tank Only Septic repair permit was submitted for this parcel, showing the SFD as a 3 bedroom. As the prior septic permit from 1972 that was paired with a building plan was for a 2 bedroom home, an no septic upgrade permits

and building plans for bedroom additions had been submitted since that time, this permit was also processed as a subsidized septic repair permit for an existing 2 bedroom home. That is why the 3 is crossed out and a 2 is written in the bedroom count on the permit page. The permit was submitted for an un-permittable bedroom count. No floor plan was submitted with this septic repair permit, and there was no way for the EH department to determine what the existing, if unpermitted, bedroom count was at this parcel. The legal bedroom count of this parcel was determined to be 2 at the time the 2016 Tank only permit was submitted, and an Acknowledgement document was issued to the current home owner to document that fact. This document was signed by the owner, and recorded on the parcel deed by the EH Department. This document is also attached to this email.

Lastly, the 2016 septic tank replacement permit approved a 1500 gallon plastic septic tank to be installed. The installation was not witnessed by the county inspector. The contractor Randy Rohrbaugh verbally stated that the septic tank had been installed on 5/16/2016. The county inspector at that time finalized the permit based on that statement. According to the most recent septic pumper report, from 9/18/2020, the existing septic tank is shown to be a 2000 gallon fiberglass tank. Based on this, it is possible that the previous septic tank was never replaced, and was instead just repaired with some fiberglass. A tank with a poor baffle will quickly cause a leachline to fail, so this potential tank repair instead of replacement is a concern. These highlighted items are in the final attachment to this email.

Based on that parcel history, and keeping in mind that the existing septic leachline was installed in 1972 and the maximum expected lifespan of a septic system is 40 years, this current building plan has been submitted for review. This building plan shows a home with 3 bedrooms, with a garage over the existing leachline, and is proposing a second permitted enlargement of the home by expanding the damaged sunroom during the repair. This parcel has no future expansion area for a new leaching septic system, and the only chance of keeping this home habitable is to install an Enhanced Treatment system, with current costs estimated around \$60,000.

The proposed building plan does not meet any aspects of the Sewage Ordinance guidelines of section 7.38.080. I will not be able to approve building plan #B-211802 until the existing septic system is upgraded under permit to meet both the current septic codes, and the finished home proposed by this building plan. I have attached a list of the septic consultants in the County to the email for the home owners reference. Please let me know if I can be of assistance with the septic upgrade process.

Thank you for considering these details.

-Gail Mackey
EH Land Use

From: Bill Mefford <meffordwc@yahoo.com>
Sent: Monday, May 24, 2021 12:49 PM
To: Gail Mackey <Gail.Mackey@santacruzcounty.us>
Subject: Fw: Building Plan for APN # [REDACTED]

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Gail,
Just checking to make certain you received this. Another thing I wanted to add. The project we are talking about (repairing tree damage to a sun room and a deck) has nothing to do with the septic system and isn't even near where it is installed. The floor plan hasn't changed since prior to the 2016 septic permit. So why is the Health Department trying to get him to upgrade his septic system?
Please respond or call me to discuss.
Thank you.
Bill

William C. Mefford
A R C H I T E C T