COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

December 30, 2025

Air Quality Management District
Assessor's Office
Building Division Fort Bragg (FB)
Department of Transportation (DOT)
Environmental Health (EH)
South Coast Fire Prot. District
Gualala MAC
North Gualala Water District
Planning Division FB
Sonoma State University
Mendocino County Farm Bureau
CALFIRE (Land Use)
California Coastal Commission
California Dept. of Fish &
Cloverdale Rancheria
Cahto tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: CDP_2025-0028
DATE FILED: 12/5/2025
OWNER: Tamara and Dean Weber
REQUEST: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0005 to repair the septic system that serves Cabin #1 and replace the septic system that serves Cabin #2 and #3.
LOCATION: In the Coastal Zone, 4± miles northwest of the Gualala town center, 380± feet south of the Tock Lane and Fish Rock Road intersection, located at 46300 Fish Rock Road. APN:143-152-16
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Shelby Miller
RESPONSE DUE DATE: January 13, 2026

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2025-0028

OWNER/ APPLICANT: Tamara and Dean Weber

REQUEST: Administrative Coastal Development Permit to authorize the work completed under EM_2025-0005 to repair the septic system that serves Cabin #1 and replace the septic system that serves Cabin #2 and #3.

LOCATION: In the Coastal Zone, 4± miles northwest of the Gualala town center, 380± feet south of the Tock Lane and Fish Rock Road intersection, located at 46300 Fish Rock Road.

APN: 143-152-16

PARCEL SIZE: 8.66± Acres

GENERAL PLAN: Rural Residential 5-Acres Minimum RR5(2)

ZONING: Rural Residential 5-Acres Minimum (RR:5)

EXISTING USES: Residential

DISTRICT: 5 (Williams)

RELATED CASES: EM_2025-0005: The three septic systems that serve Cabins #1, 2, and 3 were failing, resulting in improper wastewater disposal and the risk of environmental contamination to groundwater and ground surfaces. The emergency was the result of improper leach line and leach field installation (Cabins #2 and #3) and minor root intrusion at the inlet and outlet of the septic tank (Cabin #3). The piping exiting to the septic tank that serves Cabin #1 ran into a gravel filled trench with soil and the leach field was not accepting water at an acceptable rate. The septic tank that serves Cabin #2 was full of dirt and does not contain a leach field. The septic system that serves Cabin #3 contained minor root intrusion at the inlet and outlet of the septic tank. Approved on 10/20/2025.

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Assessor's Office
- ☒ Building Division Fort Bragg (FB)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (EH)
- ☒ South Coast Fire Prot. District
- ☒ Gualala MAC
- ☒ North Gualala Water District
- ☒ Planning Division FB
- ☒ Sonoma State University
- ☒ Mendocino County Farm Bureau

STATE

- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife

TRIBAL

- ☒ Cloverdale Rancheria
- ☒ Cahto tribe
- ☒ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: SHELBY MILLER **DATE:** 12/30/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
Gualala

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
HIGH

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
STATE

4. FARMLAND CLASSIFICATION:
GIS
Urban & Built Up Land and Grazing Land

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
CRITICAL

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Quinliven-Ferncreek complex, 2 to 15 percent slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
N/A

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
N/A

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
N/A

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
N/A

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS

21. STATE CLEARINGHOUSE REQUIRED:
Policy
N/A

22. OAK WOODLAND AREA:
USDA
N/A

23. HARBOR DISTRICT:
Sec. 20.512
No

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
30: Anchor Bay, N/A

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
Moderate Productive Timberland, Beach Deposits and Stream Alluvium and Terraces (Zone 3) Intermediate Shaking

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Barren

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
No

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
YES

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
NO

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
No

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Case No(s)	
CDF No(s)	
Date Filed	
Fee	
Receipt No.	
Received by	

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: Tamara & Dean Weber
Mailing Address: 701 Hollister Ranch Email:
City: Goleta State: CA Zip Code: 93117 Phone: 805 698-4061

PROPERTY OWNER

Name: Same
Mailing Address: Email:
City: State: Zip Code: Phone:

AGENT

Name: Same
Mailing Address: Email:
City: State: Zip Code: Phone:

PARCEL SIZE

8.66 ☐ Square feet ■ Acres

STREET ADDRESS OF PROJECT

46300 Fish Rock Rd. Gualala, CA

ASSESSOR'S PARCEL NUMBER(S)

143-152-1600

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent — Date: 12/4/25
Signature of Owner — Date: 12/4/25

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that your give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

We are requesting a repair to an existing lecah field and cess pit septic system. It will currently serve two legal non- conforimng houses (#1 & #2), but is sized to handle the third legal non- confroming house, when that system fails. The work will include 1) one new 1200 gallon tank (replaces the cesspit system): 2) installalation of new risrers on the existing tank for house and # 1; and 3) sending effluent from both those tanks into a new pump tank, whcih will disperse the effluent out to a mound system. No trees will be removed, nor roots disturbed, the effected are consist of non- native grass totaling approximately 2000SF.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	N/A	
☐ Mobile Home		
☐ Duplex		
☐ Multifamily		

If Multifamily, number of dwelling units per building:_____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: N/A
Estimated employees per shift:
Estimated shifts per day:
Type of loading facilities proposed:

4. Will the proposed project be phased? ☐ Yes ☒ No
If Yes, explain your plans for phasing.

5. Are there existing structures on the property? ☐ Yes ☐ No

If yes, describe below and identify the use of each structure on the plot plan.

3 Existing legal non- confroming dwellings (#1 756 SF, #2 524SF, #3706 SF)
2 Exempt sheds less than 120SF
and one permitted 432 SF shed

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure N/A feet.

8. Lot area (within property lines): 8.66 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	2700 SF square feet	_____ square feet	_____ square feet
Paved area	0 square feet	_____ square feet	_____ square feet
Landscaped area	0 square feet	_____ square feet	_____ square feet
Unimproved area	8.5 acres square feet	_____ square feet	_____ square feet

GRAND TOTAL: _____ square feet
(Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 6 Proposed _____ Total _____

Number of covered spaces	1	Size 220 ☑
Number of uncovered spaces	5	Size _____
Number of standard spaces	N/A	Size _____
Number of handicapped spaces	N/A	Size _____

12. Utilities will be supplied to the site as follows:

A. Electricity
- ■ Utility Company (service exists to the parcel). PG+E
- ☐ Utility Company (requires extension of services to site: _____feet _____miles
- ☐ On Site generation, Specify: _____
- ☐ None

B. Gas
- ■ Utility Company/Tank Propane
- ☐ On Site generation, Specify: _____
- ☐ None

C. Telephone: ☐ Yes ■ No

13. Will there by any exterior lighting? ☐ Yes ■ No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
- ■ Septic Tank
- ☐ Other, specify _____

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
- ■ Well
- ☐ Spring
- ☐ Other, specify _____

16. Is any grading or road construction planned? ☐ Yes ■ No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: _____cubic yards
B. Amount of fill: _____cubic yards
C. Maximum height of fill slope: _____feet
D. Maximum height of cut slope: _____feet
E. Amount of import or export: _____cubic yards
F. Location of borrow or disposal site: _____
_____

17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ■ No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ■ No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ■ No
If yes, how many acres will be converted? _____acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ☐ Yes ■ No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? ☐ Yes ☐ No
B. Park, beach or recreation area? ☐ Yes ■ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ■ No
If yes, explain:

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking ☐ Yes ☐ No
B. Filling ☐ Yes ☐ No
C. Dredging ☐ Yes ■ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☐ No

Amount of material to be dredged or filled? _____cubic yards.

Location of dredged material disposal site: _____
_____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ■ No

If you need additional room to answer any question, attach additional sheets.

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent — Date: 12/4/25

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner — Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name Tamara & Dean Weber	Name	Name
Mailing Address 701 Hollister Ranch Goleta CA, 93117	Mailing Address	Mailing Address

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 **LASTNAME, FIRSTNAME** **STREET ADDRESS** **CITY, STATE ZIP**	143 - 152 - 0700 46480 Fish Rock Rd. Helene Moorman 1815 Blake St Berkley CA 94703	~~143-152-1500~~ 46350 Fish Rock Rd. ~~Sharon~~ Gualala, CA ~~The Merlati's~~
143-152-1400 46272 Fish Rock Rd. Julie Makutonim 54 S 15th St. San Jose, CA 95112	143-142-1000 46250 Fish Rock Rd. Angelica Blackburn P.O. Box 66	143-152-0600 46400 Fish Rock Rd Gualala, CA The Merlati's
143-142-1100 34950 Turlock Ln, Gualala Steven Jurist	143-152-1700 46260 Fish Rock Rd P.O. Box 1521 Gualala CA Rosa Morales	143-152-1200 46470 Fish Rock Rd. Angelica BlackBurn P.O. Box 66 Gualala CA 95445
143-152-1500 46350 Fish Rock Rd. Gualala, CA Bart		

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ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No's 11-072, 16-150, 18-122, 19-170 and 23-190)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at $98.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.



12/4/25

Applicant Signature **Date**

OFFICE USE ONLY:

_____
Project or Permit Number

COUNTY OF MENDOCINO

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Indemnification And Hold Harmless

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

Indemnification Agreement

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

12/4/25
Date

Applicant

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : Replacement of Existing Septic System

LOCATION: 46300 Fish Rock Rd. Gualala, CA

APPLICANT : Tamara + Dean Weber

ASSESSOR'S PARCEL NUMBER(S): 143-152-1600

DATE NOTICE POSTED: 12/10/25

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 12/10/25 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

Replacement of Existing Septic System

(Description of development)

Located at: 46300 Fish Rock Rd.

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

Driveway Entrance on Fence

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

12/10/25

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

2025-00619
Recorded at the request of
REDWOOD
01/23/2025 02:48 PM
Fee: $16.00 Pgs: 1 of 2

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA

$20.00 PAID
PCO FILED
Exempt

RECORDING REQUESTED BY:
Redwood Empire Title Company of Mendocino County

Mail Tax Statements and When Recorded Mail Document To:
Tamara Luna Weber and Dean Charles Weber
701 Hollister Ranch
Gaviota, CA 93117

Escrow No.: 20241697EM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax stamps in the sum of $671.00

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☐ Unincorporated area:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Diana M. Dawson, Trustee of Survivor's Trust under The Drake and Diana Dawson Trust dated March 26, 2007

hereby GRANT(S) to

Tamara Luna Weber and Dean Charles Weber, wife and husband, as joint tenants

the following described real property:

Parcel 2 as numbered and designated on that certain Parcel Map filed for record December 19, 1973 in Map Case 2, Drawer 23, Page 26, Mendocino County Records.

APN: 143-152-16

Dated: January 16, 2025

Diana M. Dawson, Trustee of Survivor's Trust under The Drake and Diana Dawson Trust dated March 26, 2007

Diana M. Dawson, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin
On 1-17-2025 before me,
Kathleen Murphy, Notary Public,
personally appeared Diana M. Dawson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Witness my hand and official seal.

Signature _____ (Seal)

MGC1 KATHLEEN MURPHY COMM. # 2355278 NOTARY PUBLIC • CALIFORNIA MARIN COUNTY Comm. Exp. MAY 18, 2025 MGC1



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

0 2,800 5,600 Feet
0 0.5 1 Miles

N W E S

1:63,360

LOCATION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
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AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads

0 650 1,300 Feet
0 0.1 0.2 Miles

N
W E
S

1:15,000

AERIAL IMAGERY

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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OWNER: WEBER, Tamara & Dean
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AGENT: Tamara & Dean Weber
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Public Roads

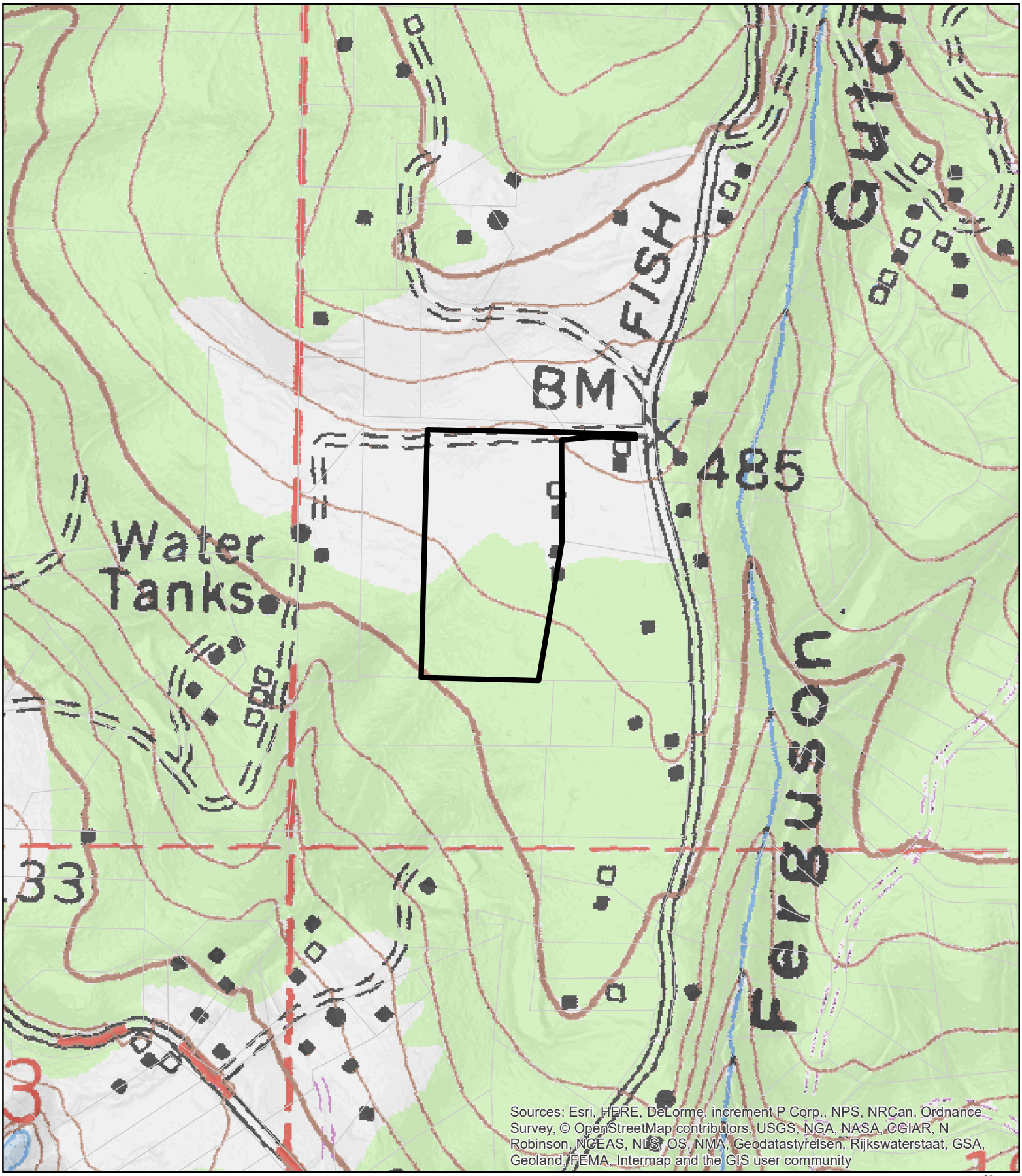
0 65 130 Feet
0 0.01 0.02 Miles

N W E S

1:1,500

AERIAL IMAGERY

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OWNER: WEBER, Tamara & Dean
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APLCT: Tamara & Dean Weber
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ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

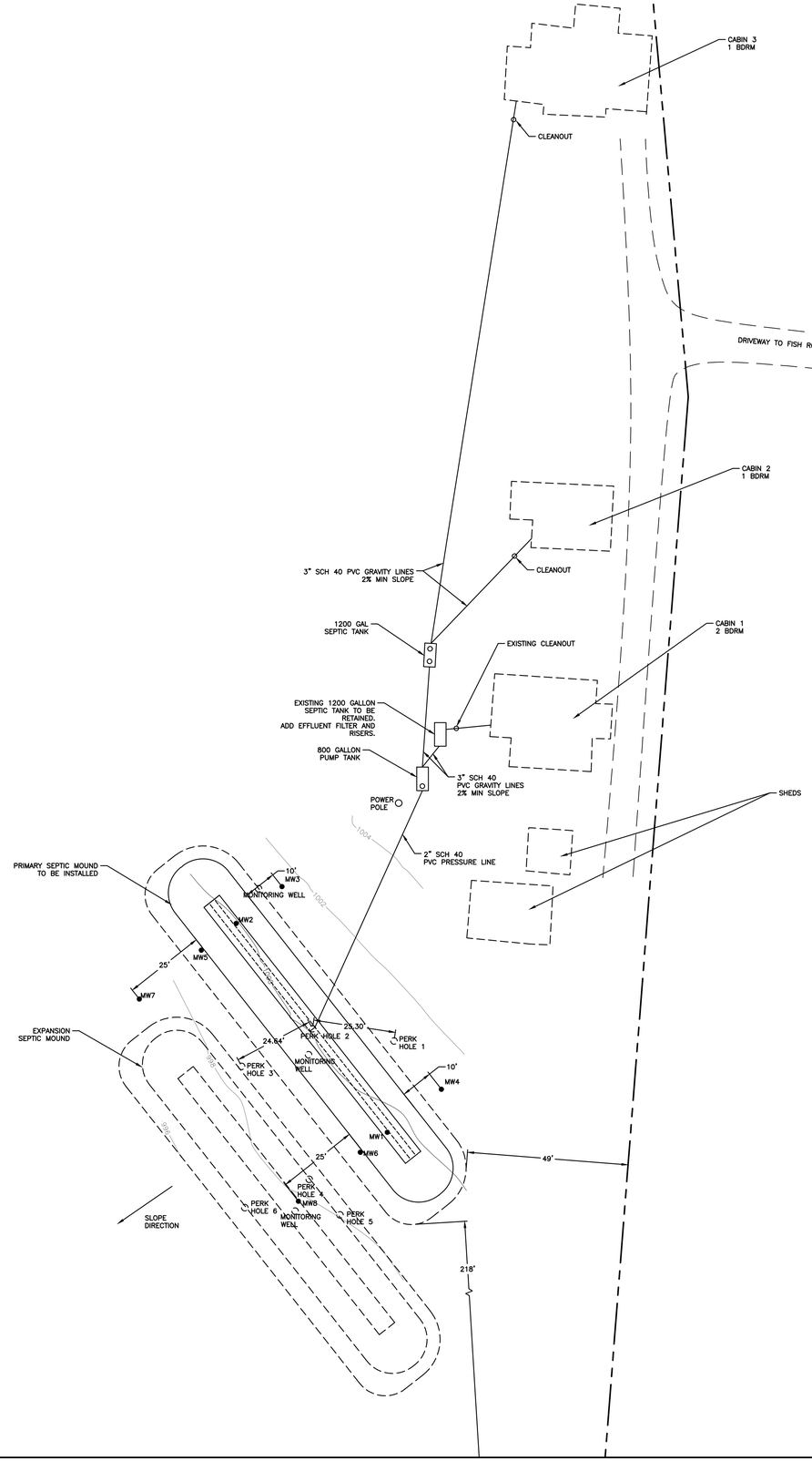
0 225 450 Feet
0 0.04 0.08 Miles
N W E S

1:5,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES


S. 88°40'55"E. 451.89'
480 FT
17' wide non-exclusive roadway easement. Not a county maintained road 879 O.R. 231
480 FT
Set spike and brass washer stamped L.S. 3184, on top of 3 ft. dia. cypress stump.
127.23
N. 82°34'47" E. 109.50'
PARCEL 1
2.348 Acres Gross
Removed
X
LNF Cabin #3 year built 1925 706 SF 1BD
BF 87-650
X
20' Building setback
Found 1" dia. iron pipe, no tag
PARCEL 2
LNF Cabin #2
year built 1953
524 SF 1BD
BF2015-0370
X
46300 Fish Rock Rd., Gualala, CA
Dean and Tammy Weber
APN: 143-152-1600
8.657 ACRES GROSS
LNF Cabin #1 year built 1959
756 SF
2BDw/garage
BF 2019-0249 X
Shed #1 120SF
Shed #2 432SF
AG Exempt
F-1836
S. 01°11'38" W. 837.53'
440 FT
440 FT
N
Scale 1" = 60'
270.15'
137.04'
N. 88°32'21" W. 478.75'
S. 89°31'43" W.
400 FT



NOTES

A. NO FOUNDATION AND/OR DRIVEWAY CUTS AND NO SURFACE OR SUB-SURFACE DRAINS ARE TO BE LOCATED WITHIN 50 FEET DOWNSLOPE OR LATERALLY OF THE PRIMARY OR SECONDARY SYSTEM.

B. ALL DRAINAGE FROM HOUSE (DOWNSPOUTS), DRIVEWAY OR OTHER GRADING AROUND THE HOUSE SHALL BE DIRECTED AWAY FROM THE LEACH FIELDS.

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH HEALTH SERVICES STANDARDS AND REQUIREMENTS, INCLUDING BUILDING, PLUMBING AND ELECTRICAL CODES.
2. THE APPROVED CONCRETE SEPTIC TANK SHALL BE SET LEVEL IN THE EXCAVATION WITH A RECOMMENDED EARTH COVER OF 12 INCHES.
3. CONTRACTOR SHALL GIVE THE ENGINEER PRIOR NOTICE OF AT LEAST 48 HOURS FOR INSPECTION OF THE SEPTIC TANK SYSTEM.
4. ENDS OF LEACH LINES SHALL REMAIN EXPOSED FOR INSPECTION PURPOSES.
5. SMEARED OR COMPACTED TRENCH SIDES SHALL BE SCARIFIED TO A DEPTH OF ONE INCH AND THE LOOSE MATERIAL REMOVED BEFORE PLACING THE INFILTRATOR IN THE TRENCH.
6. WATERTIGHT CAP OR SEAL TO BE PLACED AT THE END OF EACH LEACH LINE.
7. THE TRENCH BOTTOM AND TOTAL LENGTH OF LINE SHALL BE LEVEL AND PLACED WITH THE AID OF A TRANSIT OR LEVEL.
8. THE CONNECTION BETWEEN THE SEPTIC TANK AND THE DISTRIBUTION BOXES SHALL BE OF SCH 40 PVC.
9. ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY ADVERSE CONDITIONS DISCOVERED DURING CONSTRUCTION SUCH AS IMPERMEABLE SOIL LAYER, SPRINGS, GROUNDWATER, ETC.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCOVERY AND AVOIDANCE OF ALL UNDERGROUND UTILITIES.
11. ANY CHANGES TO THIS PROPOSED SEPTIC PLAN AS A RESULT OF (BUT NOT LIMITED TO) COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) REVIEW PROCESS UNFORSEEN FIELD CONSTRAINTS, OR PROJECT DEVELOPMENT CHANGES MUST FIRST BE CLEARED WITH THE DESIGN ENGINEER AND COUNTY DEH PRIOR TO CONSTRUCTION.

REVISIONS	BY

SEPTIC PLAN

LANDS OF WEBER
46300 FISH ROCK RD.
GUALALA CALIFORNIA

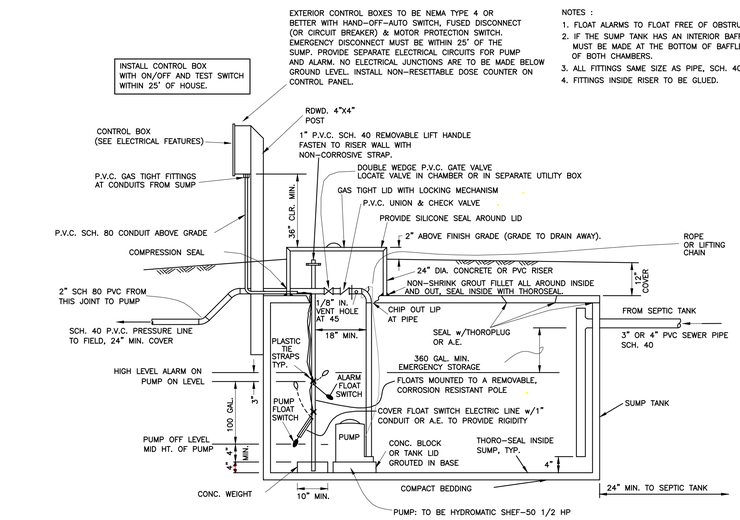
APPROVED BY _____ DATE _____
SAMUEL G. POPE

REGISTERED PROFESSIONAL ENGINEER SAMUEL G. POPE No. 65228 CIVIL STATE OF CALIFORNIA

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL G. POPE
P.E. 65228
P.L.S. 8803
9540 HARRAH DRIVE WILLITS, CA 95490
OFFICE 707-459-9663 FAX 707-459-3875
CELL 707-391-7449

SCALE: AS SHOWN
DESIGN: POPE
JOB: WEBER
PLOT DATE: 8-4-25

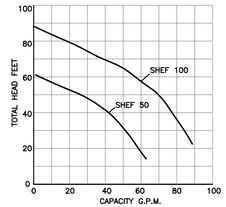
SHEET
C-2
OF 3 SHEETS



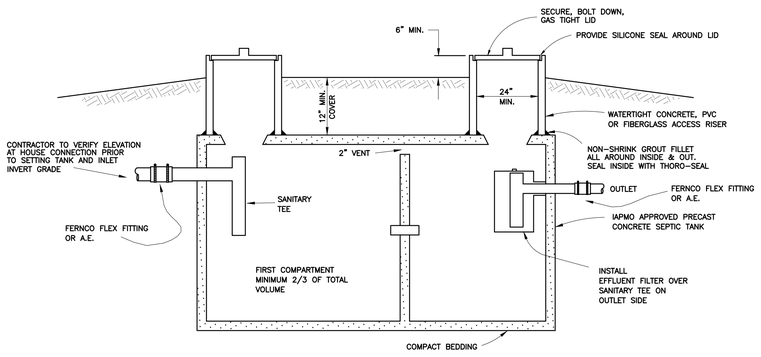
NOTES :
1. FLOAT ALARMS TO FLOAT FREE OF OBSTRUCTIONS.
2. IF THE SUMP TANK HAS AN INTERIOR BAFFLE, A 6" MIN. OPENING MUST BE MADE AT THE BOTTOM OF BAFFLE TO ALLOW EQUAL PUMPING OF BOTH CHAMBERS.
3. ALL FITTINGS SAME SIZE AS PIPE, SCH. 40 P.V.C.
4. FITTINGS INSIDE RISER TO BE GLUED.

MEDIUM TO COARSE SAND WITH THESE SPECIFICATIONS

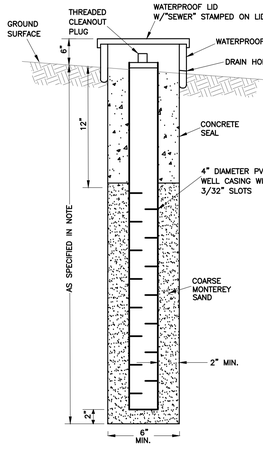
SIEVE SIZE	%PASSING
3/8	100
#4	90-100
#10	62-100
#16	45-82
#30	25-55
#50	5-20
#60	0-10
#100	0-4



EFFLUENT SUMP AND PUMP DETAIL
N.T.S.



SEPTIC TANK ACCESS RISER DETAIL
N.T.S.



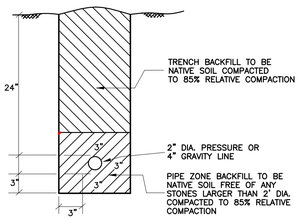
NOTE: AUGER OR HAND DIG MONITORING WELLS REMOVE SMEARED OR COMPACTED SOIL.

NOTE: MONITORING WELLS 1 & 2 ARE TO BE INSTALLED FROM 2" ABOVE THE SURFACE TO THE BOTTOM OF THE GRAVEL BED. MONITORING WELLS 3-7 ARE TO BE INSTALLED FROM EXISTING GROUND SURFACE TO A DEPTH OF 24 INCHES.

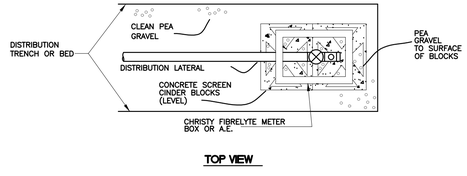
MONITORING WELLS NO.1 & NO.2 ARE TO BE INSTALLED AS MOUND IS CONSTRUCTED.

MONITORING WELLS. A MINIMUM OF SEVEN MONITORING WELLS SHALL BE INSTALLED WITHIN AND AROUND THE MOUND SYSTEM TO A DEPTH OF 24 INCHES BELOW ORIGINAL GRADE. WELL SCREEN IS REQUIRED FOR THE PERFORATED SECTIONS OF THE MONITORING WELLS.
1. TWO MONITORING WELLS EXTENDING TO THE BOTTOM OF THE GRAVEL BED SHALL BE INSTALLED WITHIN THE DISTRIBUTION GRAVEL BED IN PROPORTIONATE LOCATIONS.
2. TWO MONITORING WELLS SHALL BE INSTALLED AT THE DOWNSLOPE SAND TOE OF THE MOUND AT PROPORTIONATE LOCATIONS FROM CENTERLINE.
3. TWO MONITORING WELLS SHALL BE INSTALLED 25 FEET DOWNSLOPE OF THE SAND TOE OF THE MOUND AT PROPORTIONATE LOCATIONS FROM THE CENTERLINE.
4. ONE MONITORING WELL SHALL BE INSTALLED 10 FEET UPSLOPE OF THE SAND TOE AT MOUND CENTERLINE FOR SLOPING SITES AND 25 FEET UPSLOPE FOR LEVEL TERRAIN.
5. MONITORING WELLS SHALL BE PROTECTED AND ENCASED WITHIN A PLASTIC, CONCRETE, OR AN APPROVED EQUIVALENT TO PROVIDE EASY ACCESS.
6. ALL MONITORING WELLS SHALL HAVE CONCRETE SEALS FOR THE UPPER 12 IN.

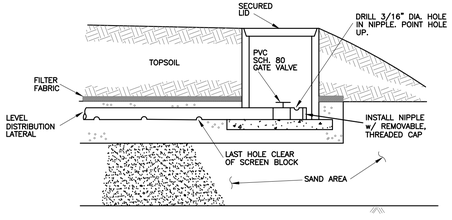
MONITORING WELL DETAIL
N.T.S.



TYPICAL TRENCH
N.T.S.

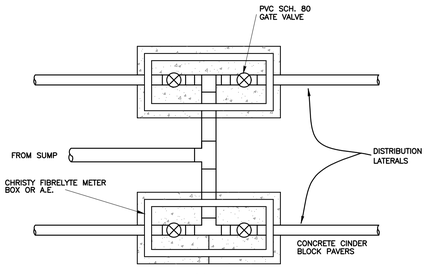


TOP VIEW

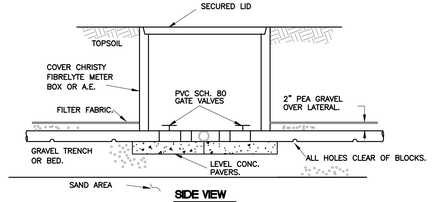


SIDE VIEW

MOUND SYSTEM LATERAL PURGE BOX DETAIL
N.T.S.

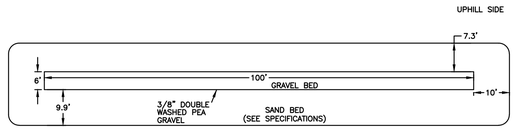


TOP VIEW

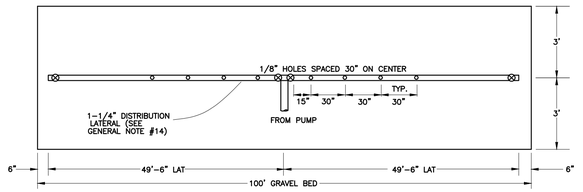


SIDE VIEW

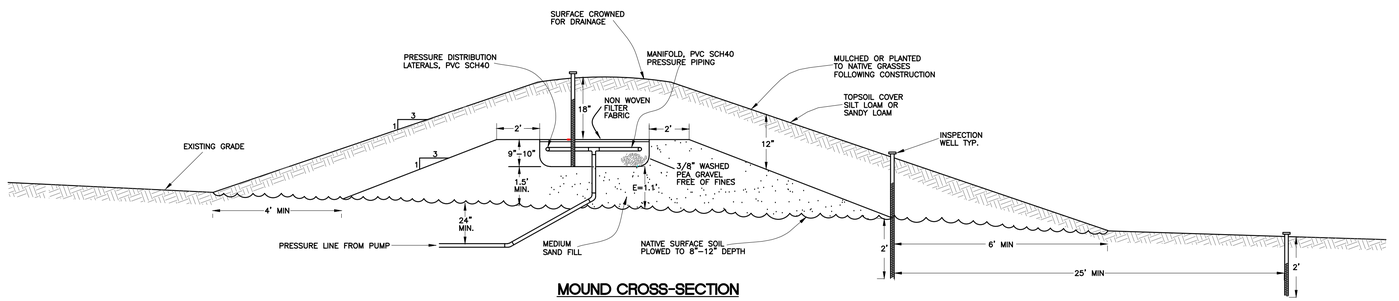
VALVE BOX DETAIL
N.T.S.



SAND AND GRAVEL BED DETAIL
N.T.S.



DISTRIBUTION LATERAL DETAIL
N.T.S.



MOUND CROSS-SECTION
N.T.S.

CONTROL/ALARM BOX ELECTRICAL FEATURES

1. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND THE METHOD OF CONSTRUCTION AND INSTALLATION THEREOF SHALL CONFORM TO MENDOCINO COUNTY STANDARDS AND/OR UNIFORM PLUMBING CODE AND NATIONAL ELECTRICAL CODE; AND TO ALL LOCAL, STATE, FEDERAL, AND OTHER LAWS PERTAINING TO THIS WORK.
2. SECURE AN ELECTRICAL PERMIT FROM THE MENDOCINO COUNTY BUILDING DEPARTMENT FOR SUMP PUMP INSTALLATION.
3. THE CONCRETE SUMP SHALL BE I.A.P.M.O. APPROVED. THE SUMP SHALL BE SEALED WITH THOROSEAL OR EQUIVALENT. ALL JOINTS TO BE WATER TIGHT AND SEALED WITH NON-SHRINK GROUT INSIDE AND OUT. THOROSEAL GROUT INSIDE ALL JOINTS.
4. PIPES THROUGH HOLES IN THE SUMP OR RISER MUST BE SEALED WITH GAS-TIGHT COMPRESSION CONNECTORS OR WATERPROOF SEALANT OR PRECAST INTO SUMP.
5. A WATER TIGHTNESS TEST MAY BE REQUIRED BY THE MENDOCINO COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT, WELL AND SEPTIC DIVISION. THE WATER TIGHTNESS TEST CONSISTS OF FILLING THE TANK(S) INTO THE RISER (OR TO THE EXTERIOR OF THE TOP) WITH CLEAR WATER. THE TANK SHALL BE CONSIDERED ADEQUATELY WATER TIGHT IF THE FALL OF WATER IN THE TANK IS LESS THAN 1/8 INCH IN 1/2 HOUR. BACK FILL AROUND TANK(S) PRIOR TO FILLING WITH WATER. ENGINEER TO OBSERVE THE TEST.
6. SUMP TO BE APPROXIMATELY 800 GALLON CAPACITY WITH A 360 GALLON RESERVE CAPACITY ABOVE THE HIGH WATER ALARM.
7. PUMP SHALL BE HYDROMATIC SHEF-50 1 HP OR EQUIVALENT AND PROVIDE A MINIMUM OF 55 GALLONS PER MINUTE AT 25' TOTAL HEAD, DELIVERED TO THE TOP LINE. THE PUMP SHALL BE INSTALLED AS SHOWN ON THESE PLANS. ANY OTHER PUMP SHALL BE AS APPROVED BY THE ENGINEER.
8. HIGH WATER AUDIO AND VISUAL ALARMS TO BE INSTALLED INSIDE THE HOUSE IN LAUNDRY ROOM, OR SIMILAR INTERIOR ROOM.
9. PROVIDE AN ELECTRONIC NON-RESETTABLE DOSE COUNTER ON SUMP CONTROL PANEL.
10. PRESSURE PIPE DOWNSTREAM FROM THE SUMP SHALL BE SCHEDULE 40 PVC PIPE, TWO INCHES (2") IN DIAMETER. IF THE PRESSURE PIPE IS PLACED UNDER TRAVELED AREAS, THE PIPE SHALL BE ENCASED IN CAST IRON PIPE OR SCH 40 PVC, EXTENDING A MINIMUM OF FIVE FEET (5') FROM THE DRIVEWAY EDGES.
11. THE TWO INCH (2") PVC PRESSURE PIPE SHALL BE INSTALLED ON A CONTINUOUS GRADE WITH NO HIGH SPOTS.
12. THE SUMP, PUMP, AND CONTROL SYSTEMS SHALL BE INSPECTED BY THE ENGINEER, AND THE PUMP SYSTEM SHALL HAVE A HYDRAULIC TEST FOR PROPER OPERATION IN THE ENGINEER'S PRESENCE.
13. THE CONTRACTOR SHALL REQUEST INSPECTION AND SHALL GIVE ADEQUATE NOTICE (48 HOUR MINIMUM) TO THE MENDOCINO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PHONE (707) 961-2714, AND TO THE ENGINEER, 707-459-3893.
14. PUMP LEVEL TO BE ADJUSTED TO PROVIDE AT LEAST 100 GALLON DOSAGE. FLOW TO BE ADJUSTED SO THAT PUMP RUNS FOR 2 MINUTES MINIMUM.
15. ALL VALVES TO BE SCHEDULE 80 PVC. BRASS VALVES AND PIPE ARE NOT TO BE USED. CHECK VALVE TO BE SCH 80 PVC. FLOAT TIES TO BE PLASTIC.

BY | REVISIONS

NOTES AND DETAILS

LANDS OF WEBER
46300 FISH ROCK RD.
GUALALA CALIFORNIA

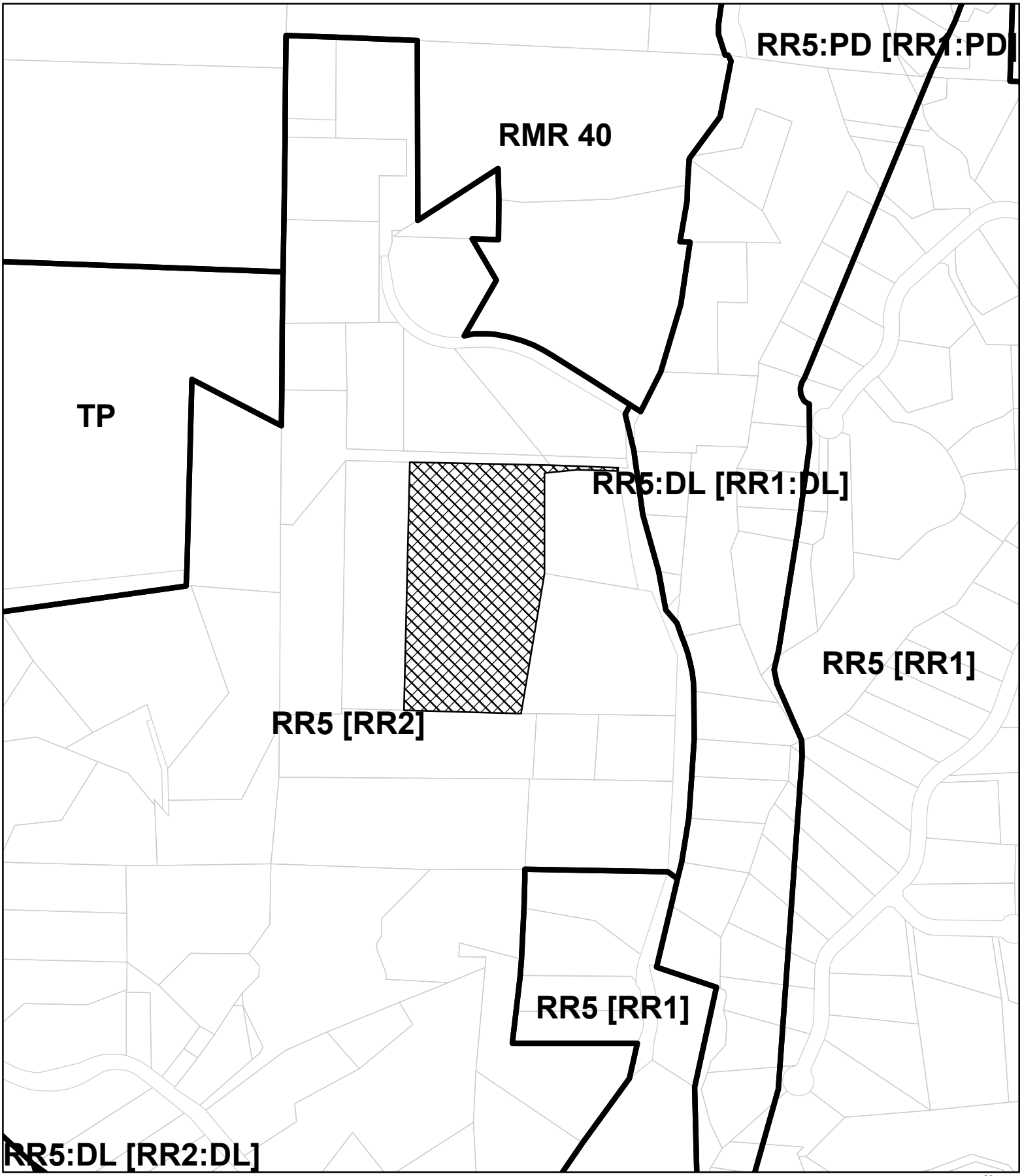
APPROVED BY: SAMUEL G. POPE DATE

REGISTERED PROFESSIONAL ENGINEER SAMUEL G. POPE No. 65228 CIVIL STATE OF CALIFORNIA

POPE ENGINEERING
CIVIL ENGINEERING - SURVEYING
SAMUEL G. POPE R.C.E. 65228
3540 HARRAH DRIVE WILLITS, CA 95490
OFFICE 707-459-3893 FAX 707-459-3975
CELL 707-357-7489

SCALE: AS SHOWN
DESIGN: POPE
JOB: WEBER
MOUND SEPTIC PLAN
PLOT DATE: 8-4-25

SHEET C-3 OF 3 SHEETS



CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

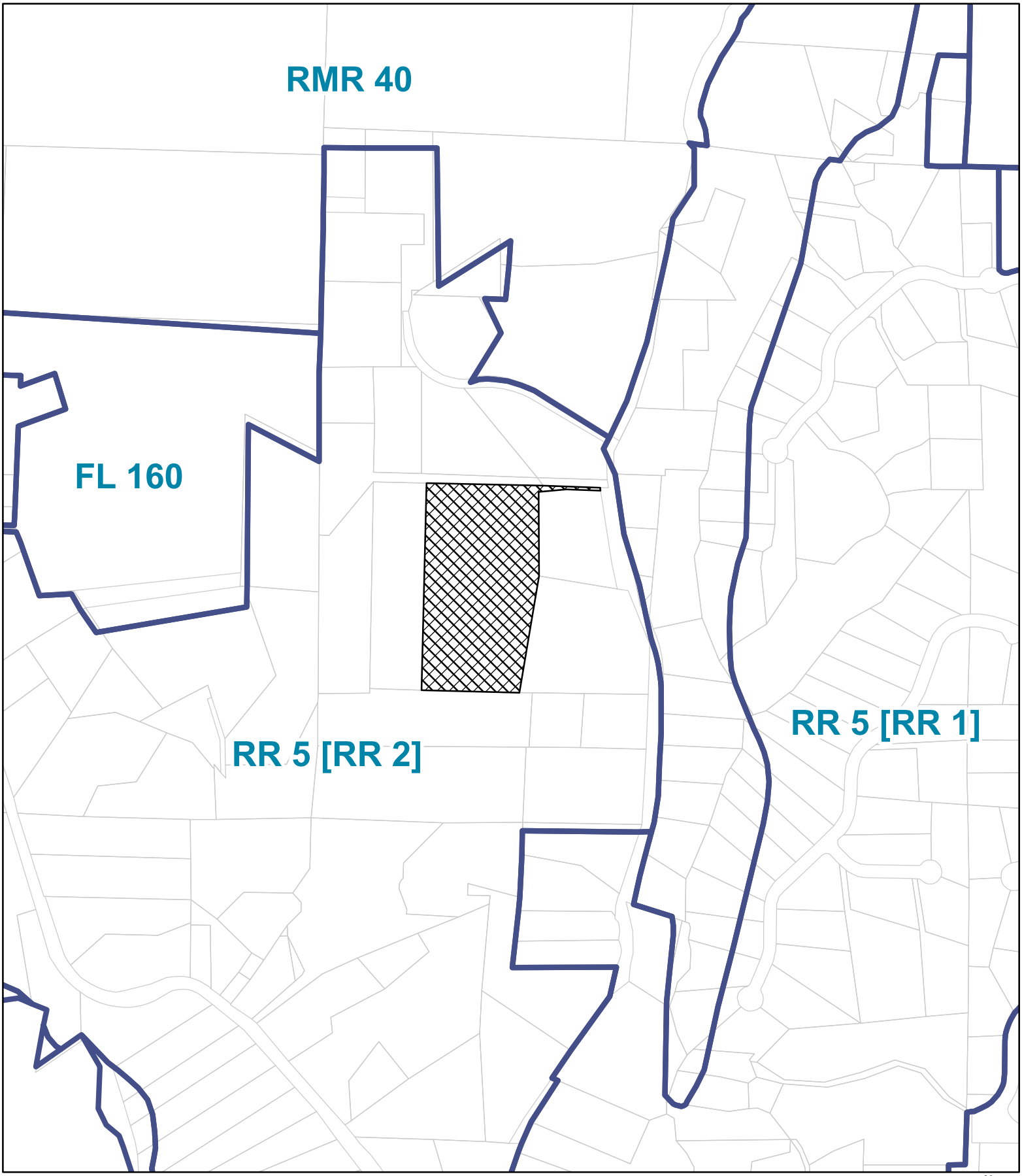
Zoning Districts
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
1:5,000

N
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ZONING

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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APN: 143-152-16
APLCT: Tamara & Dean Weber
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Assessors Parcels

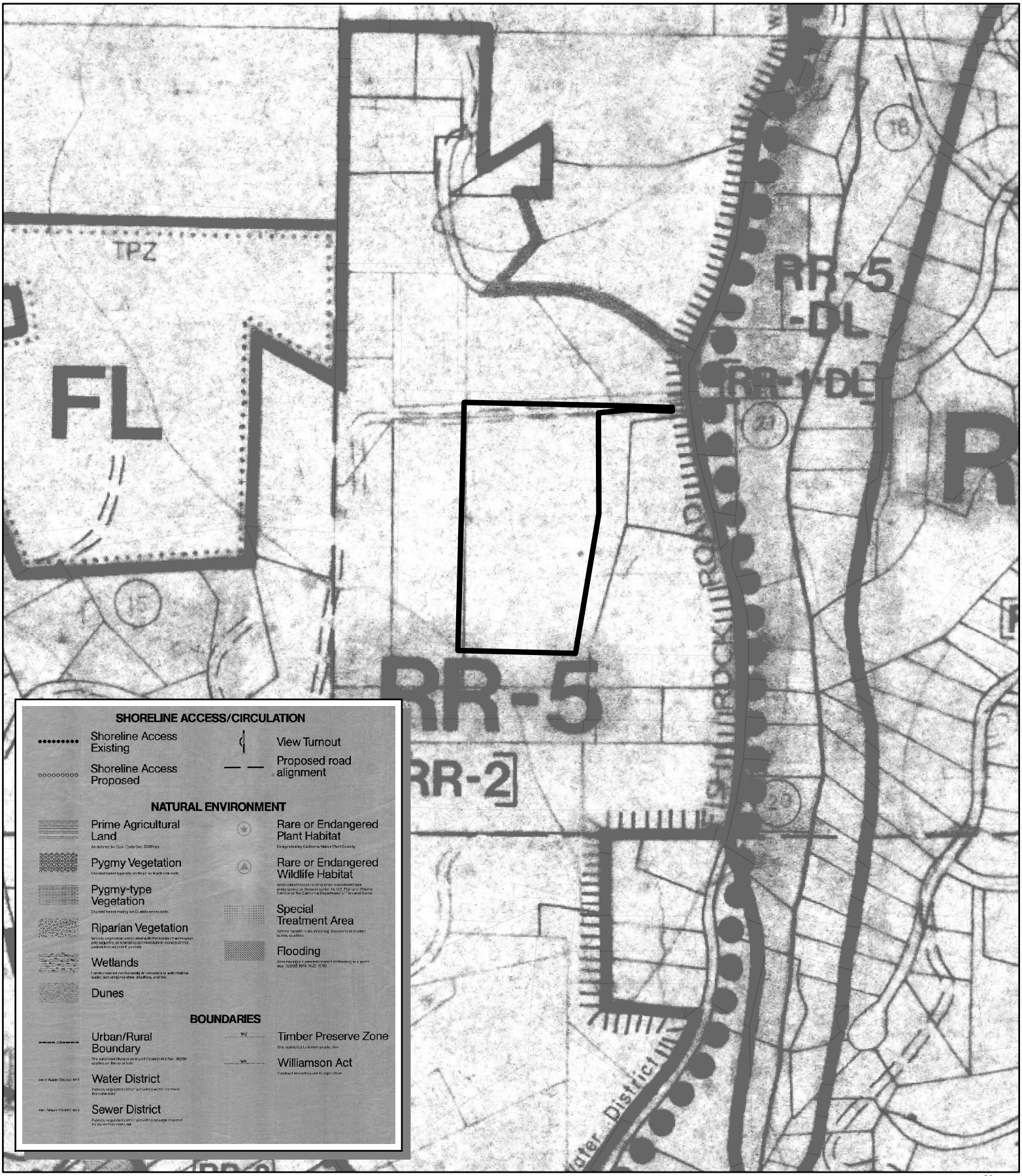
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GENERAL PLAN

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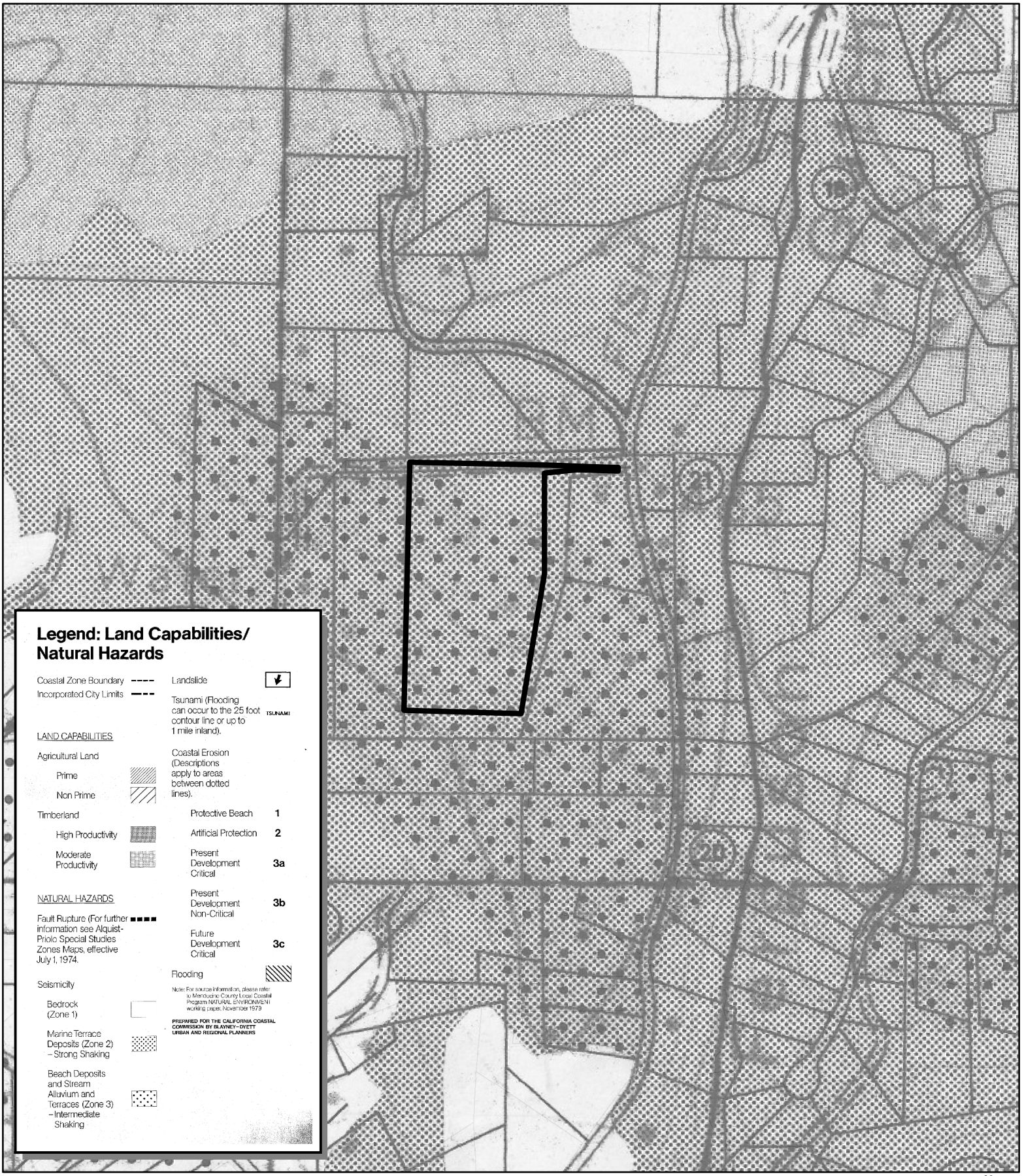
CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

LCP LAND USE MAP 30: ANCHOR BAY

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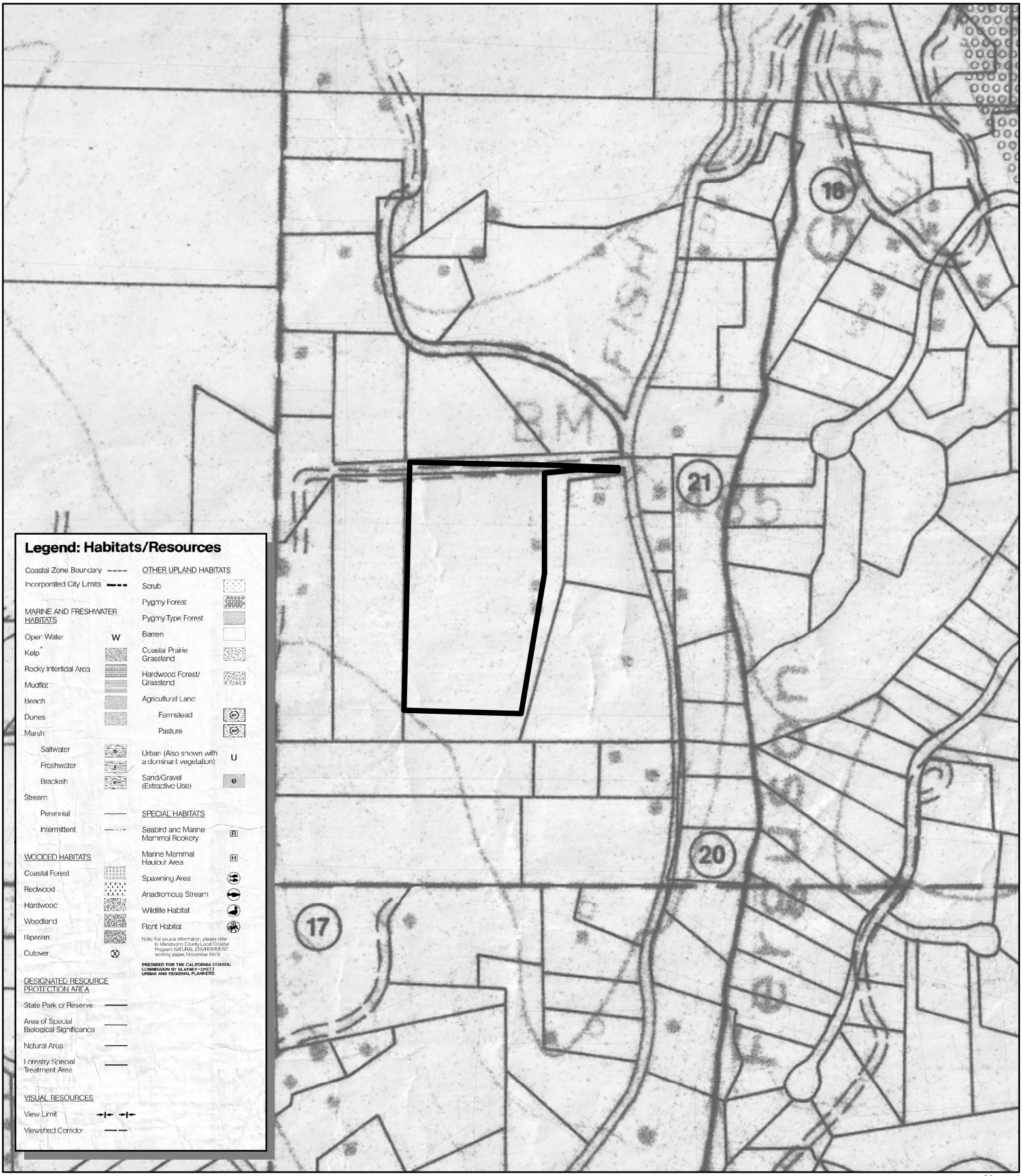
CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

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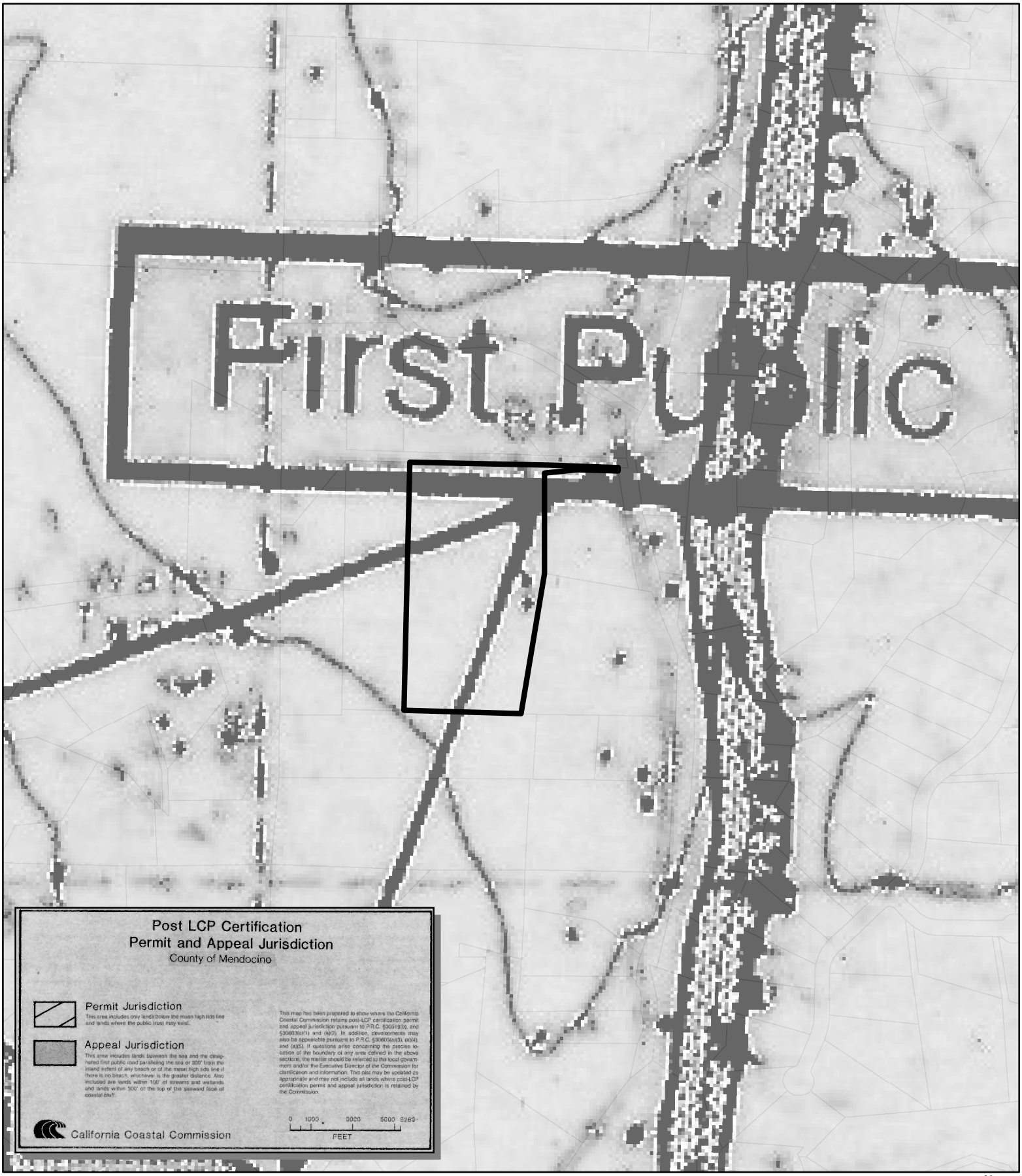
CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles
N W E S
1:5,000

LCP HABITATS & RESOURCES

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OWNER: WEBER, Tamara & Dean
APN: 143-152-16
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Assessors Parcels

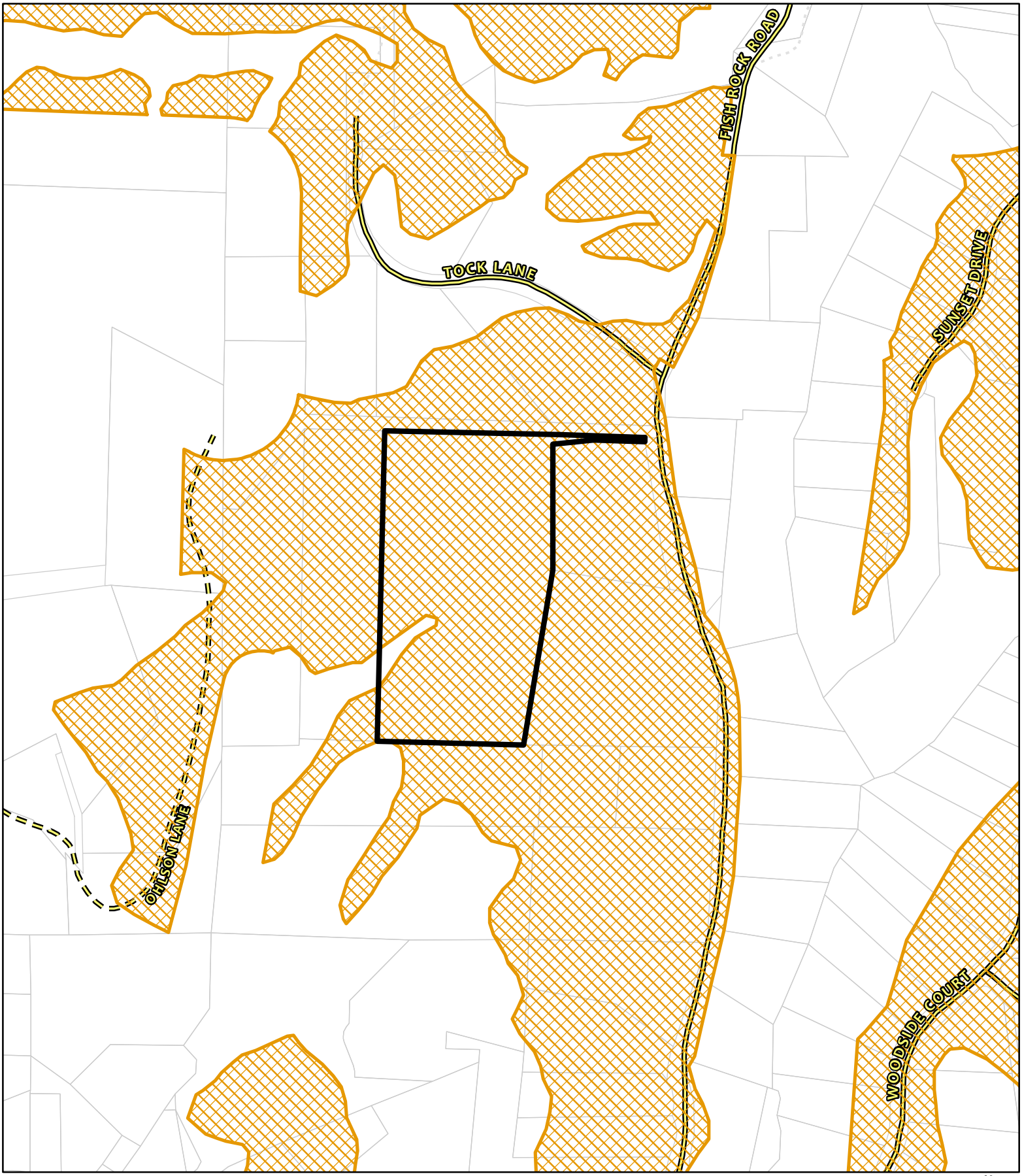
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N W E S

1:5,000

POST LCP CERTIFICATION & APPEAL JURISDICTION

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

CDP Exclusion Areas
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels

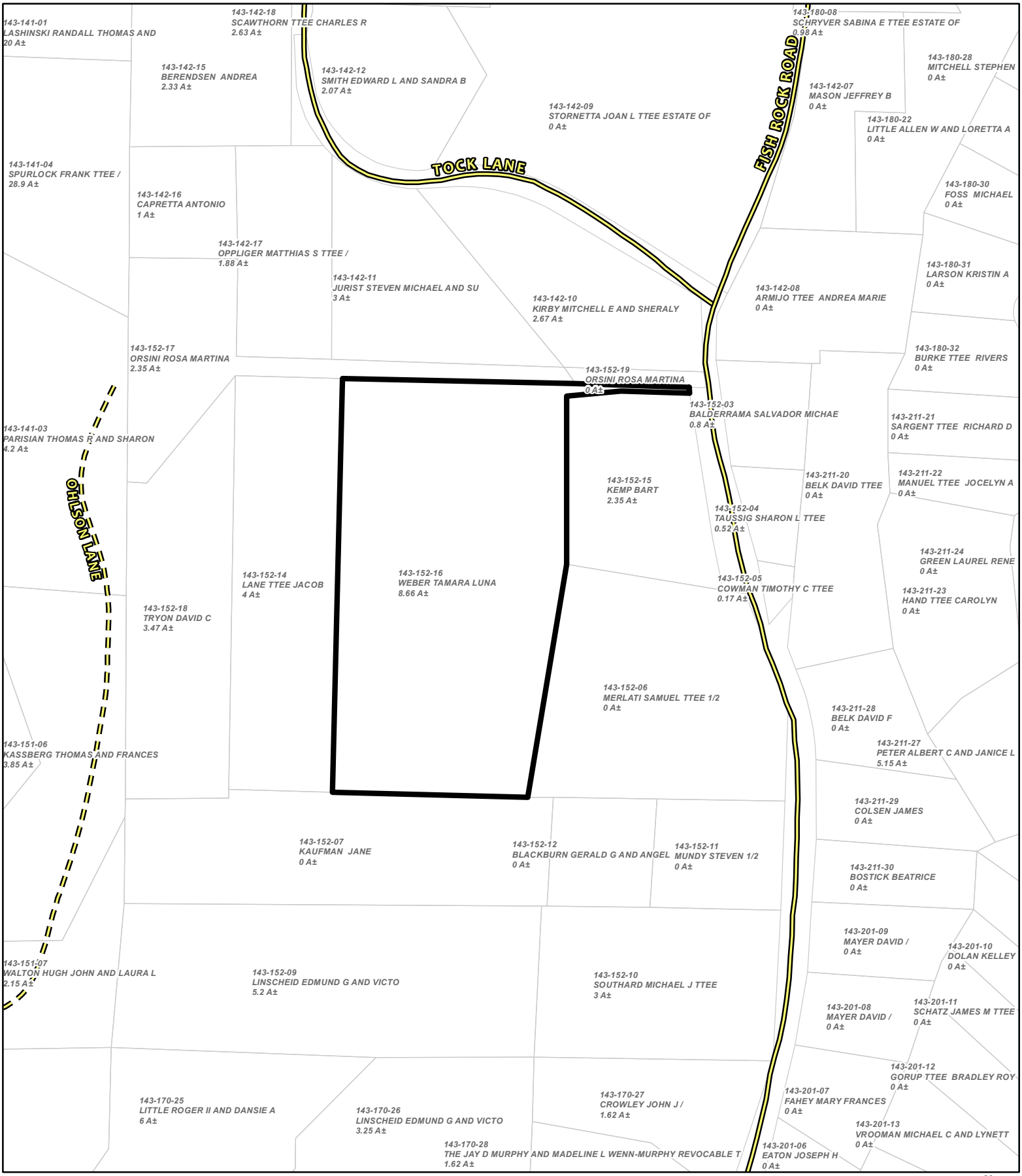
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1:4,000

CDP EXCLUSION

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OWNER: WEBER, Tamara & Dean
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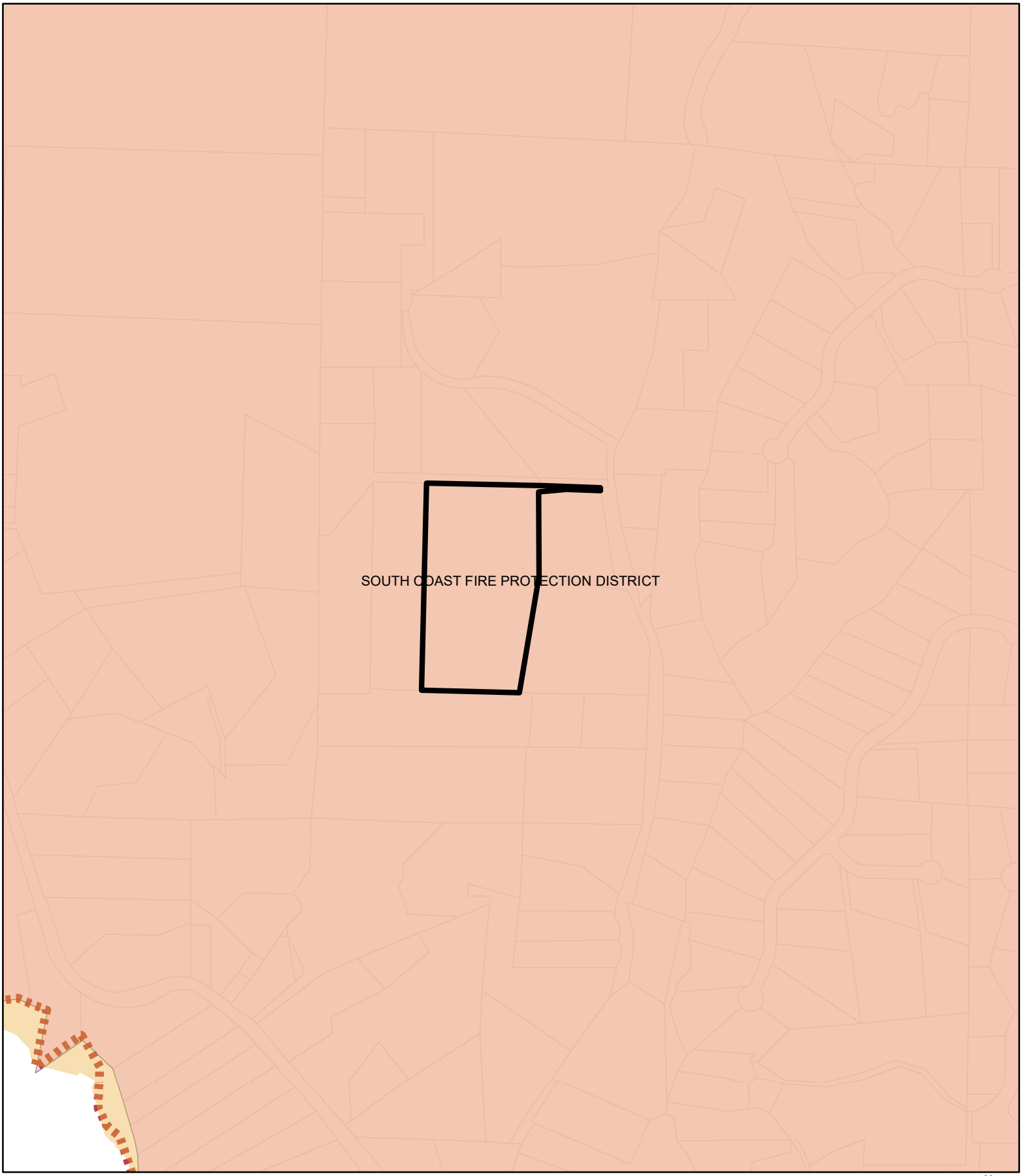
Public Roads
Private Roads
Assessors Parcels

0 135 270 Feet
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1:3,000

N W E S

ADJACENT PARCELS

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

High Fire Hazard
County Fire Districts
Assessors Parcels

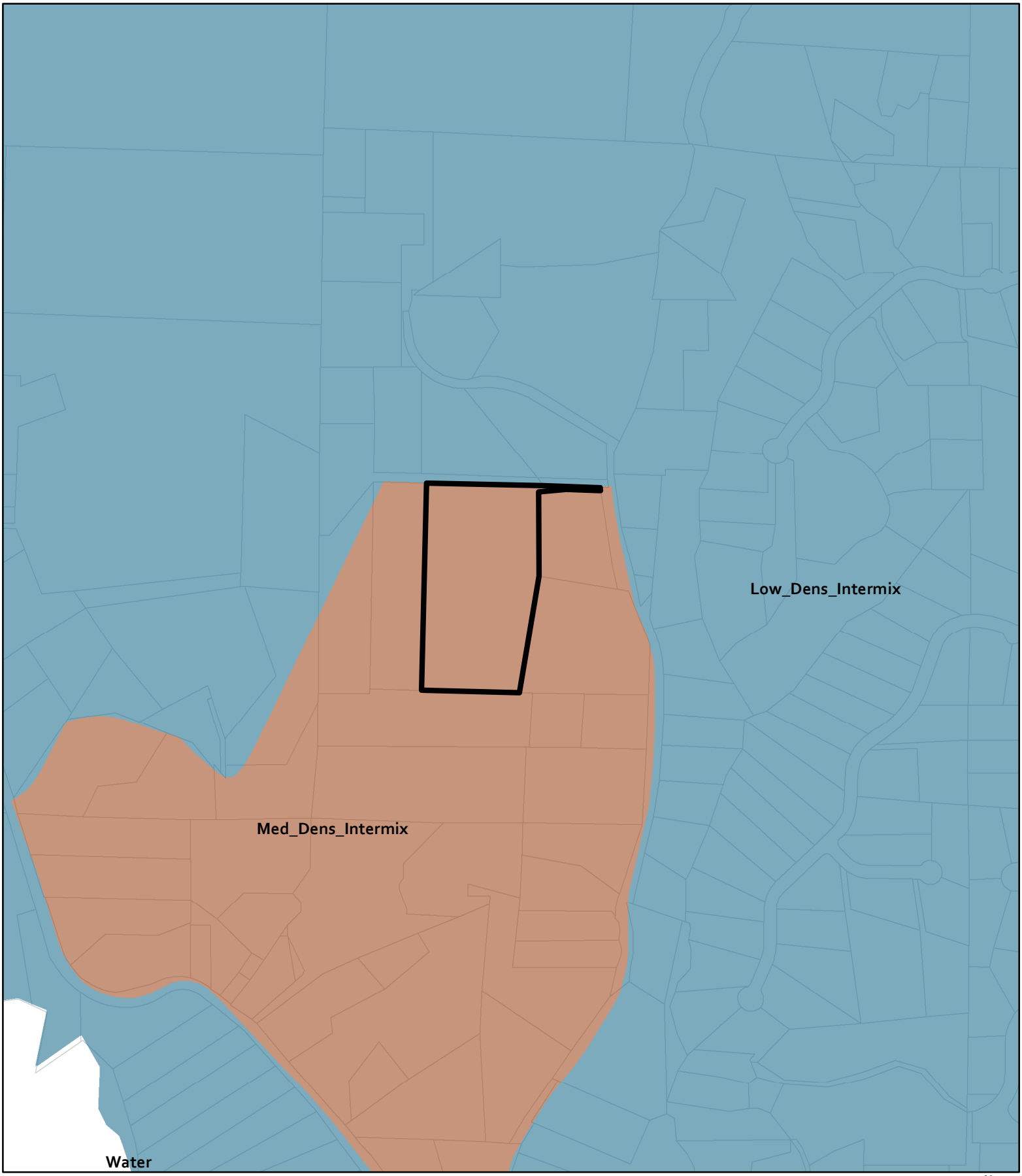
0 270 540 Feet
0 0.05 0.1 Miles

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W E
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1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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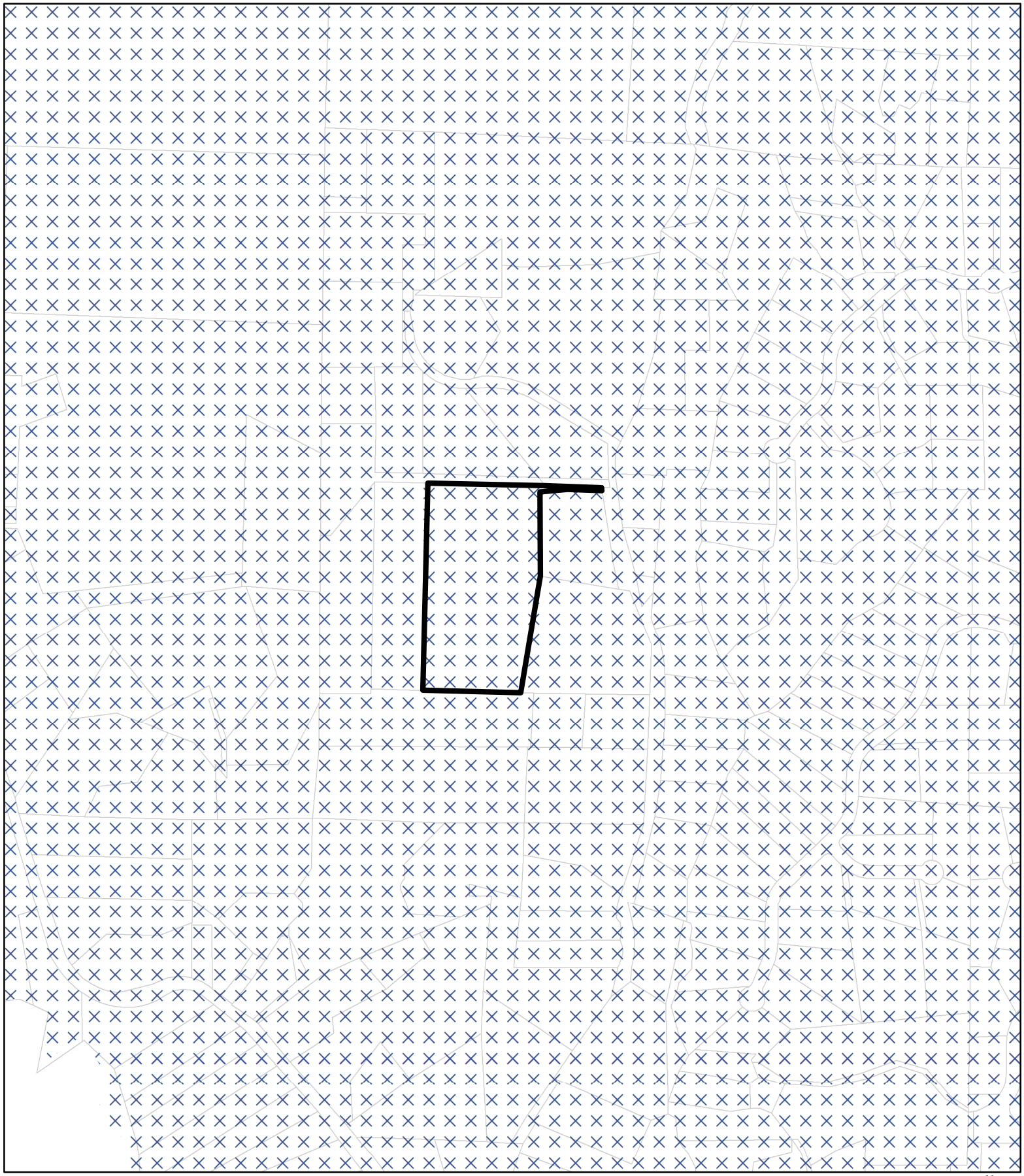
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AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

WILDLAND-URBAN INTERFACE

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CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Critical Water Resources

Assessors Parcels

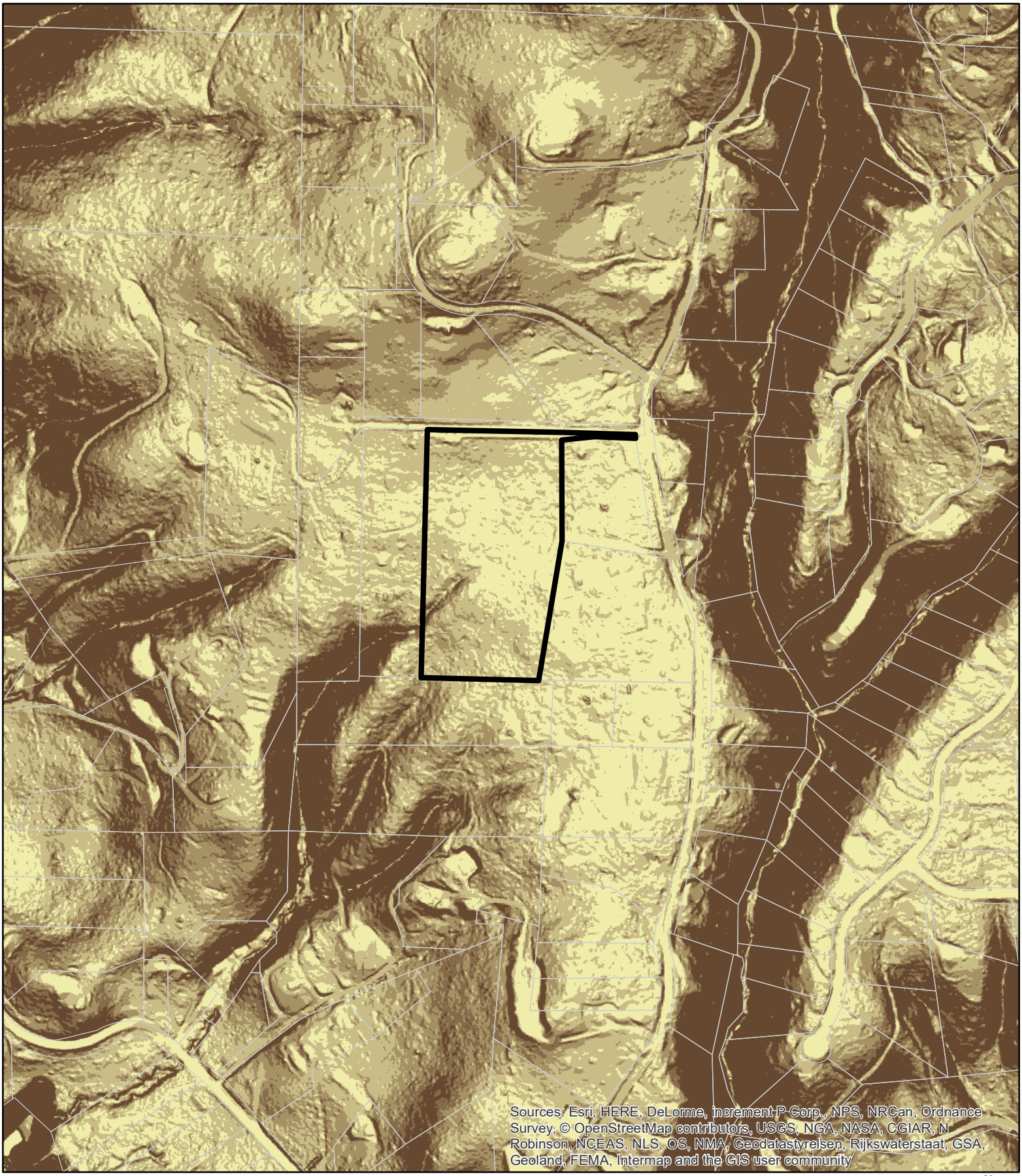
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0 0.05 0.1 Miles

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COASTAL GROUND WATER RESOURCES

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%

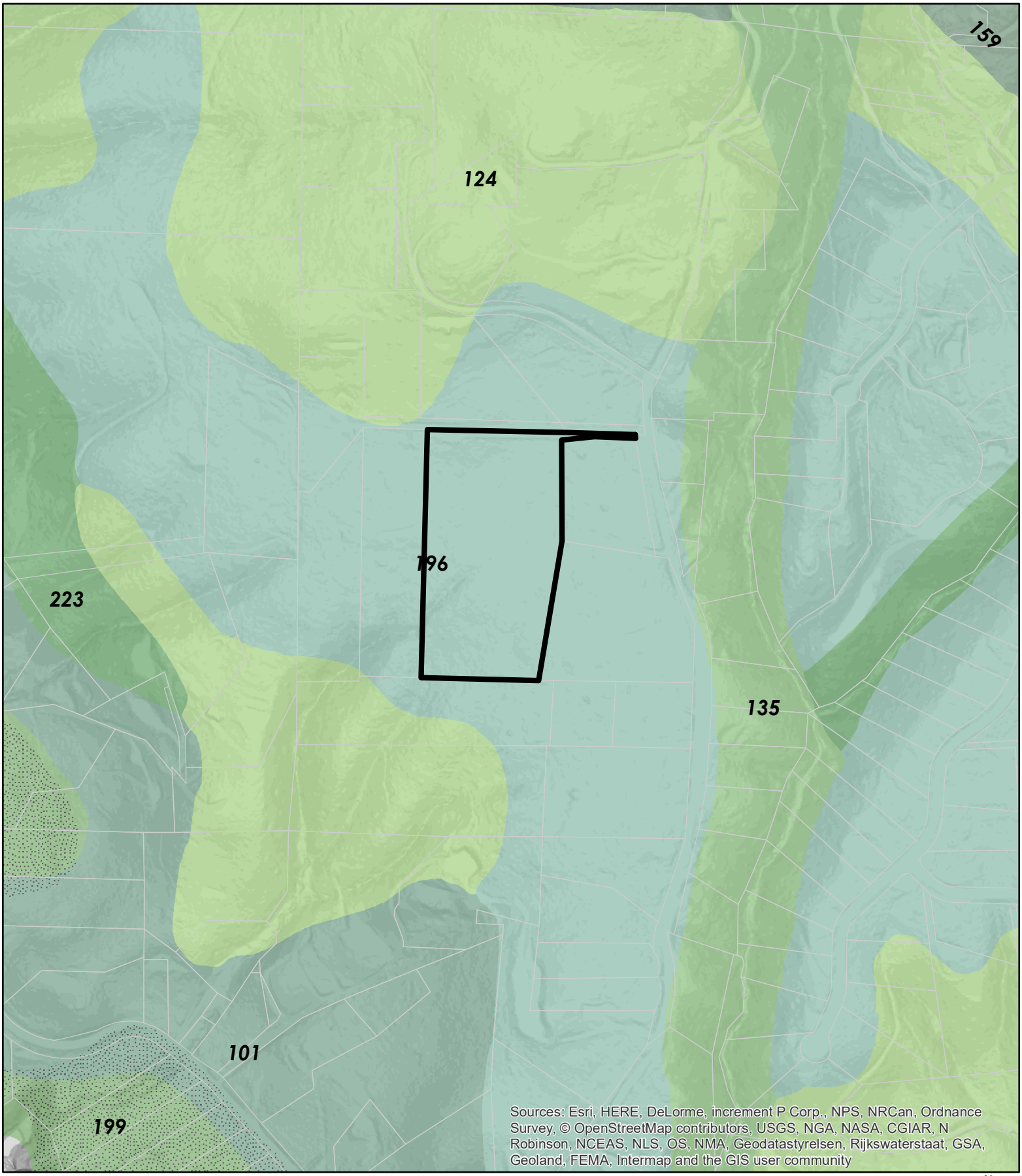
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0 0.04 0.08 Miles

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ESTIMATED SLOPE

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

Shinglemill-Gibney Complex

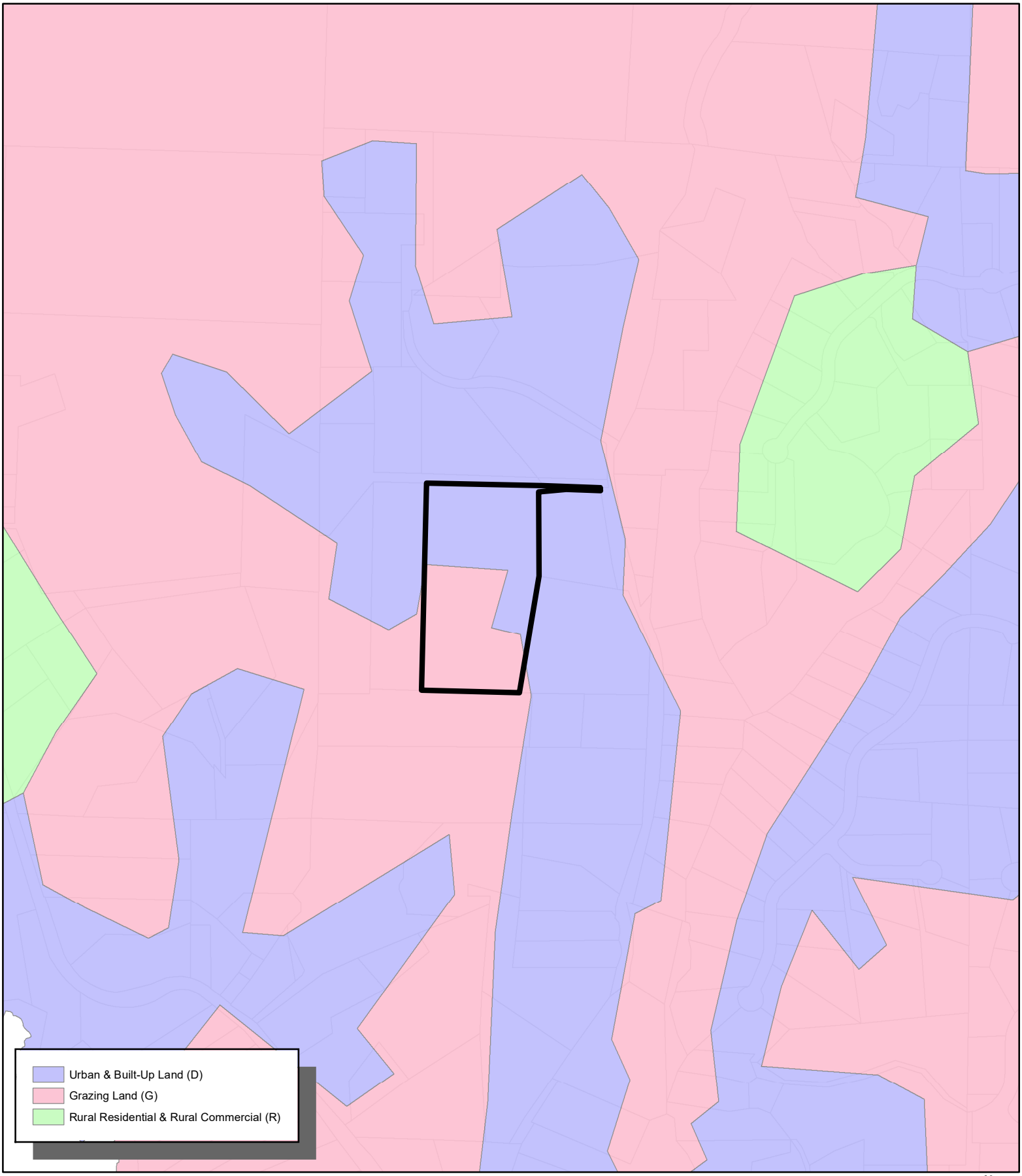
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0 0.04 0.08 Miles

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WESTERN SOIL CLASSIFICATIONS

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CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

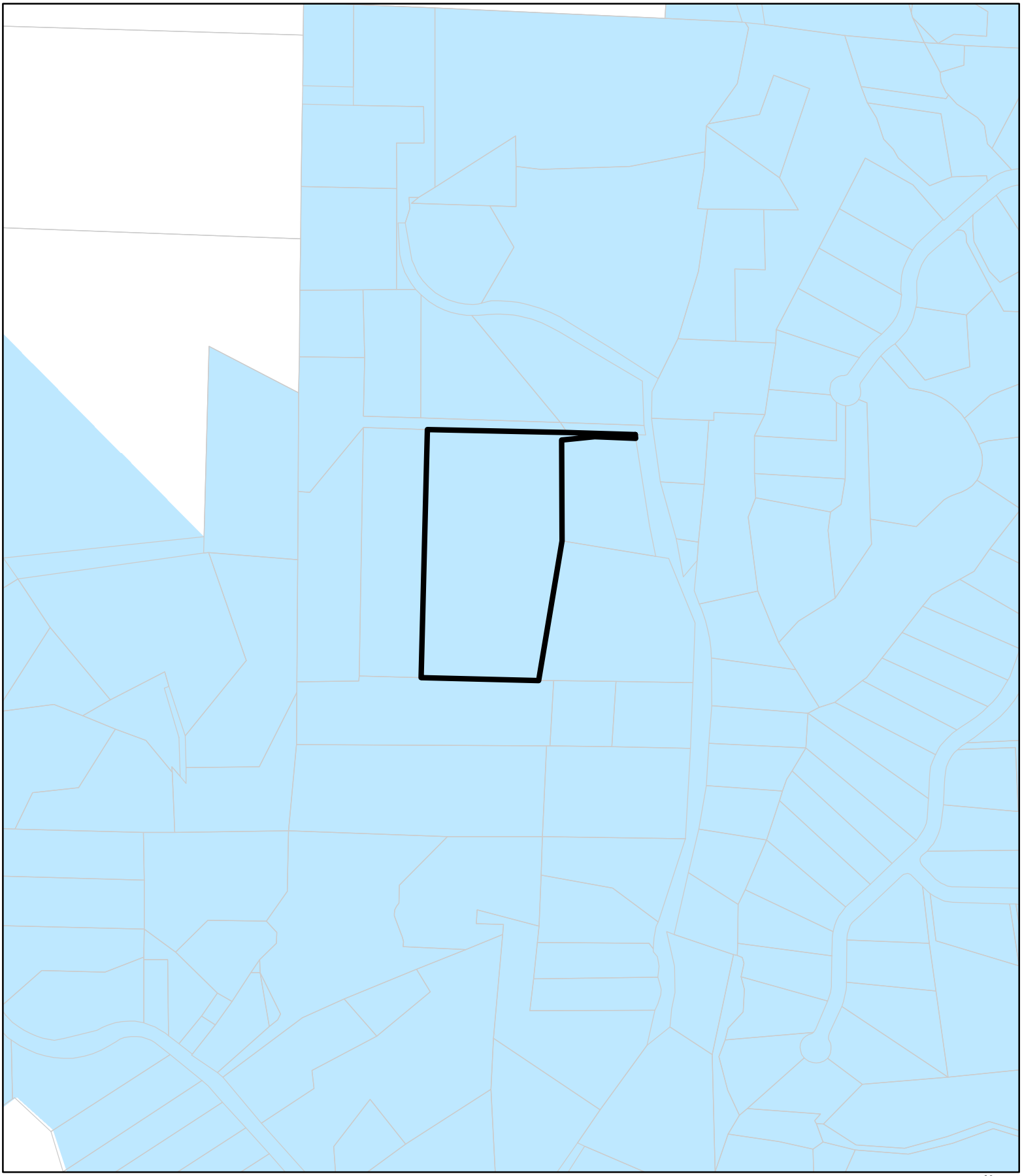
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0 0.05 0.1 Miles

N W E S

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IMPORTANT FARMLANDS

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CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels
County Water Districts

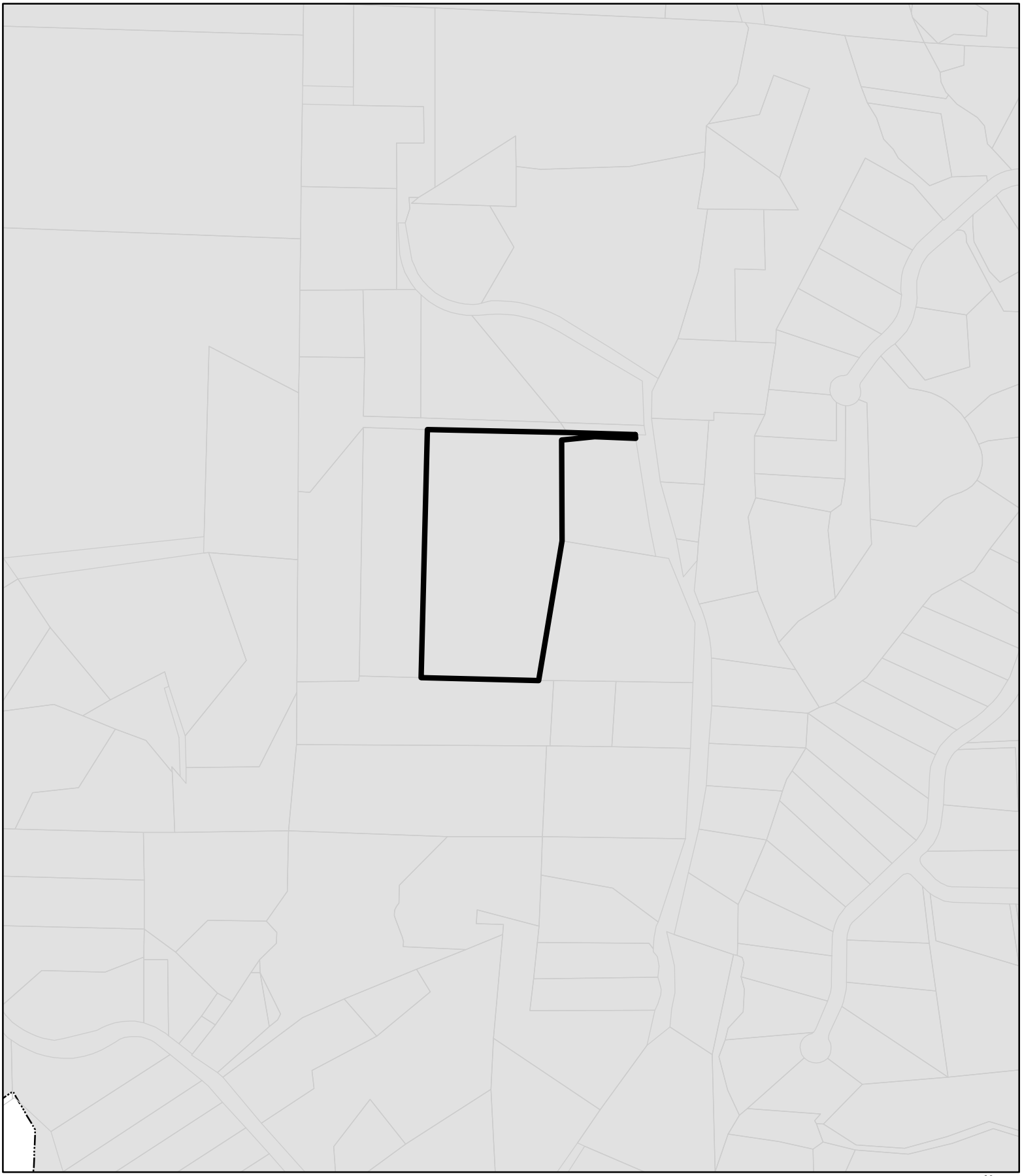
0 225 450 Feet
0 0.04 0.08 Miles

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WATER DISTRICT

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels
Gualala MAC

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

GUALALA MAC

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

House #2

Anthony Brosseau, *Septic System Inspector*
Certification NAWT # 12741ITC
Septic Skeptic
44980 Fish Rock Road, Gualala, CA 95445
(707) 884-5080

Invoice Number: 1196

Sewage Treatment System Inspection Report

Date Ordered: 12-1-2024 Date/Time Scheduled: 12-3-2024

By whom: Cassie @ Kennedy Send copy to: _____

Parcel Number: _____ Fax to: _____

Site address: 46300 Fish Rock Rd Gualala, CA 95445 Billing address: _____

Phone: (707) 884-9000 Phone: _____

1. System Type: Direct pit 2. Age: 1950's 3. Number of bedrooms: 2

4. Number of people occupying dwelling: Sellers: 1 Anticipated: ?

5. Is dwelling currently occupied: Yes: _____ No: ✓ Don't know: _____

6. If dwelling is unoccupied, how long has it been vacant? 3 years

7. Has there ever been a backup in the house? Yes: _____ No: _____ Don't know: ✓

8. List any known repairs made to the system: n/a

9. Has the system been inspected by others? Yes: _____ No: ✓ If so, did it fail? Yes: _____ No: _____

10. Date the treatment tank last pumped: unknown At what frequency? _____

Additional comments: Septic installed 1978

SEPTIC TANK

Risers: _____ Inlet Tee: _____ Outlet Tee: _____

Scum Inlet: _____ Sludge Inlet: _____ Scum Outlet: _____ Sludge Outlet: _____

Structural Condition: _____ Pumping Required? Yes: _____ No: _____

Liquid Level: _____ Tank Construction: _____ Tank Volume: _____

PUMP SYSTEM

Dose Counter: _____ Condition: _____ #: _____ Riser: _____ Controls: _____

Valves/Plumbing: _____ Operation: _____ Basin Integrity: _____ Electrical: _____

GW Infiltration: Yes: _____ No: _____ Discharge Line: _____ Sludge/Debris: _____

Pump Run (Sec): _____ OK: Yes: _____ No: _____

Anthony Brosseau, *Septic System Inspector*
Certification NAWT # 12741ITC

Septic Skeptic

44980 Fish Rock Road, Gualala, CA 95445
(707) 884-5080

Invoice Number: 1196

DRAINAGE OBSERVATIONS

Diversion Valve: Yes:____ No:____ Field:_____ Odors: Yes:_____ No:_____

Surfacing Effluent: Yes:_____ No:_____ Saturation: Yes:_____ No:_____ Down Slope Seep: Yes:_____ No:_____

Greywater Bypass: Yes:_____ No:_____ Fertility: Yes:_____ No:_____ Drainage Problem: Yes:____ No:_____

Observable plumbing problems?: Yes:____ No:_____ Curtain Drain: Yes:____ No:_____

Hot Tub: Yes:____ No:_____ Seep Pit: Yes:____ No:_____

HYDRAULIC LOAD TEST

Start Fill:_____ End Fill:_____ End Drain:_____

Depth to water:_____ _____ _____ Water Added:_____

Water Rise:_____ Water Drop:_____ Elapsed Time:_____

INSPECTORS COMMENTS

System is WOODEN tank full of dirt. FAIL
NO Drain field

SYSTEM INSPECTION RESULT: Pass:_____ Fail: ✓

Based on what I was able to observe and with my experience with on-site wastewater technology, I submit this Sanitary Sewage Disposal System Inspection Report based on the present condition of the on-site sewage disposal system. I have not been retained to warrant, or guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures etc.) which may effect the proper operation of a septic system as well as my inability to supervise or monitor the use or maintence of the system. This report shall not be constructed as a warranty that the system will function properly for any particular buyer. I DISCLAIM ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. I am also not ascertaining the impact the system is having on the ground water.

Date and Time Arrived: 12-3-2024 Departed: 12-4-2024

Signed: Anthony Brosseau

Anthony Brosseau
NAWT# 12741ITC

Invoice Number: 1196 Amount Due: SEE page 6 Copies Made? Yes:____ No:____

Method of Payment:_____ Check Number:_____ Date Paid:_____ Amount Paid:_____

Thank You! We appreciate your business!

House #3

Anthony Brosseau, *Septic System Inspector*
Certification NAWT # 12741ITC
Septic Skeptic
44980 Fish Rock Road, Gualala, CA 95445
(707) 884-5080

Invoice Number: 1192

Sewage Treatment System Inspection Report

Date Ordered: 12-1-2024 Date/Time Scheduled: 12/3/2024

By whom: Cassie @ Kennedy Send copy to: _____

Parcel Number: _____ Fax to: _____

Site address: 46300 Fish Rock Rd Billing address: _____
Gualala, CA _____

Phone: 707 884 9000 Phone: _____

1. System Type: Standard 2. Age: 1950's 3. Number of bedrooms: 1

4. Number of people occupying dwelling: Sellers: 1 Anticipated: ?

5. Is dwelling currently occupied: Yes: _____ No: ✓ Don't know: _____

6. If dwelling is unoccupied, how long has it been vacant? 3 years

7. Has there ever been a backup in the house? Yes: _____ No: _____ Don't know: ✓

8. List any known repairs made to the system: n/A

9. Has the system been inspected by others? Yes: _____ No: ✓ If so, did it fail? Yes: _____ No: _____

10. Date the treatment tank last pumped: unknown At what frequency? _____

Additional comments: Septic installed pre 1978

SEPTIC TANK

Risers: See note Inlet Tee: ok Outlet Tee: ok

Scum Inlet: O Sludge Inlet: O Scum Outlet: O Sludge Outlet: O

Structural Condition: ok Pumping Required? Yes: _____ No: ✓

Liquid Level: normal Tank Construction: concrete Tank Volume: 1200 gallons

PUMP SYSTEM

Dose Counter: _____ Condition: _____ # _____ Riser: _____ Controls: _____

Valves/Plumbing: _____ Operation: _____ Basin Integrity: _____ Electrical: _____

GW Infiltration: Yes: _____ No: _____ Discharge Line: _____ Sludge/Debris: _____

Pump Run (Sec): _____ OK: Yes: _____ No: _____

Anthony Brosseau, *Septic System Inspector*
Certification NAWT # 12741ITC
Septic Skeptic
44980 Fish Rock Road, Gualala, CA 95445
(707) 884-5080

Invoice Number: 1192

DRAINAGE OBSERVATIONS

Diversion Valve: Yes:____ No: ✓ **Field:** gravity **Odors:** Yes:____ No: ✓

Surfacing Effluent: Yes:____ No: ✓ **Saturation:** Yes:____ No: ✓ **Down Slope Seep:** Yes:____ No: ✓

Greywater Bypass: Yes:____ No: ✓ **Fertility:** Yes:____ No: ✓ **Drainage Problem:** Yes:____ No: ✓

Observable plumbing problems?: Yes:____ No: ✓ **Curtain Drain:** Yes:____ No: ✓

Hot Tub: Yes:____ No: ✓ **Seep Pit:** Yes:____ No: ✓

HYDRAULIC LOAD TEST

Start Fill: 10 40 **End Fill:** 11 AM **End Drain:** 11 AM

Depth to water: 8" 8" 8" **Water Added:** 100 gallons

Water Rise: 0 **Water Drop:** 0 **Elapsed Time:** 20 minutes

INSPECTORS COMMENTS

minor Root intrusion at inlet and outlet of Septic tank.
Recommend Risers for maintenance.

SYSTEM INSPECTION RESULT: Pass: ✓ Fail:_____

Based on what I was able to observe and with my experience with on-site wastewater technology, I submit this Sanitary Sewage Disposal System Inspection Report based on the present condition of the on-site sewage disposal system. I have not been retained to warrant, or guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures etc.) which may effect the proper operation of a septic system as well as my inability to supervise or monitor the use or maintence of the system. This report shall not be constructed as a warranty that the system will function properly for any particular buyer. I DISCLAIM ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. I am also not ascertaining the impact the system is having on the ground water.

Date and Time Arrived: 12/3/2024 Departed: 12/3/2024

Signed: Anthony Brosseau

Anthony Brosseau
NAWT# 12741ITC

Invoice Number: 1192 Amount Due: SEE page 6 Copies Made? Yes:____ No:____

Method of Payment:_____ Check Number:_____ Date Paid:_____ Amount Paid:_____

Thank You! We appreciate your business!

House #1

Anthony Brosseau, *Septic System Inspector*
Certification NAWT # 12741ITC
Septic Skeptic
44980 Fish Rock Road, Gualala, CA 95445
(707) 884-5080

Invoice Number: 1196

Sewage Treatment System Inspection Report

Date Ordered: 12-1-2024 Date/Time Scheduled: 12-3-2024

By whom: Cassie @ Kennedy Send copy to: _____

Parcel Number: _____ Fax to: _____

Site address: 46300 Fish Rock RD Gualala, CA 95445 Billing address: _____

Phone: (707) 884-9000 Phone: _____

1. System Type: Standard 2. Age: 1950's 3. Number of bedrooms: 2

4. Number of people occupying dwelling: Sellers: 1 Anticipated: ?

5. Is dwelling currently occupied: Yes:____ No: ✓ Don't know:____

6. If dwelling is unoccupied, how long has it been vacant? 3 years

7. Has there ever been a backup in the house? Yes:____ No:____ Don't know: ✓

8. List any known repairs made to the system: n/a

9. Has the system been inspected by others? Yes:____ No: ✓ If so, did it fail? Yes:____ No:____

10. Date the treatment tank last pumped: unknown At what frequency? unknown

Additional comments: _____

SEPTIC TANK

Risers: See note Inlet Tee: ok Outlet Tee: ok

Scum Inlet: _____ Sludge Inlet: _____ Scum Outlet: _____ Sludge Outlet: _____

Structural Condition: Over Loaded Pumping Required? Yes:____ No:____

Liquid Level: _____ Tank Construction: _____ Tank Volume: _____

PUMP SYSTEM

Dose Counter: _____ Condition: _____ # _____ Riser: _____ Controls: _____

Valves/Plumbing: _____ Operation: _____ Basin Integrity: _____ Electrical: _____

GW Infiltration: Yes:____ No:____ Discharge Line: _____ Sludge/Debris: _____

Pump Run (Sec): _____ OK: Yes:____ No:____

n/a

Anthony Brosseau, *Septic System Inspector*
Certification NAWT # 12741ITC
Septic Skeptic
44980 Fish Rock Road, Gualala, CA 95445
(707) 884-5080

Invoice Number: 1196

DRAINAGE OBSERVATIONS

Diversion Valve: Yes:____ No:____ Field:_____ Odors: Yes:_____ No:_____

Surfacing Effluent: Yes:_____ No:_____ Saturation: Yes:_____ No:_____ Down Slope Seep: Yes:_____ No:_____

Greywater Bypass: Yes:_____ No:_____ Fertility: Yes:_____ No:_____ Drainage Problem: Yes:____ No:_____

Observable plumbing problems?: Yes:____ No:_____ Curtain Drain: Yes:____ No:_____

Hot Tub: Yes:____ No:_____ Seep Pit: Yes:____ No:_____

HYDRAULIC LOAD TEST

Start Fill:_____ End Fill:_____ End Drain:_____

Depth to water:_____ Water Added:_____

Water Rise:_____ Water Drop:_____ Elapsed Time:_____

INSPECTORS COMMENTS

Septic tank overloaded, Repair drain field

SYSTEM INSPECTION RESULT: Pass:_____ Fail: ✓

Based on what I was able to observe and with my experience with on-site wastewater technology, I submit this Sanitary Sewage Disposal System Inspection Report based on the present condition of the on-site sewage disposal system. I have not been retained to warrant, or guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures etc.) which may effect the proper operation of a septic system as well as my inability to supervise or monitor the use or maintence of the system. This report shall not be constructed as a warranty that the system will function properly for any particular buyer. I DISCLAIM ANY WARRANTY, either expressed or implied, arising from the inspection of the septic system or this report. I am also not ascertaining the impact the system is having on the ground water.

Date and Time Arrived: 12-3-2024 Departed: 12-3-2024

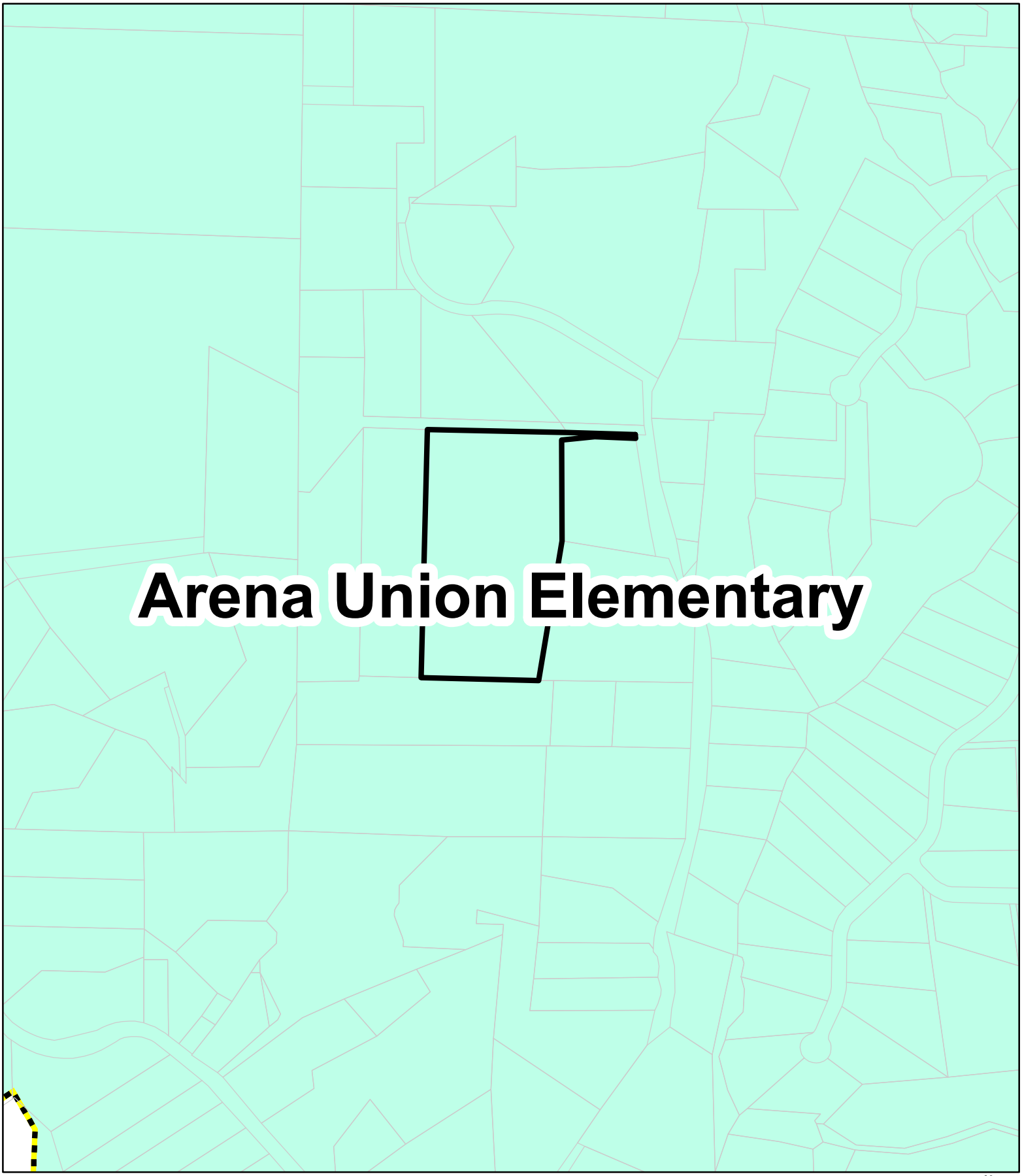
Signed: Anthony Brosseau

Anthony Brosseau
NAWT# 12741ITC

Invoice Number: 1196 Amount Due: 1,500.00 Copies Made? Yes: ✓ No:____

Method of Payment:_____ Check Number:_____ Date Paid:_____ Amount Paid:_____

Thank You! We appreciate your business!



CASE: CDP_2025-0028
OWNER: WEBER, Tamara & Dean
APN: 143-152-16
APLCT: Tamara & Dean Weber
AGENT: Tamara & Dean Weber
ADDRESS: 46300 Fish Rock Rd.

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

SCHOOL DISTRICT

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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES