



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR  
 JULIA KROG, ASSISTANT DIRECTOR  
 TELEPHONE: 707-234-6650  
 FAX: 707-463-5709  
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 pbs@mendocinocounty.org  
 www.mendocinocounty.org/pbs

December 16, 2021

Environmental Health - Fort Bragg  
 Archaeological Commission  
 Sonoma State University

Department of Fish and Wildlife  
 Coastal Commission  
 Cloverdale Rancheria

Redwood Valley Rancheria  
 Sherwood Valley Band of Pomo Indians

**CASE#:** CDP\_2021-0043

**DATE FILED:** 8/25/2021

**OWNER/APPLICANT:** EDWARD & DONNA CAHILL

**AGENT:** SEAN GAYNOR-ROUSSEAU

**REQUEST:** Standard Coastal Development Permit for the construction of a replacement septic system for an existing four (4) bedroom single family residence.

**LOCATION:** In the Coastal Zone, 6± miles north of the town of Gualala, on the west side of State Route 1 (SR 1), at the intersection with Signal Port Creek Road (CR 520), located at 32290 State Route 1, Gualala (APN: 142-151-25).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** KEITH GRONENDYKE

**RESPONSE DUE DATE:** December 30, 2021

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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\_2021-0043

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**OWNER/**

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**AGENT:** SEAN GAYNOR-ROUSSEAU

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**APN/S:** 142-151-25

**PARCEL SIZE:** 0.92± Acres

**GENERAL PLAN:** Rural Residential (RR5(2))

**ZONING:** Rural Residential (RR:5 FP)

**EXISTING USES:** Residential

**DISTRICT:** 5

**RELATED CASES:**

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	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Rural Residential (RR5(2))	Rural Residential (RR5)	0.8± acres	Vacant
<b>EAST:</b>	Rural Residential (RR5(2))	Rural Residential (RR5)	0.45± acres	Residential
<b>SOUTH:</b>	Rural Residential (RR5)	Rural Residential (RR5)	3± acres	Vacant
<b>WEST:</b>	Rural Residential (RR5)	Rural Residential (RR5)	3± acres	Vacant

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**REFERRAL AGENCIES**

**LOCAL**

- Archaeological Commission
- Environmental Health (EH)
- Sonoma State University

**STATE**

- California Coastal Commission
- California Dept. of Fish and Wildlife

**TRIBAL**

- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

**ADDITIONAL INFORMATION:**

- Parcel originally developed in 1972, with a Single-Family Residence and ancillary development;
- Proposed development is to be located:
  - In roughly the middle of the parcel, within an area which appears to be mostly devoid of vegetation, as shown on the Site Plan map, and
  - Does not propose vegetation removal, and
  - More than 500 feet way from bluff top, and
  - Less than 100 feet from a mapped Environmentally Sensitive Habitat Area (ESHA) to the north.
  - Less than 100 feet from a seasonal stream

**STAFF PLANNER:** KEITH GRONENDYKE

**DATE:** 12/15/2021

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*NO*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*High Fire Hazard*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*Calf Fire and South Coast Fire District*

### 4. FARMLAND CLASSIFICATION:

GIS

*(D)*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*NO*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*Critical Water Areas*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*117-Dingman-Beaughton complex*

### 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

*NO*

### 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

*NO*

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*NO*

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

*NO*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*NO*

### 22. OAK WOODLAND AREA:

USDA

*NO*

### 23. HARBOR DISTRICT:

Sec. 20.512

*NO*

## FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

### 24. LCP LAND USE CLASSIFICATION:

LCP Land Use maps/GIS

*Land Use Map 30: Anchor Bay*

### 25. LCP LAND CAPABILITIES & NATURAL HAZARDS:

LCP Land Capabilities maps/GIS; 20.500

*Non-Prime, Beach Deposits and Stream Alluvium and Terraces*

### 26. LCP HABITATS & RESOURCES:

LCP Habitat maps/GIS; 20.496

*No*

### 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

*NO*

### 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

*NO*

### 31. BLUFFTOP GEOLOGY:

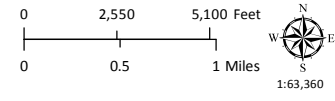
GIS; 20.500.020

*NO*



CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
 APN: 142-151-25  
 APLCT: Edward & Donna Cahill  
 AGENT: Sean Gaynor-Rousseau  
 ADDRESS: 32290 S. Highway 1, Gualala

- Major Towns & Places
- California Counties
- Coastal Zone Boundary
- Highways
- Major Roads



LOCATION MAP


MENDOCINO COUNTY PLANNING DEPARTMENT 10/19/2021

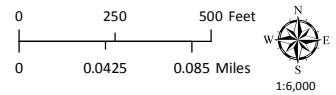




MENDOCINO COUNTY PLANNING DEPARTMENT 10/19/2021

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ADDRESS: 32290 S. Highway 1, Gualala

 Public Roads




AERIAL IMAGERY

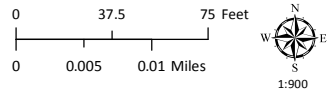




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/09/2021

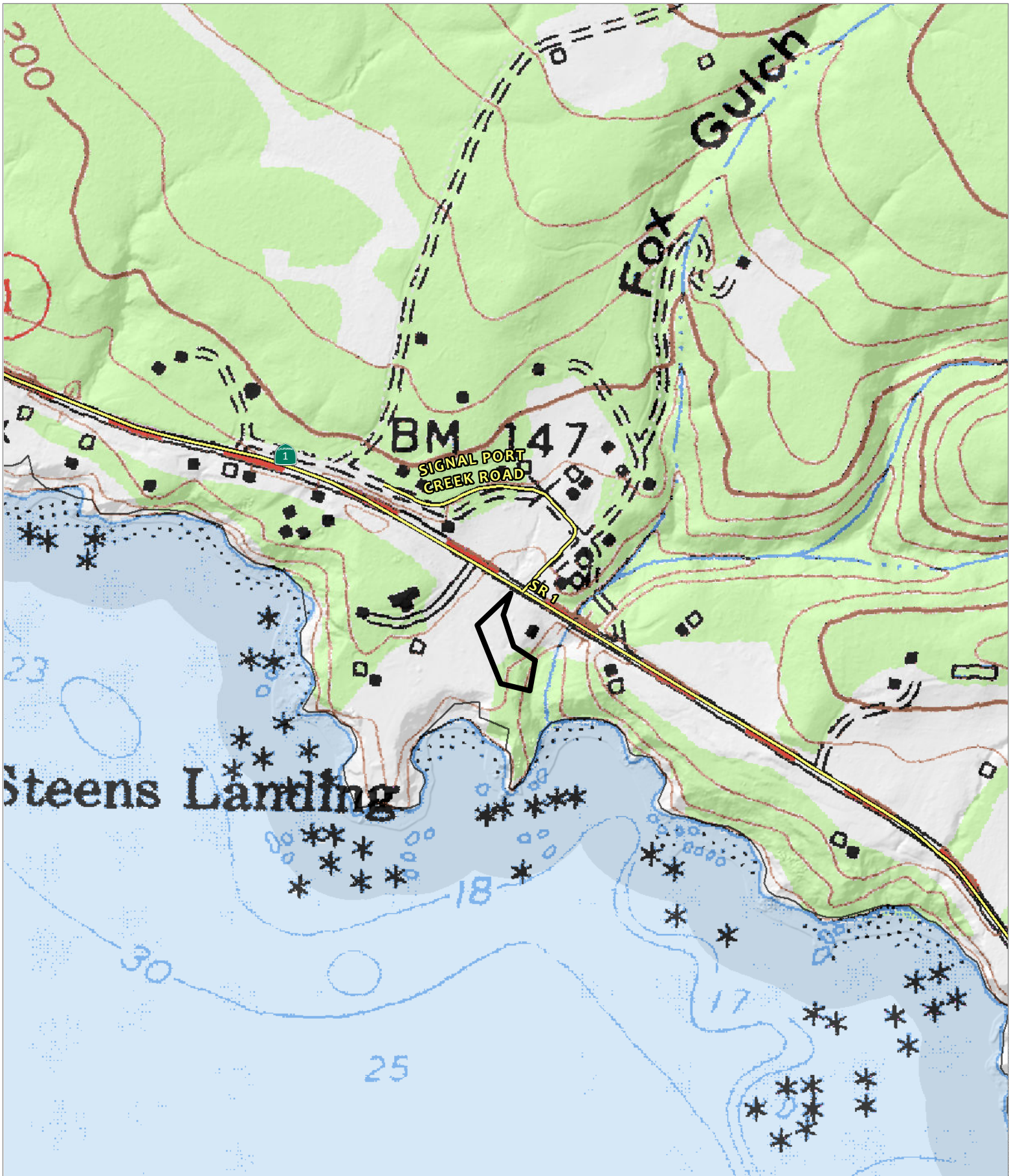
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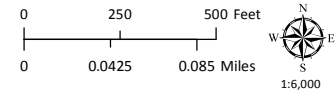
AERIAL IMAGERY





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 Public Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

**COUNTY OF MENDOCINO  
DEPT OF PLANNING AND BUILDING SERVICES**

120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning



Case No(s)	CDP-2021-0043
CDF No(s)	
Date Filed	9/16/21
Fee	\$4881.55
Receipt No.	PRS-045110
Received by	DIL
Office Use Only	

**COASTAL ZONE APPLICATION FORM**

**APPLICANT**

Name Mailing Address EDWARD A CAHILL III & DONNA E CAHILL  
Address 103 Banks Ct  
City Kill Devil Hills State NC Zip Code 27948-9108 Phone (619)851-4691

**PROPERTY OWNER**

Name Mailing Address EDWARD A CAHILL III & DONNA E CAHILL  
Address 103 Banks Ct  
City Kill Devil Hills State NC Zip Code 27948-9108 Phone (619)851-4691

**AGENT**

Name Mailing Address Sean Gaynor-Rousseau  
Address 39140 S HWY 1 (POB 942)  
City GUALALA State CA Zip Code 95445 Phone 707-321-4063

**PARCEL SIZE**

0.92 Square feet  
X Acres

**STREET ADDRESS OF PROJECT**

32290 S HWY 1, GUALALA, CA 95445

**ASSESSOR'S PARCEL NUMBER(S)**

142-151-25

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

Signature of Applicant/Agent

Date

9/15/21

Signature of Owner

Date

Donna E Cahill 9/10/2021  
Edward A. Cahill III 9/10/2021



# 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 you 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.

**This project was undertaken to design an on-site sewage disposal replacement system for an existing four bedroom residence.**

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

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	<u>1</u>	<u>2210</u>
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> 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: \_\_\_\_\_  
 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.

- 1. MAIN HOUSE;
- 2. PUMP HOUSE

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 \_\_\_\_\_ feet.

8. Lot area (within property lines): 0.92  square feet  acres

9. Lot Coverage:

	EXISTING		NEW PROPOSED		TOTAL
Building coverage	<u>2210</u>	square feet	_____	square feet	<u>2210</u>
Paved area	<u>1000</u>	square feet	_____	square feet	<u>1000</u>
Landscaped area	<u>25,000</u>	square feet	_____	square feet	<u>25,000</u>
Unimproved area	<u>11,900</u>	square feet	_____	square feet	<u>11,900</u>

GRAND TOTAL: 40,110 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 _____	Proposed _____	Total _____
Number of covered spaces	_____	_____	Size _____
Number of uncovered spaces	_____	_____	Size _____
Number of standard spaces	_____	_____	Size _____
Number of handicapped spaces	_____	_____	Size _____

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

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)
- On Site generation, Specify: \_\_\_\_\_
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: \_\_\_\_\_
- None

C. Telephone:  Yes  No

13. Will there be 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**

**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.

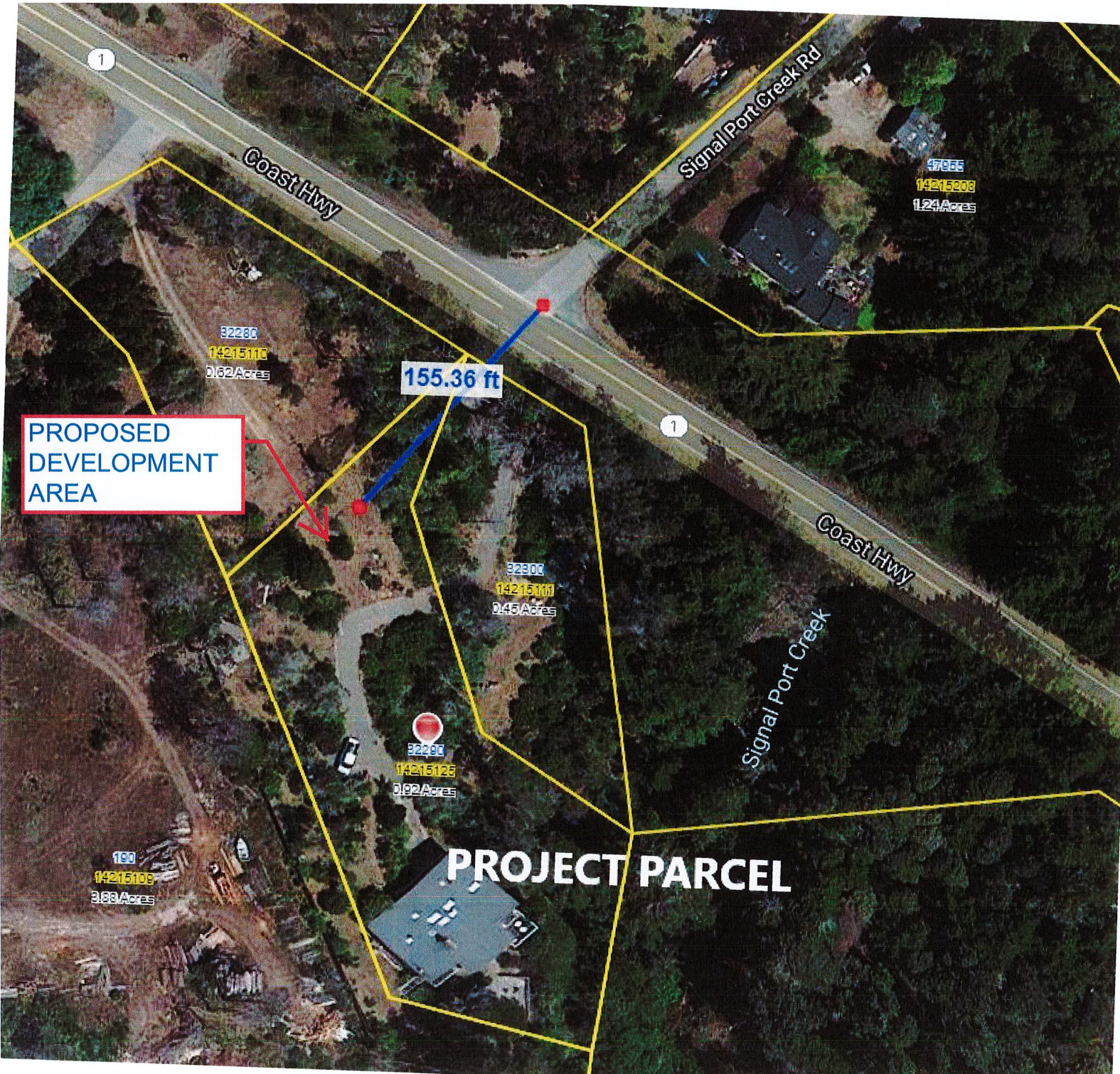
**INDEMNIFICATION AGREEMENT**

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.

Date: 9/10/2021

Edward A. Cahill Jr.  
Applicant  
Danna E. Cahill





**PROPOSED  
DEVELOPMENT  
AREA**

**155.36 ft**

**PROJECT PARCEL**

1

1

Coast Hwy

Signal Port Creek Rd

Coast Hwy

Signal Port Creek

32280  
14215110  
0.62 Acres

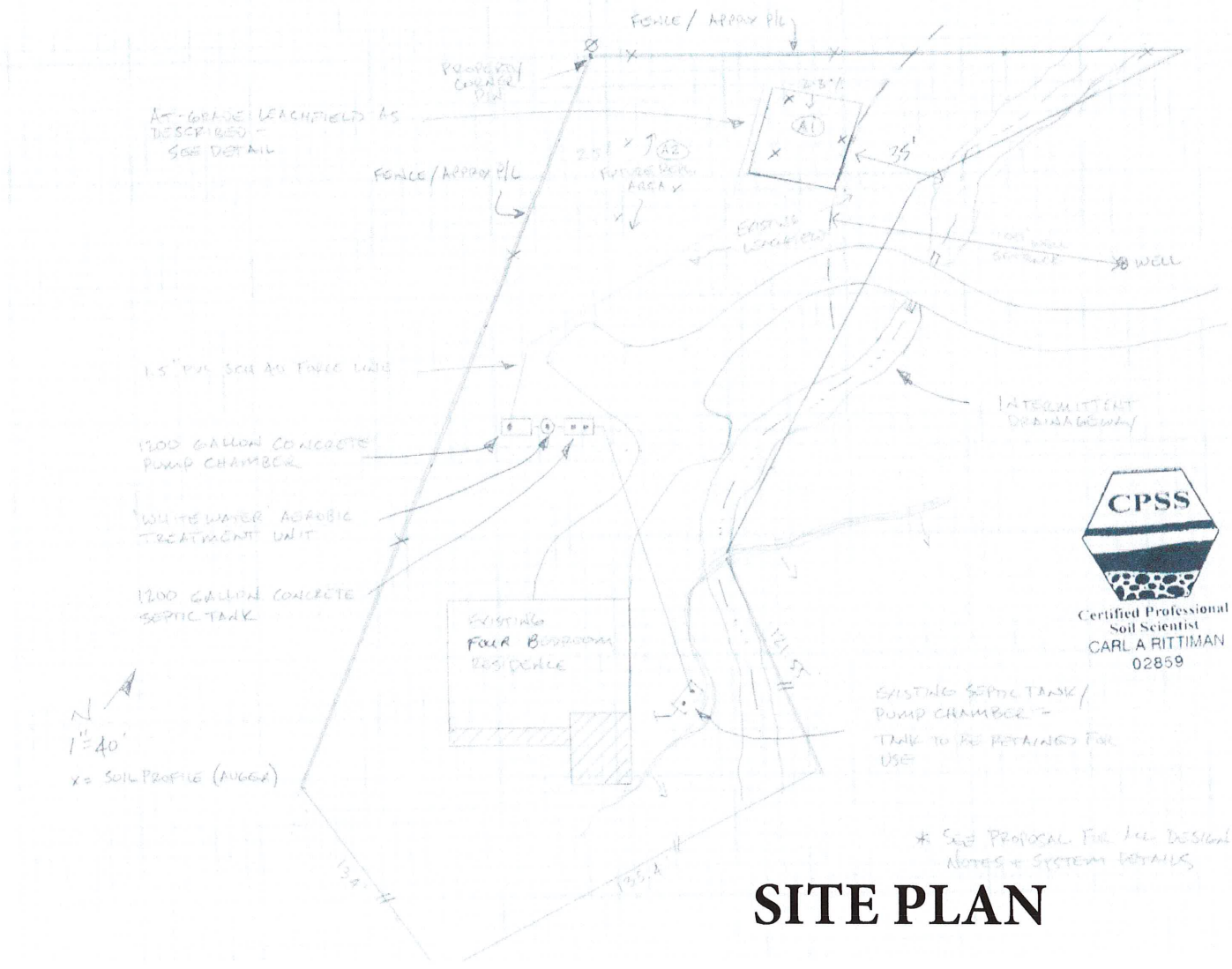
32900  
14215111  
0.45 Acres

32290  
14215126  
0.62 Acres

37055  
14215208  
1.24 Acres

130  
14215109  
0.68 Acres





A- GRADE LEACHFIELD AS DESCRIBED - SEE DETAIL

1.5" DIA SCH 40 FENCE LINE

1200 GALLON CONCRETE PUMP CHAMBER

WHITE WATER AEROBIC TREATMENT UNIT

1200 GALLON CONCRETE SEPTIC TANK

EXISTING FOUR BEDROOM RESIDENCE



Certified Professional Soil Scientist  
CARLA RITTIMAN  
02859

EXISTING SEPTIC TANK / PUMP CHAMBER - TANK TO BE RETAINED FOR USE

\* SEE PROPOSAL FILE FOR DESIGN NOTES + SYSTEM DETAILS

# SITE PLAN



RECORDING REQUESTED BY:  
First American Title Company

AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Edward Aloysius Cahill  
1017 F Avenue  
Coronado, CA 92118

2006-16582  
Recorded at the request of  
FIRST AMERICAN TITLE  
08/21/2006 03:01P  
Fee: 13.00 No of Pages: 3

OFFICIAL RECORDS  
Marsha A Wharff, Clerk-Recorder  
Mendocino County, CA

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2306-2389085 *Dm*

Escrow No.: 5301-00571-RBG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$1,100.00**

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  City of **AND**

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

**Gerald A. May and Nancy Herald-May, Husband and Wife as Joint Tenants**

hereby GRANT(s) to:

**Edward Aloysius Cahill, III and Donna Ellen Cahill, Husband and Wife as Joint Tenants**

the real property in the County of Mendocino, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 32290 and 32300 S. Hwy 1, Point Arena, CA 95445

AP#: 142-151-25 & 142-151-11

<input type="checkbox"/>	\$20.00 PAID
<input checked="" type="checkbox"/>	PCO FILED
<input type="checkbox"/>	Exempt

DATED July 28, 2006

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

On AUGUST 4, 2006

Before me, CHARITO ALICAN TORRADO

A Notary Public in and for said State, personally appeared

GERALD A. MAY AND

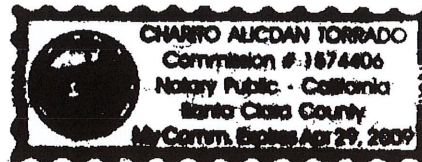
NANCY HERALD-MAY

Gerald A. May  
Gerald A. May

Nancy Herald-May  
Nancy Herald-May

personally known to me (or 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.

WITNESS my hand and official seal.



Signature [Signature] NOTARY PUBLIC

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:



**CARL RITTIMAN & ASSOCIATES, INC.**

*Certified Professional Soil Scientist  
PO Box 590 • Mendocino CA 95460*

Benjamin Hutter  
Environmental Health Specialist  
Mendocino County Division of Environmental Health  
120 W. Fir Street  
Fort Bragg, CA 95437

Date: 3/2/21

Re: 33290 Hwy 1, Gualala, APN 142-151-25

Benjamin,

I have reviewed your email of 2/9/21 regarding your review of our proposal the above referenced site and offer the following:


1. Yes, the drainageway on site is fairly deeply incised but we are not concerned with "effluent pouring out of the sides". As we discussed on the phone, the anticipated winter groundwater level in the area of the drainage way is on the order of 16 inches below the soil surface. It is highly likely that groundwater will seep out of the sides of the drainage way during years of normal rainfall. That will occur whether or not the sewage disposal system is constructed as proposed. As always, our design attempts to protect the groundwater. For this project this is accomplished by using a second septic tank as a further settling tank, adding an Aerobic Treatment Unit (ATU) and using a pressurized At-grade disposal bed. Mendocino County policy requires that we identify a replacement area even for repair designs. On this parcel of limited area, we have identified the required replacement leachfield area. The anticipated winter groundwater level in the replacement area is on the order of 10 inches. We opted to use the area of somewhat better drained soils (groundwater at 16 inches) for this proposal to give the greatest protection of the groundwater at this time. The edge of the proposed disposal system is 35 feet from the bank at the drainageway and approximately 40 feet from the actual channel. We believe the proposed design meets the required setbacks to the maximum extent possible on this parcel.
2. Attached is a revised abstract. Please remove the waiver request from your copy of our proposal as you deem it not necessary.
3. I checked with the Assessor and the house does contain four bedrooms. This is acknowledged in the revised proposal abstract. Our existing At-grade proposal was sized for three bedrooms. In the Mendocino County LAMP section 9.4.13 Sizing reduction, there is reference to decreased leachfield area when IAPMO certified dispersal system (sic) is used. That section references the Mendocino County OWTS Technical Standards but I cannot find any reference to leachfield size reduction in those technical standards. I spoke with Marlayna Bourbonnais, Land Use Program Manager, about this and we found a reference to leachfield sizing when using an Aerobic Treatment Unit in the "Non-Standard On-Site Sewage Disposal Systems Program", March 1996, section 821, special considerations, allows a maximum of 30% reduction in leachfield size provided a 100 % primary and replacement area is identified. As our proposal incorporates an

approved ATU we will take the 30 percent reduction in leachfield sizing for this project. I have attached revised Wisconsin At-Grade specifications which show the 30 percent reduction in leachfield size. The new calculations show that a leach bed of 700 square feet is required after the 30% reduction is taken. Our original proposal was for a leachbed of 900 square feet and we will continue with that sizing.

4. A revised site map is attached that shows the proposed setback to the drainageway.
5. This is not a proposal to separate the two parcels. We acknowledge the 8/30/02 memo from James Ehlers to the Planning and Building Department regarding this issue. The sewage disposal system serving the one bedroom cottage was inspected by Septic Skeptic on 6/12/20 and found to be in acceptable condition. A copy of that report is attached. The cottage disposal system is not a part of this proposal.

Please respond to me directly regarding this proposal. I am happy to discuss any of these issues with you. I do need some acknowledgement that you have received and reviewed this letter so that I can track the progress of this proposal through the review process. Thanks.

Sincerely,



Carl Rittiman, CPSS

c; S. Gaynor Rousseau, M. Bourbonnais

Phone 707-937-0804 • Fax 707-937-0575 • e-mail [crit@mcn.org](mailto:crit@mcn.org)

**SITE EVALUATION REPORT**  
**FOR**  
**INDIVIDUAL SEWAGE DISPOSAL REPLACEMENT SYSTEM PROPOSAL**

***Owner and Mailing Address:***

Edward and Donna Cahill  
103 Banks Ct.  
Kill Devil Hills, NC 27948

***Agent and Mailing Address:***

Sean Gaynor Rousseau  
Sea Ranch-Gualala Real Estate  
P.O. Box 942, Gualala, CA 95445

***Project Address:***

33290 S. Hwy 1, Gualala

***Assessor Parcel Number:***

142-151-25

***Location:***

S. Hwy 1 to the driveway marked 33290, just south of Hwy 7.7 mile marker, on the west side of the highway. A map is attached.

***Project Description:***

This project was undertaken to design an on-site sewage disposal replacement system for an existing four bedroom residence.

October 19<sup>th</sup>, 2020  
REV. 3/21

***CARL RITTIMAN & ASSOCIATES, INC.***

*PO Box 590 • Mendocino CA 95460*

*Phone 707-937-0804 • Fax 707-937-0575 • e-mail [crit@mcn.org](mailto:crit@mcn.org)*

**PRIMARY LEACHFIELD AREA\*:**

Profile...A1

Slope...2-3%

Soil Depth...16 inches

System Design...At-Grade with Aerobic secondary treatment

Distribution Method...Pressurized Laterals

Soil Suitability Class...2C (assumed)

Soil Percolation Rate...-- mpi

Design Application Rate...-- gal/sq ft/day

Wastewater Design Flow...600 gpd

Number of Beds...1

Bed Length...30 feet

Bed Width...30 feet

Total Length...40 feet

Total Width...40 feet

\*This system will be placed in the County's Non-Standard System Program.



**REPLACEMENT LEACHFIELD AREA\*:**

Profile...A2

Slope...2-5%

Soil Depth...10 inches

System Design...At-Grade with Aerobic secondary treatment

Distribution Method...Pressurized Laterals

Soil Suitability Class...2C (assumed)

Soil Percolation Rate...-- mpi

Design Application Rate...-- gal/sq ft/day

Wastewater Design Flow...600 gpd

Number of Beds...2

Bed Length...38 feet

Bed Width...10 feet

Total Length...48 feet

Total Width...35 feet

\*This system will be placed in the County's Non-Standard System Program.

## **PROPOSAL ABSTRACT:**

This parcel is located in Gualala and is accessed off of Highway 1. The parcel supports an existing four bedroom residence. An off-site well provides water to the parcel. A seasonal drainageway runs through the parcel. A memo from the DEH to the Planning Dept in 2002 suggested that these separate parcels; 142-151-25 and 142-151-11 cannot be recognized as separate parcels until such time as the sewage generated on a parcel is deposited on that parcel. A one bedroom cottage exists on parcel 142-15-11. It is served by its own sewage disposal system that was inspected and found to be performing satisfactorily by Septic Skeptic in June 2020. That structure is not a part of this proposal.

In 2002, our office prepared an SER for a repair system to serve this parcel and a neighboring parcel to the east (32300 S. Hwy 1; parcels historically owned by same owner). Due to limited area available for sewage disposal on both of the parcels, a common disposal system was proposed to serve each of the parcels. A drip tubing leachfield incorporating secondary sewage treatment was proposed. The repair system was never installed.

The parcels are currently for sale. The current owner of the parcel would like to proceed with a repair system at this time to serve the existing four bedroom residence. The existing system serving the one bedroom cottage is reported to be functioning satisfactorily and is not a part of this proposal.

Area for sewage disposal is limited due to existing infrastructure and various setback requirements. Soils on the parcel have evidence of a high winter watertable and slowly permeable subsoils. Several augered profiles were observed which contained sandy clay loam/sandy clay subsoils, with soil mottling between the depths of 10-24 inches.

An At-Grade leachfield incorporating secondary sewage treatment is proposed and the system is sized to accommodate a total of four bedrooms.

Additional soil profiling was conducted to identify a future replacement leachfield on the parcel. Similar soil conditions were observed with soil mottles observed at a depth of 10 inches. Its location is indicated on the site map.

This proposal suggests that the existing septic tank/pump chamber currently serving the residence be retained for use at this time. The installation of new tankage near the residence is not a possibility due to limited area available and accessibility issues. As such, new pump equipment will be installed in the existing septic tank/pump tank and sewage will then be pumped to a new septic tank (and remaining tankage) located to the north of the residence.

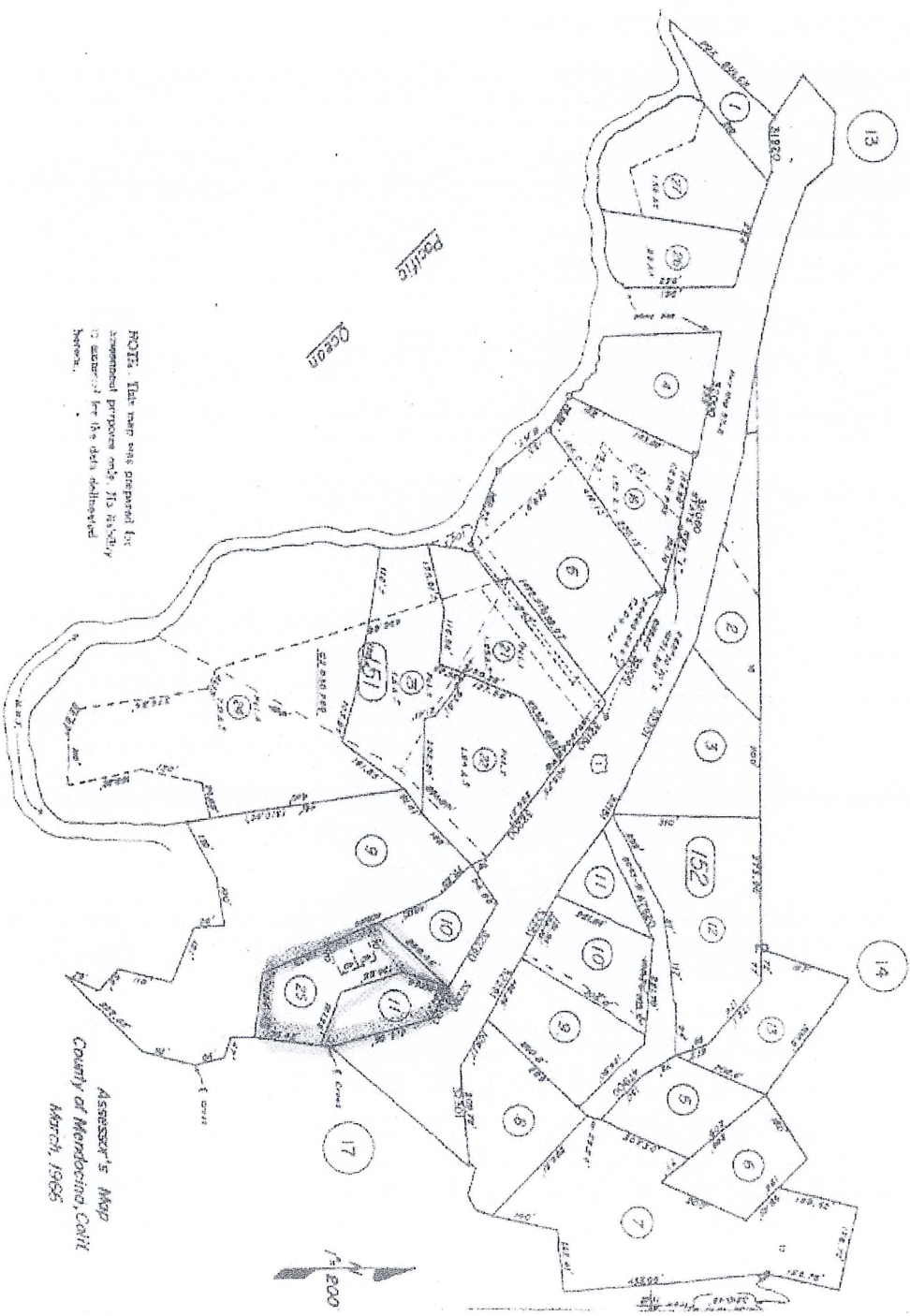
The required 50 foot setback from a disposal system to the sharp change in slope at the drainageway cannot be met. A 35 foot setback is proposed. The required 50 foot setback between the disposal system and the intermittent drainageway cannot be met. A 40 foot setback is proposed. The required 24 inch separation distance to the highest anticipated level of groundwater cannot be met. A separation distance of 10 to 16 inches is proposed.



N 1/2 of SW 1/4 B POK NW 1/4 of SE 1/4 Sec. 2, T11N R16W, M088M

52-002

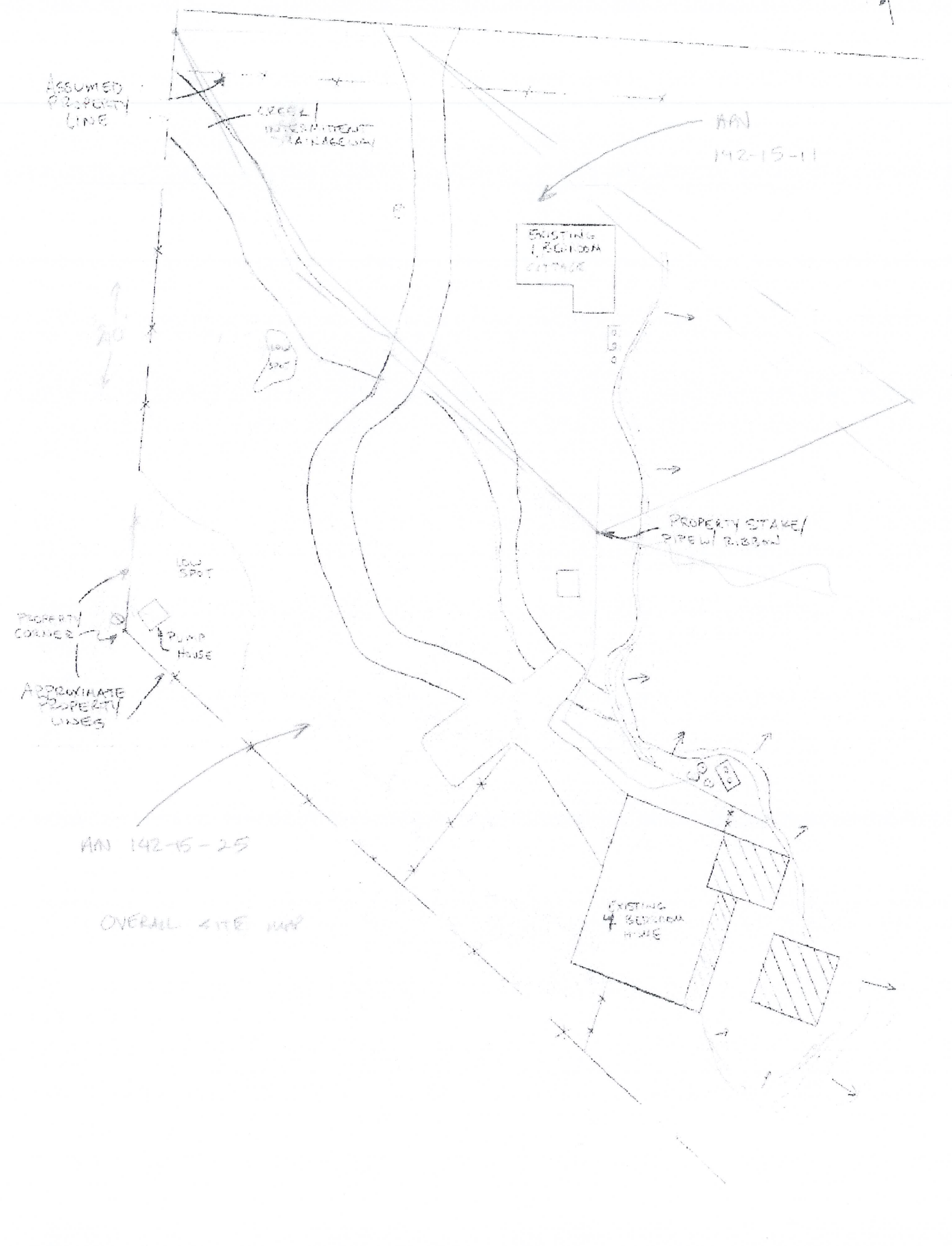
142-15



NOTE: This map was prepared for assessment purposes only. Its liability is assumed for the data contained herein.

Assessor's Map  
County of Mendocino, Calif  
March, 1965

← Hwy 1 →



ASSUMED PROPERTY LINE

CROSS INTERSECTING DRAINAGE WAY

AN 142-15-11

EXISTING 1 BEDROOM COTTAGE

PROPERTY STAKE / PIPE w/ 2.033W

LOW SPOT

PROPERTY CORNER

PUMP HOUSE

APPROXIMATE PROPERTY LINES

AN 142-15-25

EXISTING 4 BEDROOM HOUSE

OVERALL SITE MAP





*Cottage*

Anthony Brosseau, Septic System Inspector  
Certification NAWT # 127411TC

**Septic Skeptic**

44980 Fish Rock Road, Guafala, CA 95445  
(707) 854-5080

Invoice Number 11218

**DRAINAGE OBSERVATIONS**

Diversion Valve: Yes:  No:  Field: swamp 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:  Sleep Pit: Yes:  No:

**HYDRAULIC LOAD TEST**

Start Fill: 10:20 End Fill: 10:40 End Drain: 10:40  
 Depth to water: 8" 8" 8" Water Added: 100 gallons  
 Water Rise: 0 Water Drop: 0 Elapsed Time: 20 minutes

**INSPECTORS COMMENTS**

This is for 1 Bedroom Cottage  
Must install River's and Bio filter to meet  
current county Standard.

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 affect the proper operation of a septic system as well as my inability to supervise or monitor the use or maintenance of the system, this report shall not be construed 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: \_\_\_\_\_ Departed: \_\_\_\_\_

Signed: *Anthony Brosseau* 6/12/20  
 Anthony Brosseau  
 NAWT# 127411TC

Invoice Number: 11218 Amount Due: SEE PAGE 4 Copies Made: Yes  No   
 Method of Payment: \_\_\_\_\_ Check Number: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Amount Paid: \_\_\_\_\_



**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.**

<b>AP# 000-000-00</b> <b>LASTNAME, FIRSTNAME</b> <b>STREET ADDRESS</b> <b>CITY, STATE ZIP</b>		
<b>142-152-08-00</b> <b>Gutlohn Linda J</b> <b>47955 Signal Port Creek Rd,</b> <b>Gualala, CA 95445-9572</b>		
<b>142-152-09-00</b> <b>Scheunert Simone</b> <b>32281 S Highway 1, Gualala, CA</b> <b>95445-8525</b>		
<b>142-152-10-00</b> <b>Marble Janet</b> <b>32251 S Highway 1, Gualala, CA</b> <b>95445-8525</b>		
<b>142-170-05-00</b> <b>Visscher Tyrone Martin</b> <b>32400 S Highway 1, Gualala, CA</b> <b>95445-9501</b>		
<b>142-151-10-00</b> <b>Leschinsky Diana A</b> <b>32280 S Highway 1, Gualala, CA</b> <b>95445-8524</b>		
<b>142-151-24-00</b> <b>Farley Terrance C</b> <b>32250 S Highway 1, Gualala, CA</b> <b>95445-8524</b>		
<b>142-151-09-00</b> <b>Rubin Tod Douglas</b> <b>190 Cameo Dr, Gualala, CA 95445</b>		

## 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.**

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<b>142-151-09-00</b> <b>Rubin Tod Douglas</b> <b>190 Cameo Dr, Gualala, CA 95445</b>		





# Mendocino County

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## Planning and Building Services

860 North Bush Street  
 Ukiah, CA 95482  
 (707) 234-6650

120 West Fir Street  
 Fort Bragg, CA 95437  
 (707) 964-5379

**Paid By: CAHILL EDWARD A III & DONNA E**  
 103 BANKS COURT

**CDP\_2021-0043**

KILL DEVIL HILLS                      NC 27948

**Receipt: PRJ\_045110**

**Date: 9/16/2021**

**Project Number: CDP\_2021-0043**

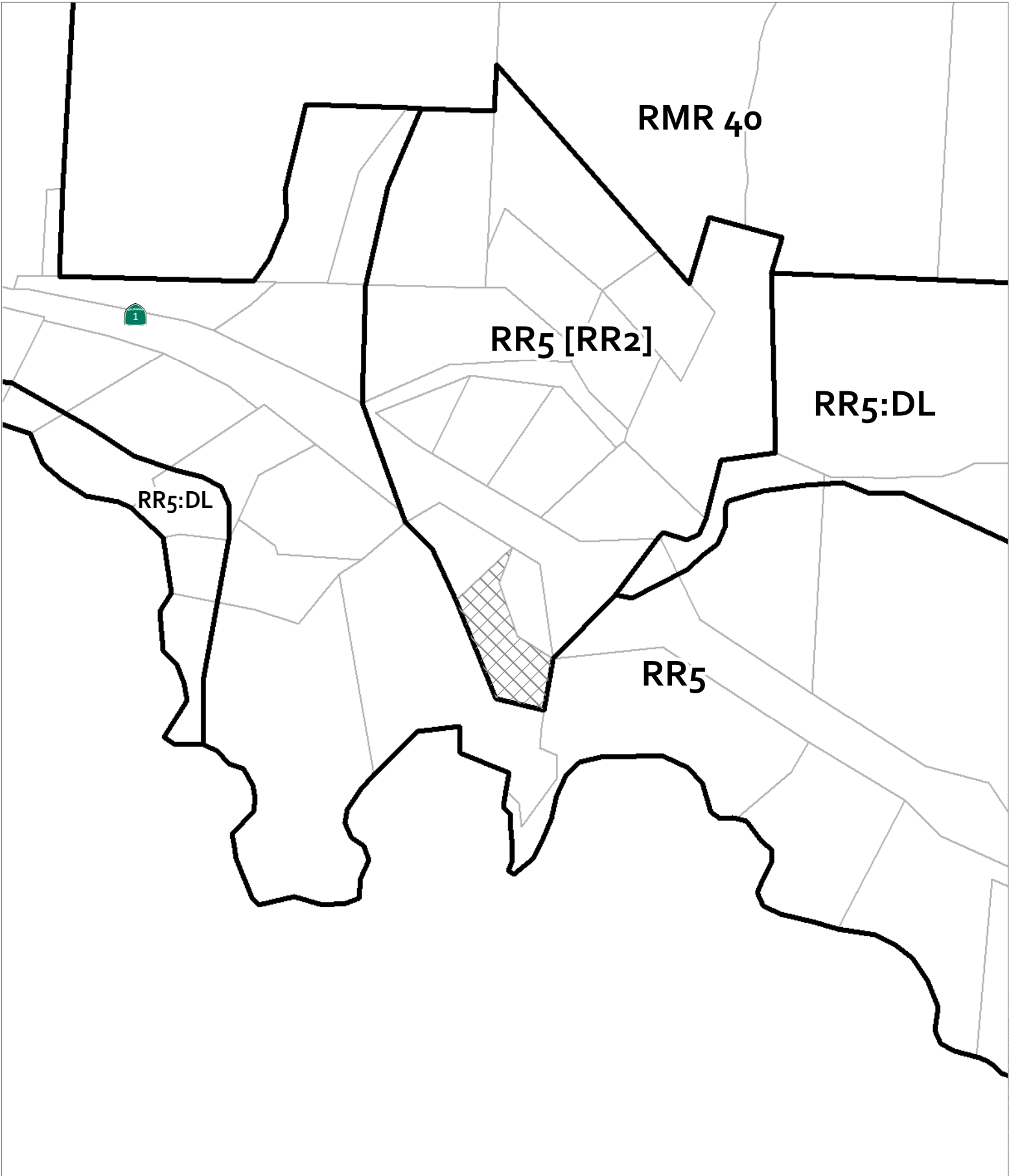
**Pay Method: CHECK 1322**

**Project Description: SepticRepair.Cahill.Gualala**

**Received By: *DJV***

**Site Address: 32290 SO HWY 1**

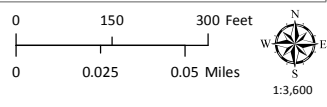
<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822609		\$4,431.55
CDPS BASE			\$4,431.55
DOT FEES	1100-1910-826182		\$150.00
UMIN UMAJ COT DR CDPA CDPS SFR DOT2B			\$150.00
EH FEES	1100-4011-822606		\$300.00
CDPA CDPS EM EH FEE			\$300.00
<b>Total Fees Paid:</b>			<b>\$4,881.55</b>



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2021

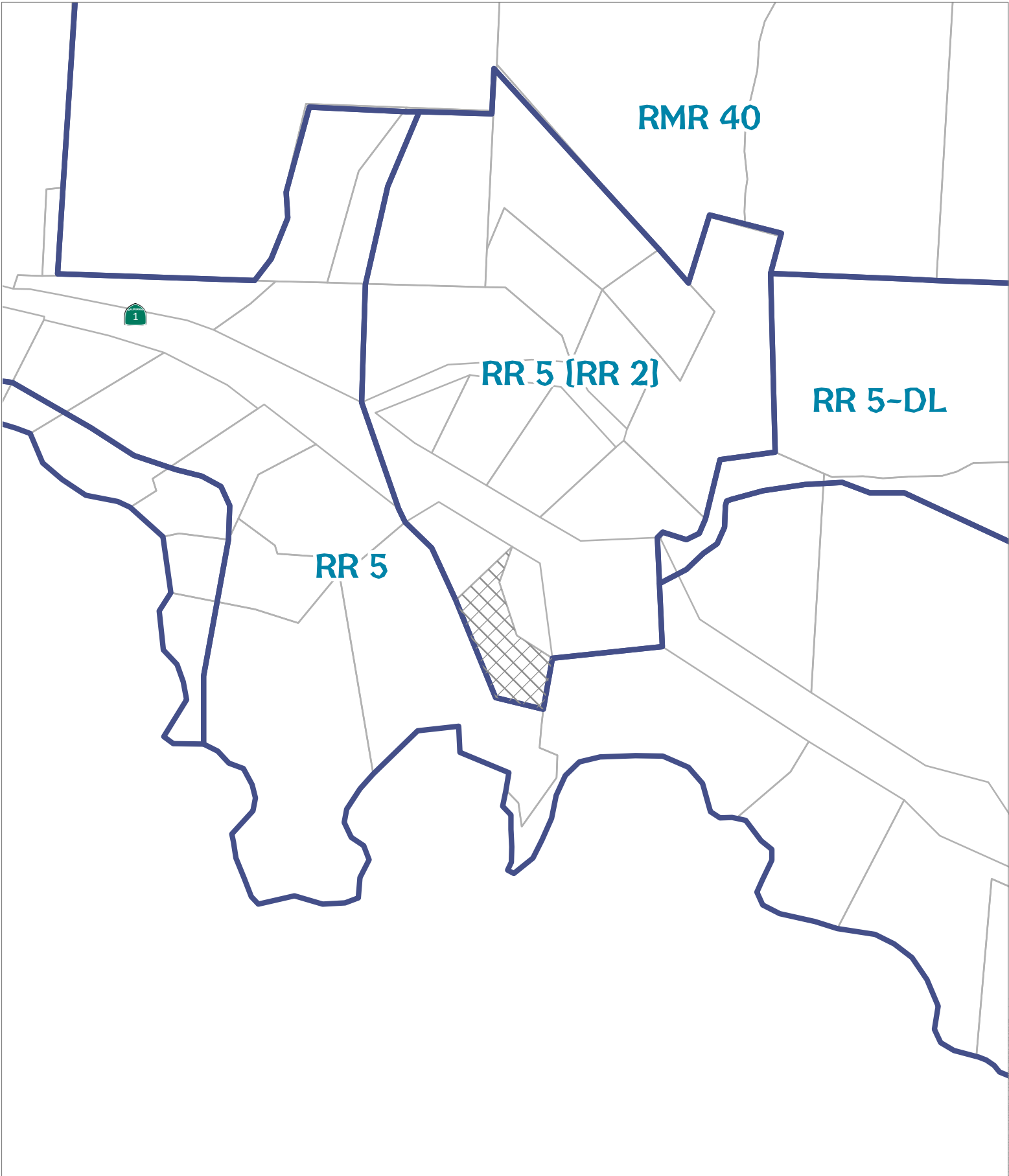
CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
 APN: 142-151-25  
 APLCT: Edward & Donna Cahill  
 AGENT: Sean Gaynor-Rousseau  
 ADDRESS: 32290 S. Highway 1, Gualala

 Zoning Districts



ZONING DISPLAY MAP

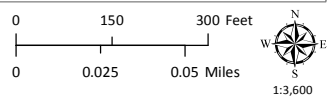




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/05/2021

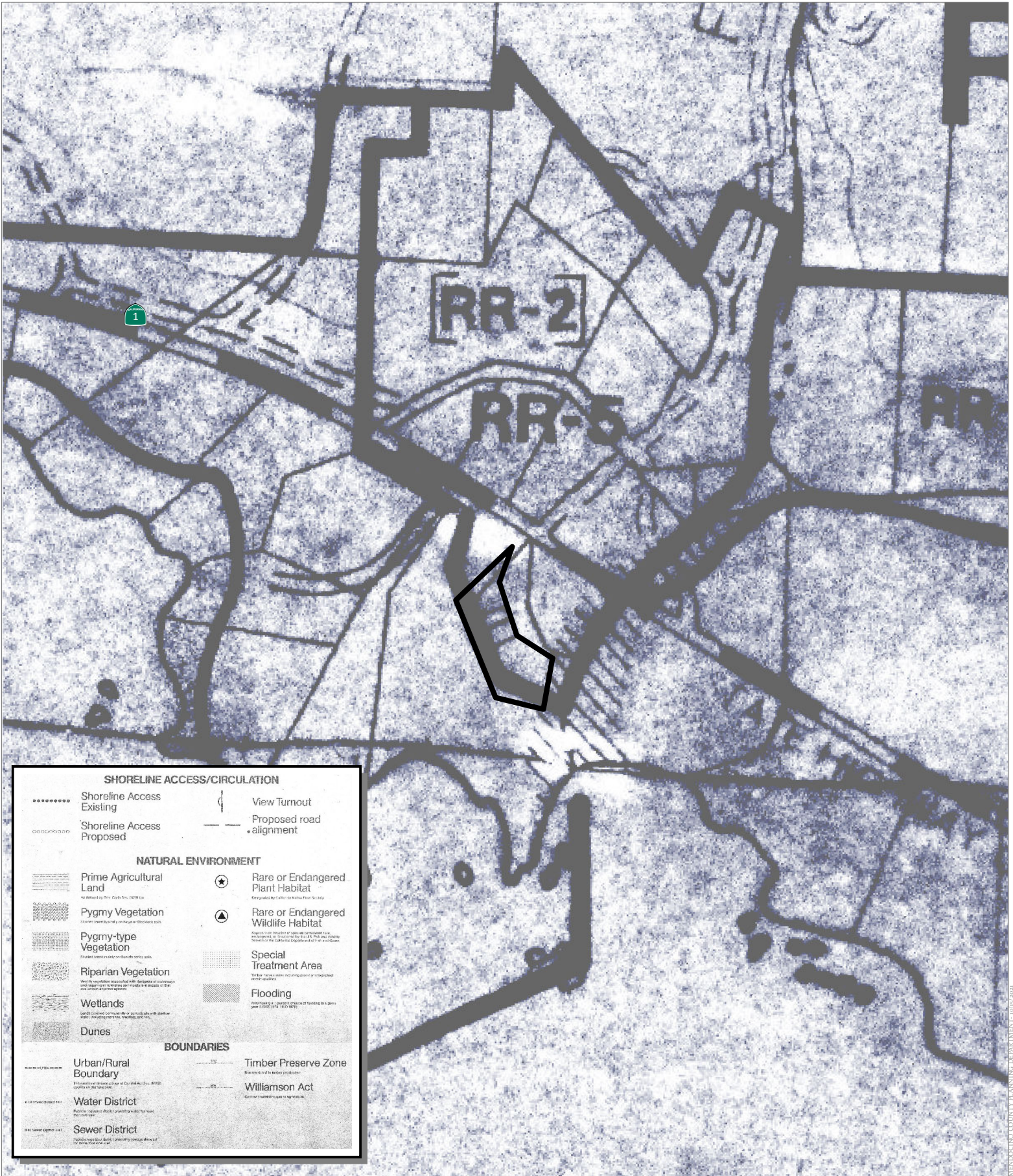
CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
 APN: 142-151-25  
 APLCT: Edward & Donna Cahill  
 AGENT: Sean Gaynor-Rousseau  
 ADDRESS: 32290 S. Highway 1, Gualala

 General Plan Classes

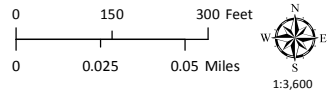


GENERAL PLAN CLASSIFICATIONS



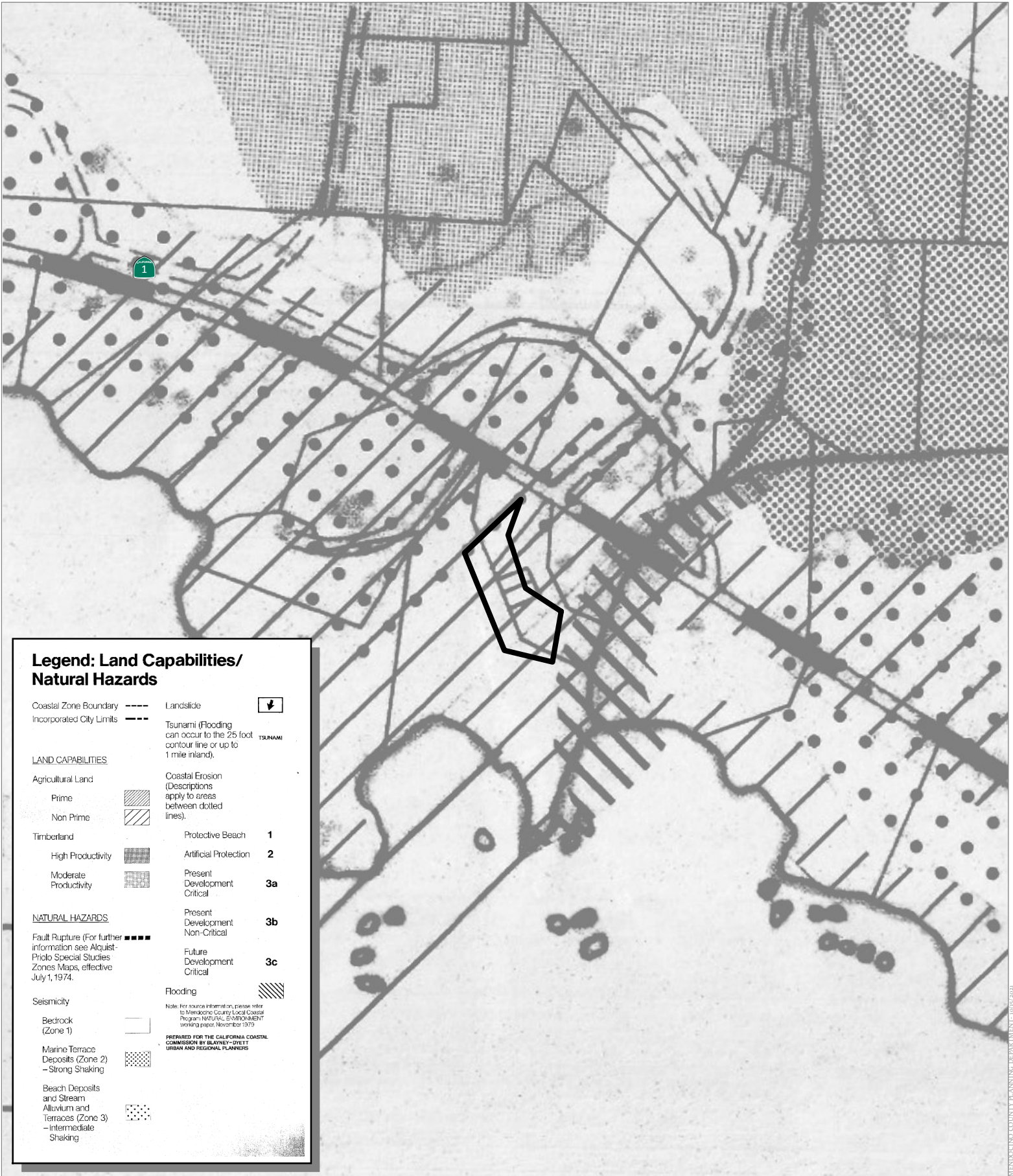


CASE: **CDP 2021-0043**  
 OWNER: **CAHILL, Edward & Donna**  
 APN: **142-151-25**  
 APLCT: **Edward & Donna Cahill**  
 AGENT: **Sean Gaynor-Rousseau**  
 ADDRESS: **32290 S. Highway 1, Gualala**



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2021



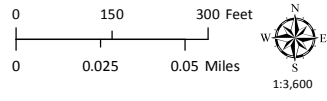


**Legend: Land Capabilities/  
Natural Hazards**

- Coastal Zone Boundary ---
- Incorporated City Limits - - -
- LAND CAPABILITIES**
- Agricultural Land
  - Prime [diagonal lines]
  - Non Prime [diagonal lines]
- Timberland
  - High Productivity [cross-hatch]
  - Moderate Productivity [grid]
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.) [thick dashed line]
- Seismicity
  - Bedrock (Zone 1) [solid line]
  - Marine Terrace Deposits (Zone 2) - Strong Shaking [dotted]
  - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking [dotted]
- Landslide [arrow pointing down]
- Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). [wavy line]
- Coastal Erosion (Descriptions apply to areas between dotted lines).
  - Protective Beach **1**
  - Artificial Protection **2**
  - Present Development Critical **3a**
  - Present Development Non-Critical **3b**
  - Future Development Critical **3c**
- Flooding [diagonal lines]

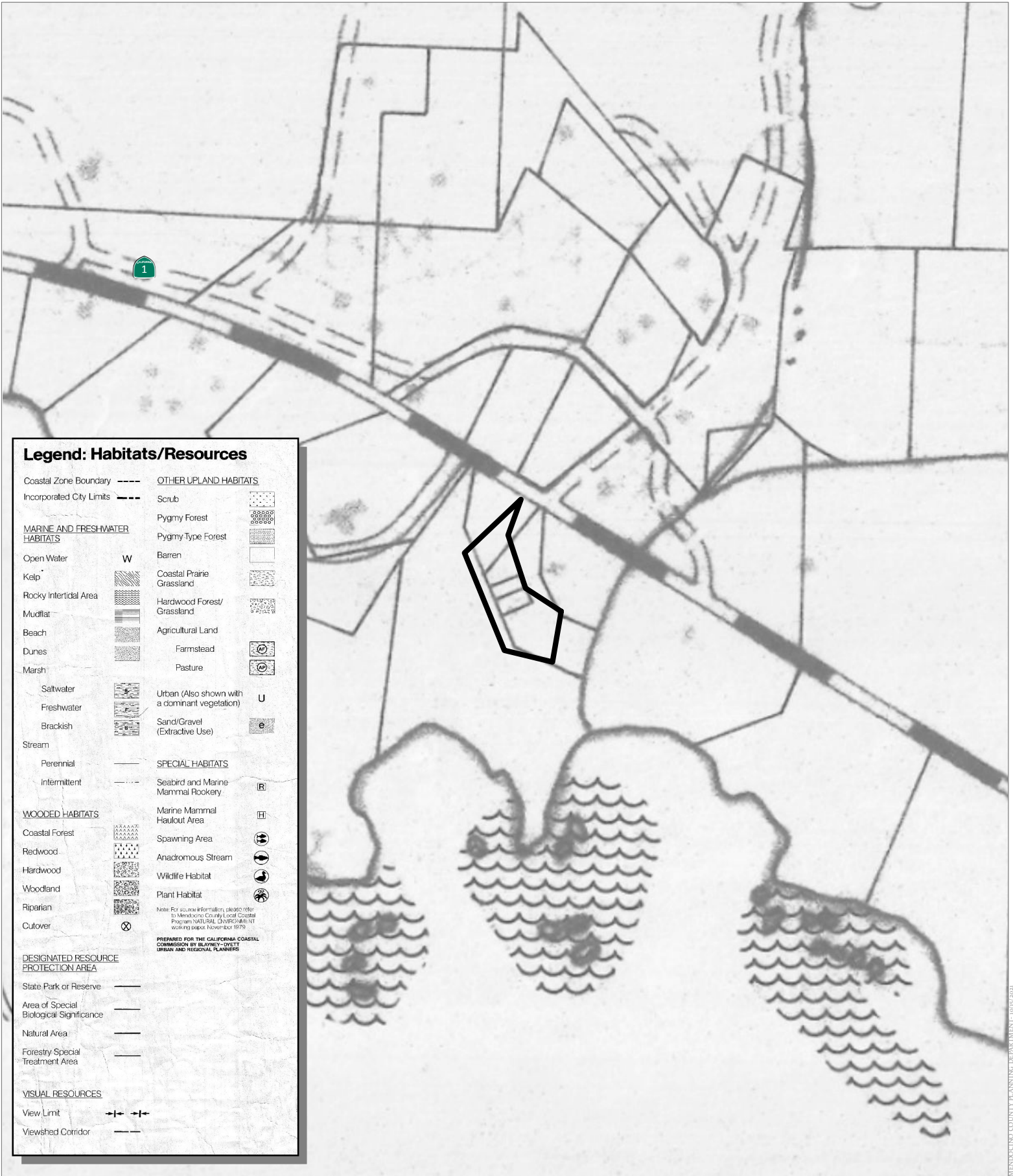
Note: For course information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT website posted November 1977.  
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAYNEY-DYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
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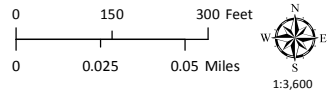


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2021

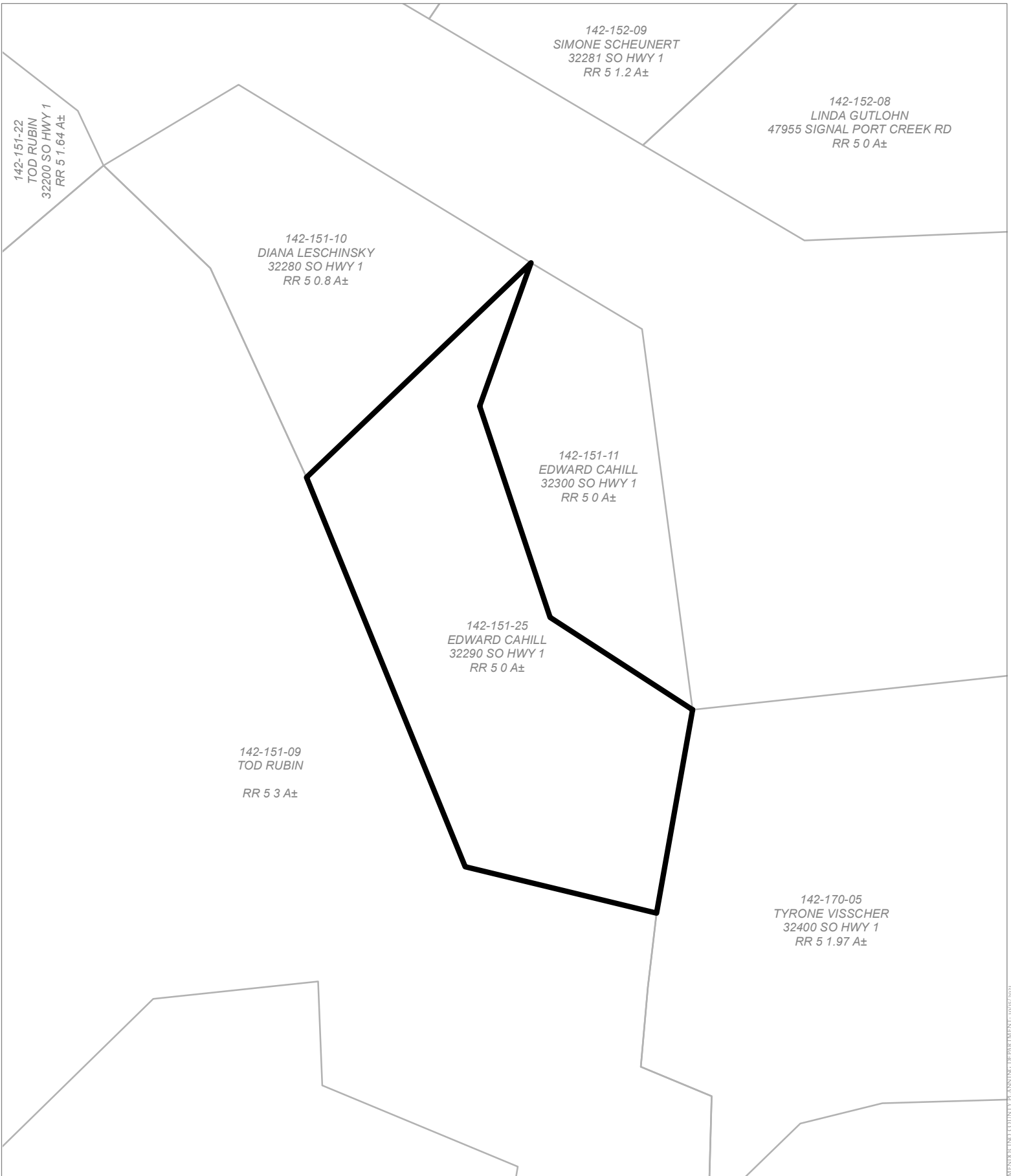




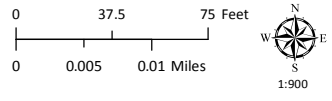
CASE: CDP 2021-0043  
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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/05/2021



CASE: **CDP 2021-0043**  
 OWNER: **CAHILL, Edward & Donna**  
 APN: **142-151-25**  
 APLCT: **Edward & Donna Cahill**  
 AGENT: **Sean Gaynor-Rousseau**  
 ADDRESS: **32290 S. Highway 1, Gualala**



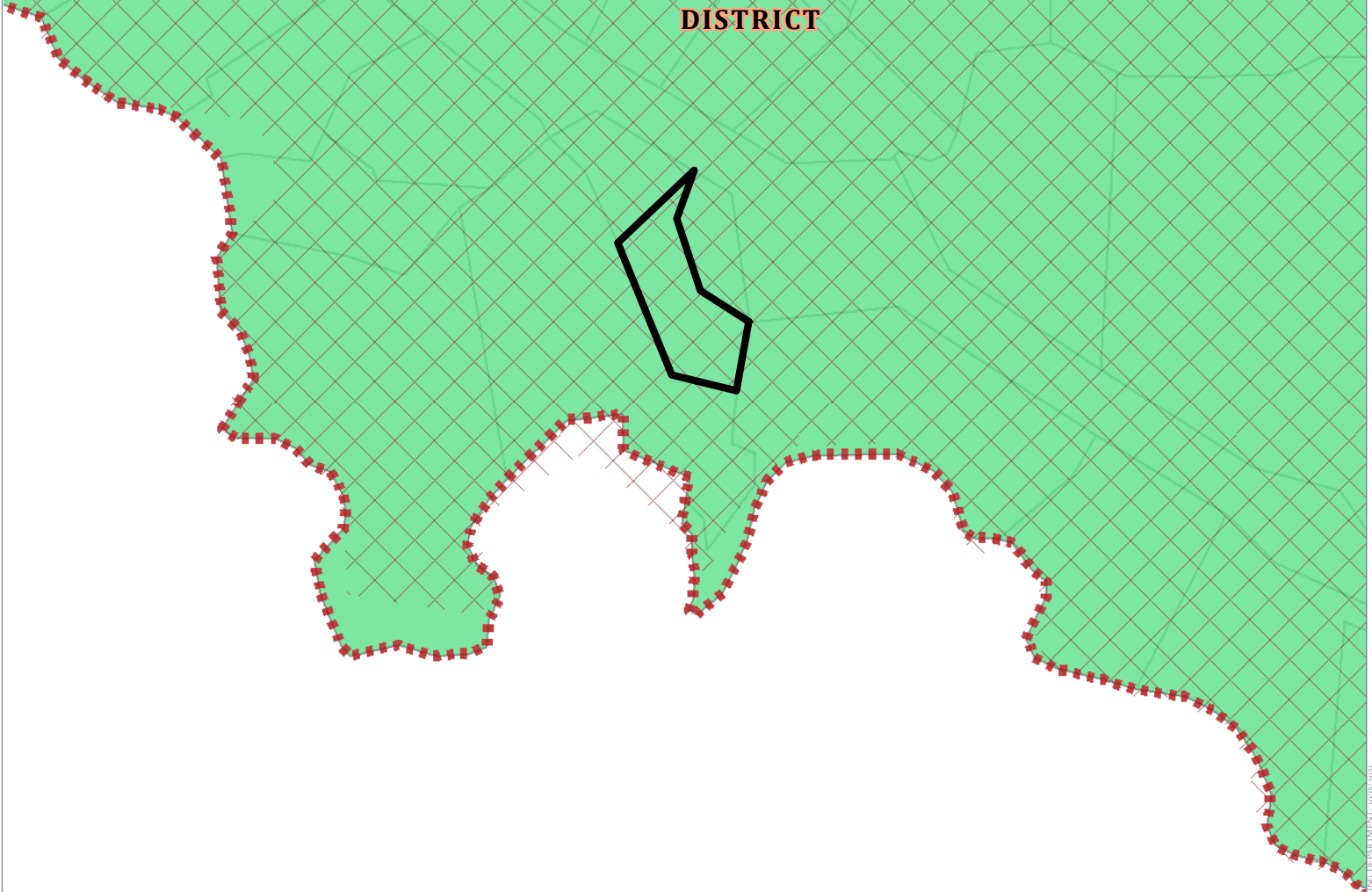
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/05/2021

**ADJACENT PARCELS**

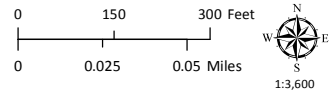
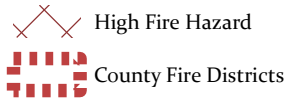




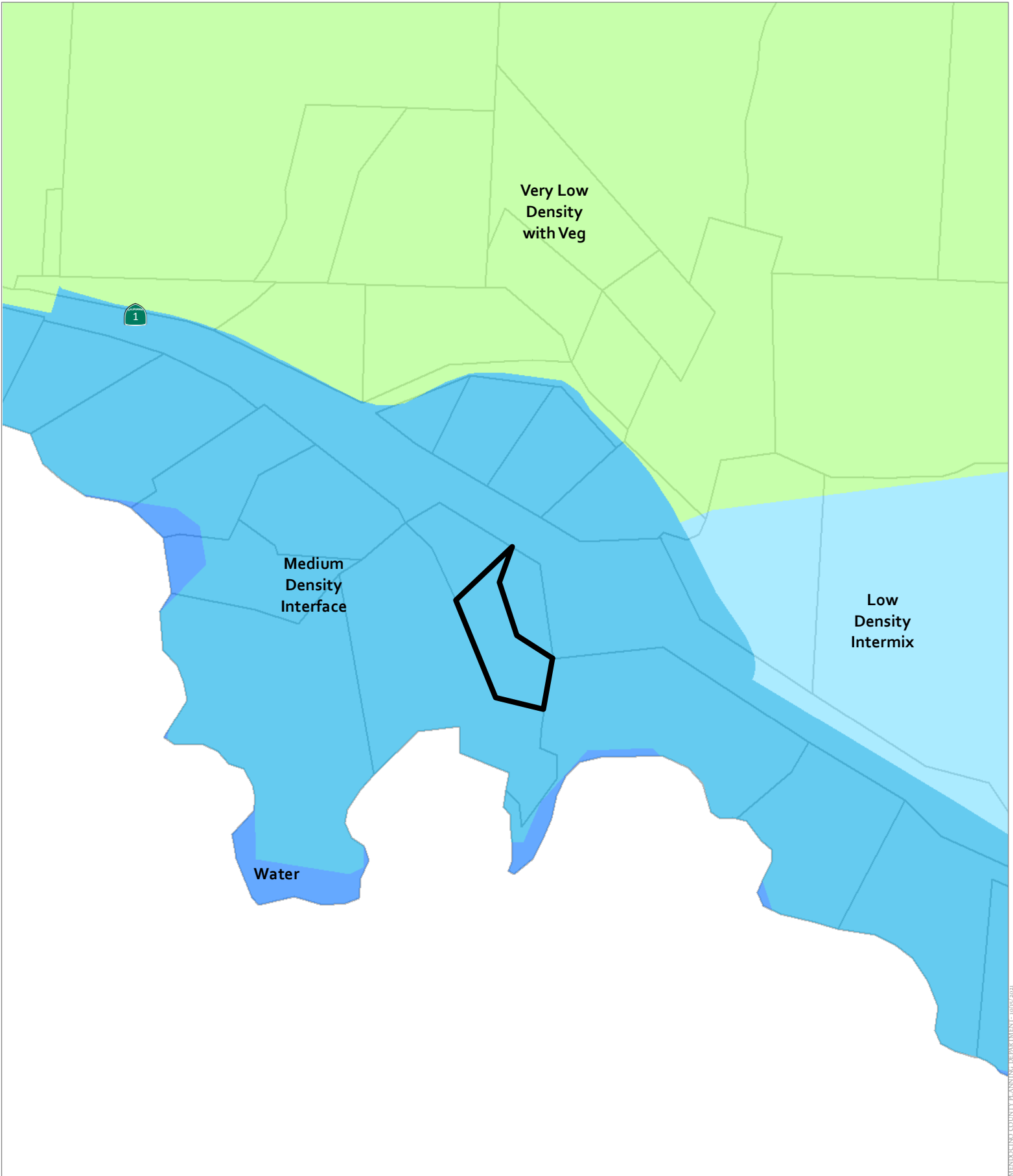
# SOUTH COAST FIRE PROTECTION DISTRICT



CASE: CDP 2021-0043  
OWNER: CAHILL, Edward & Donna  
APN: 142-151-25  
APLCT: Edward & Donna Cahill  
AGENT: Sean Gaynor-Rousseau  
ADDRESS: 32290 S. Highway 1, Gualala

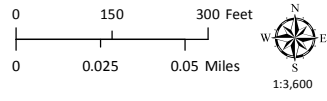


FIRE HAZARD ZONES & RESPONSIBILITY AREAS  
STATE RESPONSIBILITY AREA

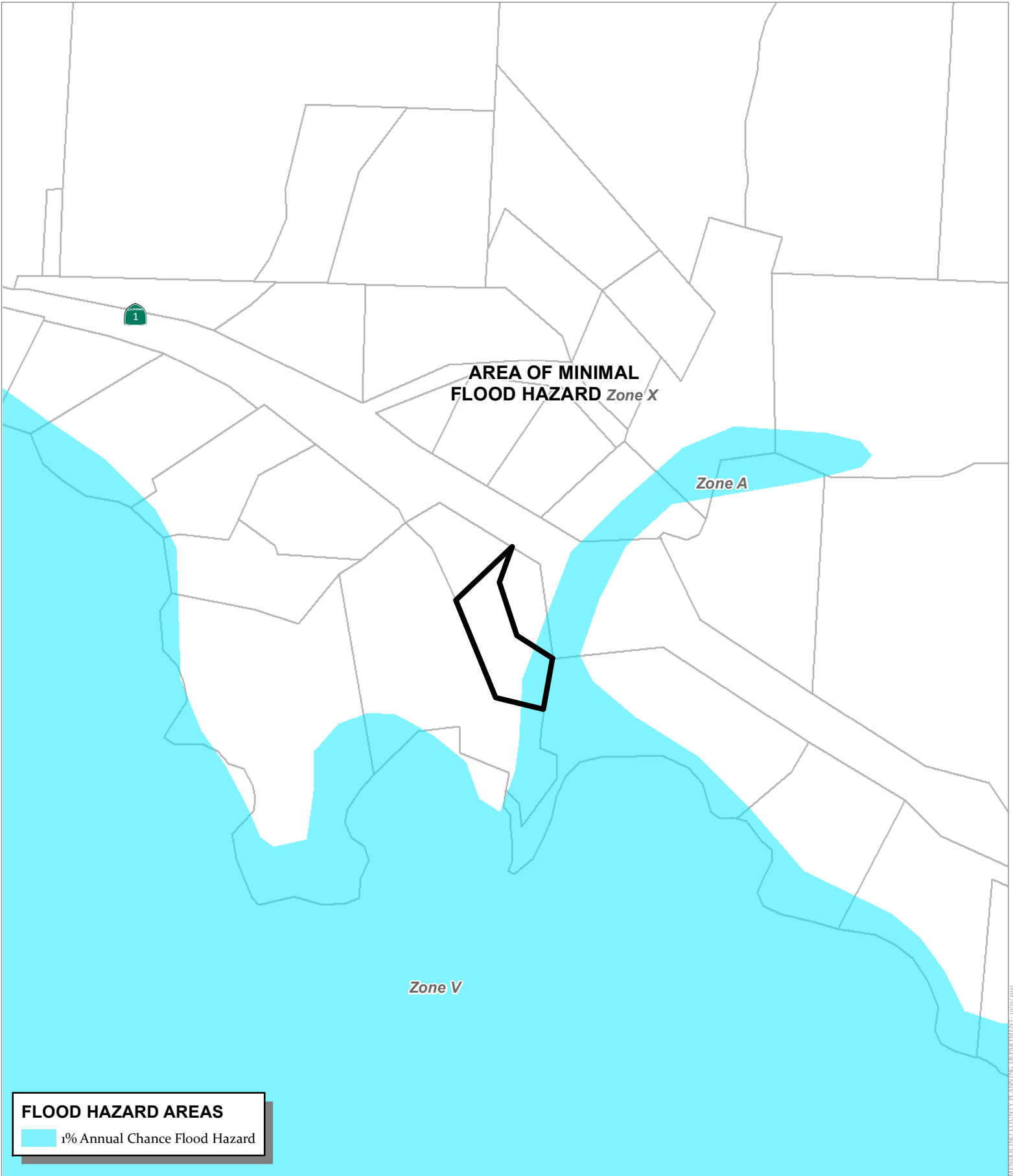


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/09/2021

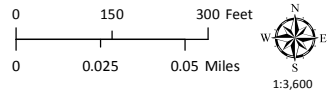
CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
 APN: 142-151-25  
 APLCT: Edward & Donna Cahill  
 AGENT: Sean Gaynor-Rousseau  
 ADDRESS: 32290 S. Highway 1, Gualala



**WILDLAND-URBAN INTERFACE ZONES**

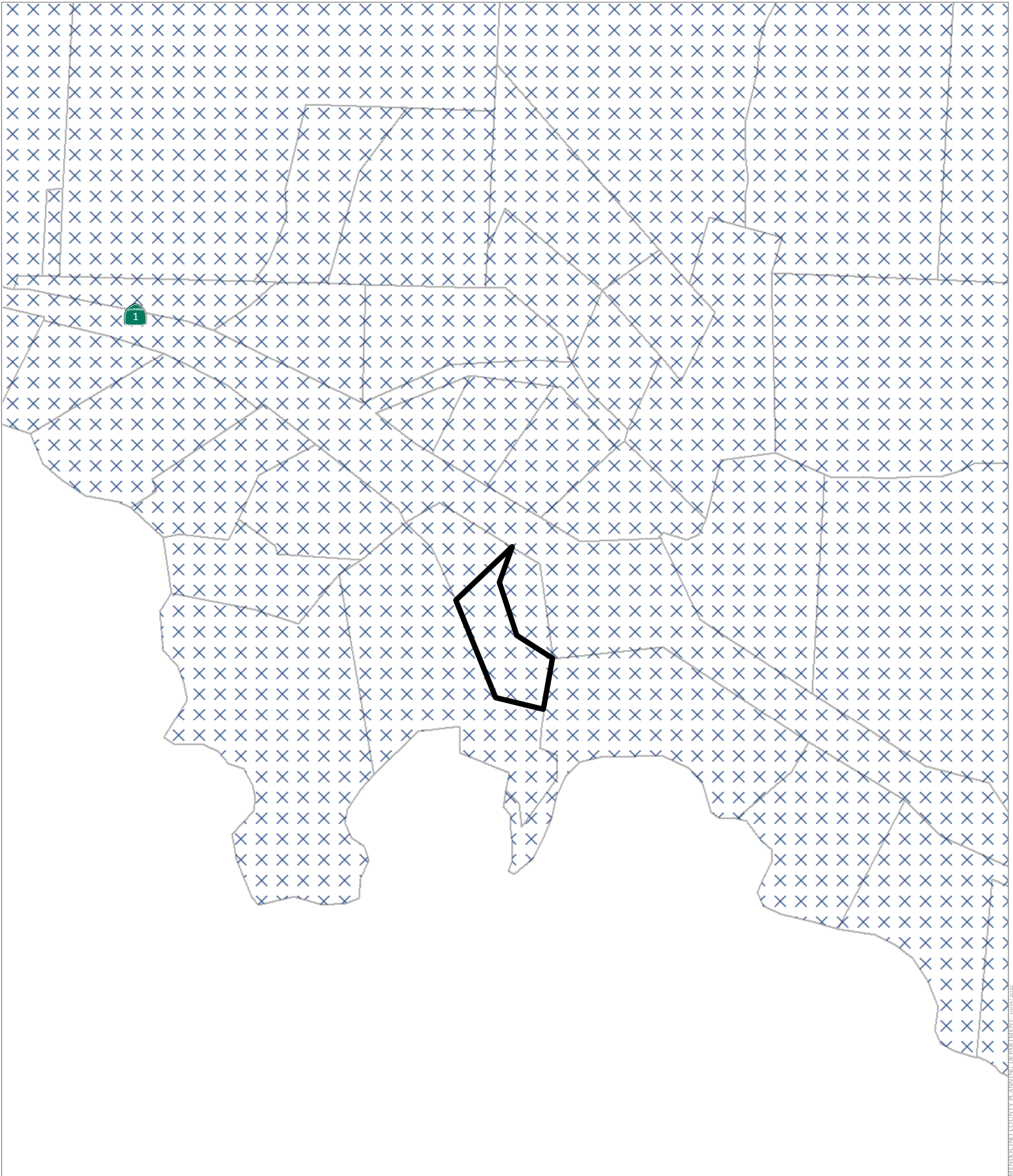


CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
 APN: 142-151-25  
 APLCT: Edward & Donna Cahill  
 AGENT: Sean Gaynor-Rousseau  
 ADDRESS: 32290 S. Highway 1, Gualala




MENDOCINO COUNTY PLANNING DEPARTMENT - 10/25/2021

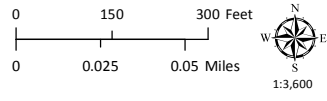




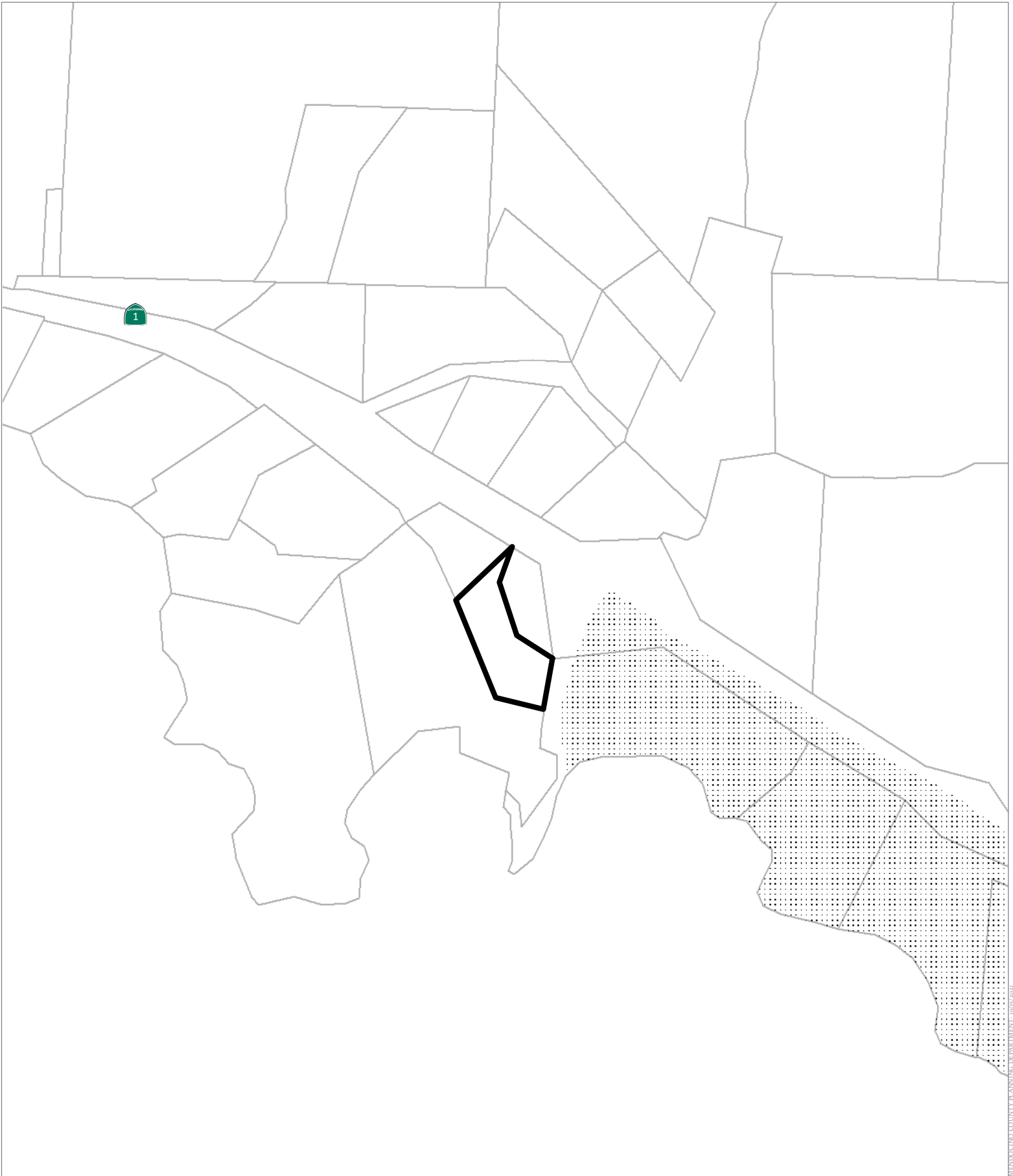
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2021

CASE: **CDP 2021-0043**  
 OWNER: **CAHILL, Edward & Donna**  
 APN: **142-151-25**  
 APLCT: **Edward & Donna Cahill**  
 AGENT: **Sean Gaynor-Rousseau**  
 ADDRESS: **32290 S. Highway 1, Gualala**

 Critical Water Areas



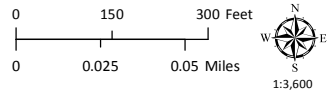
**GROUND WATER RESOURCES**



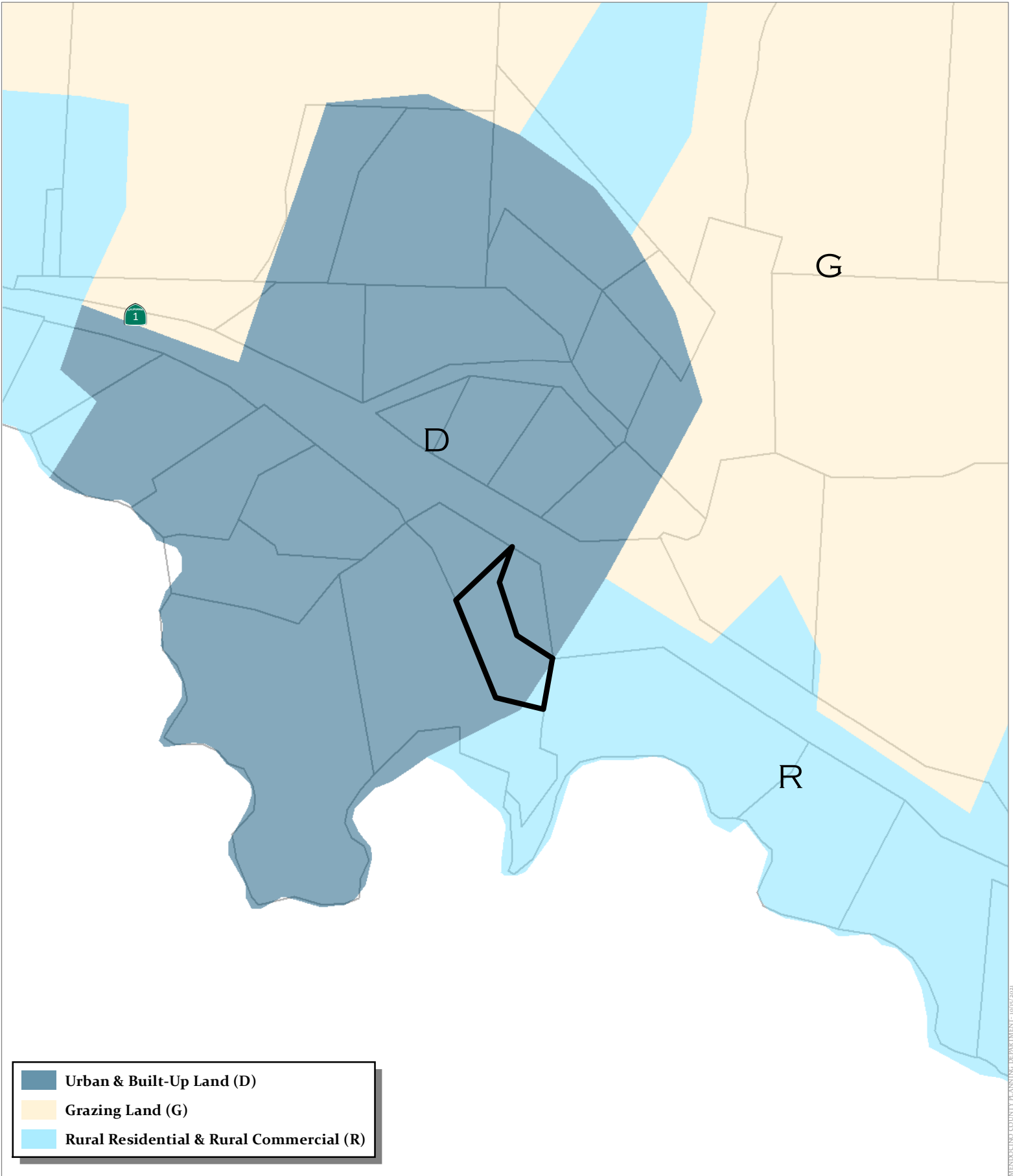
MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2021

CASE: CDP 2021-0043  
OWNER: CAHILL, Edward & Donna  
APN: 142-151-25  
APLCT: Edward & Donna Cahill  
AGENT: Sean Gaynor-Rousseau  
ADDRESS: 32290 S. Highway 1, Gualala

 Tree Removal Area

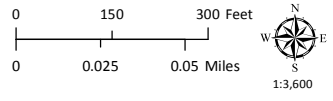


HIGHLY SCENIC & TREE REMOVAL AREAS



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

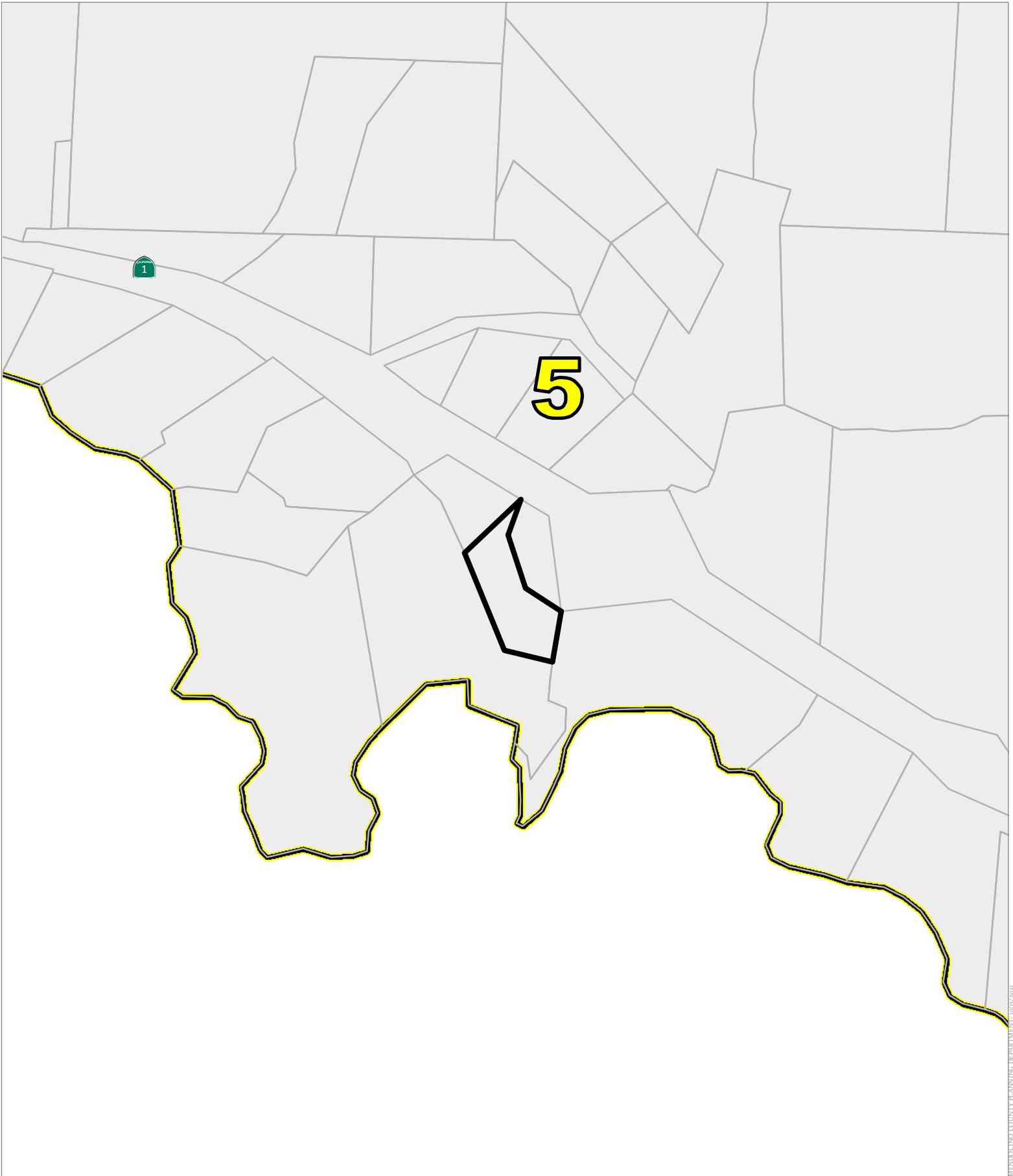
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 ADDRESS: 32290 S. Highway 1, Gualala



FARMLAND CLASSIFICATIONS



MENDOCINO COUNTY PLANNING DEPARTMENT - 10/09/2021

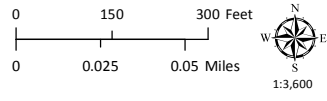




MENDOCINO COUNTY PLANNING DEPARTMENT 10/25/2021

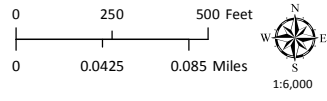
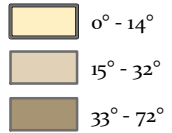
CASE: CDP 2021-0043  
 OWNER: CAHILL, Edward & Donna  
 APN: 142-151-25  
 APLCT: Edward & Donna Cahill  
 AGENT: Sean Gaynor-Rousseau  
 ADDRESS: 32290 S. Highway 1, Gualala

 Supervisorial Districts 2010  
 Gualala MAC



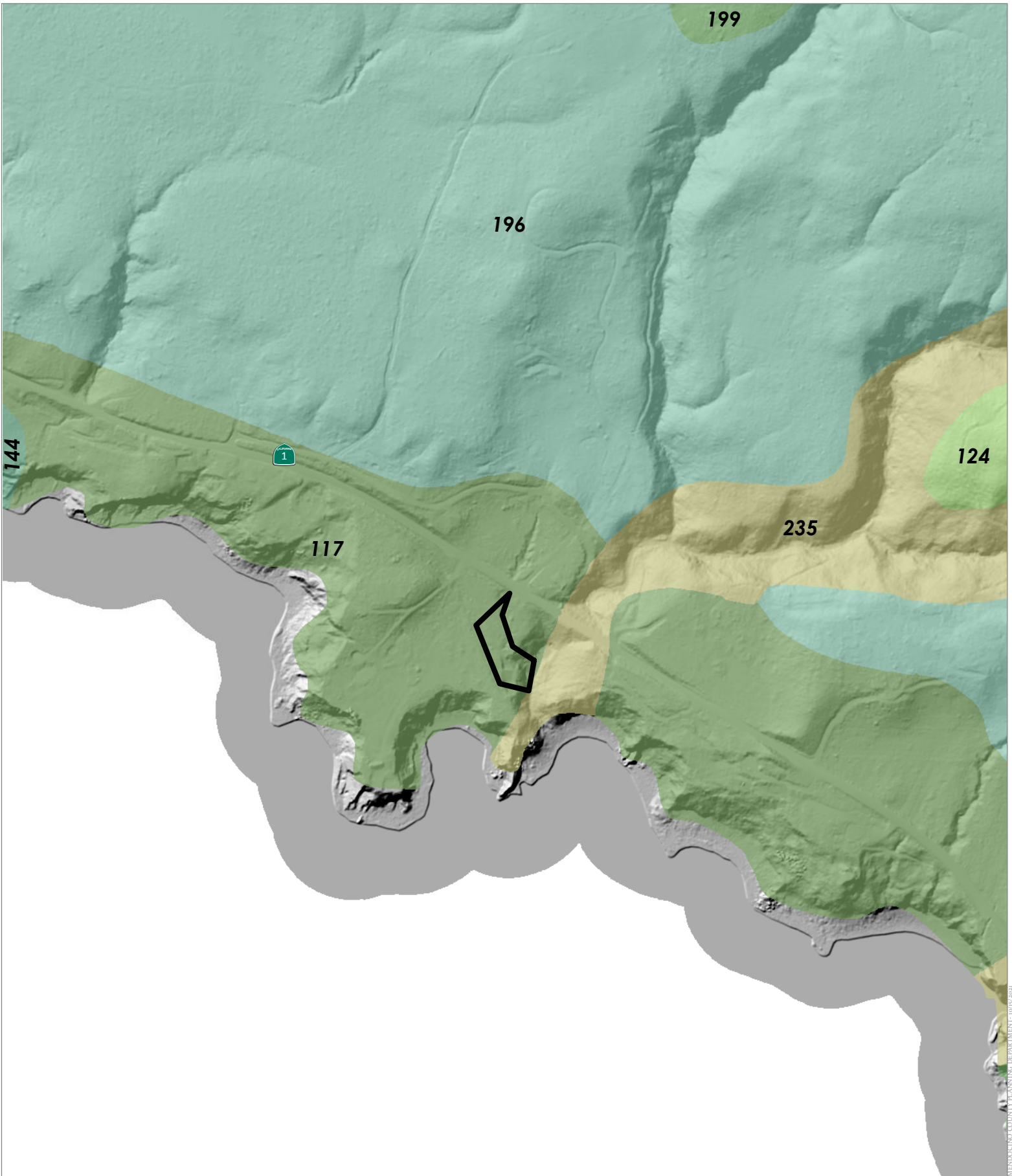


CASE: **CDP 2021-0043**  
 OWNER: **CAHILL, Edward & Donna**  
 APN: **142-151-25**  
 APLCT: **Edward & Donna Cahill**  
 AGENT: **Sean Gaynor-Rousseau**  
 ADDRESS: **32290 S. Highway 1, Gualala**




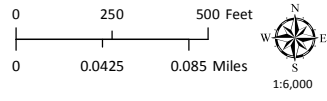
**ESTIMATED SLOPE**

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/29/2021



CASE: **CDP 2021-0043**  
 OWNER: **CAHILL, Edward & Donna**  
 APN: **142-151-25**  
 APLCT: **Edward & Donna Cahill**  
 AGENT: **Sean Gaynor-Rousseau**  
 ADDRESS: **32290 S. Highway 1, Gualala**

 **Shinglemill-Gibney Complex**



**WESTERN SOIL CLASSES**


MENDOCINO COUNTY PLANNING DEPARTMENT - 10/19/2021



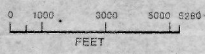
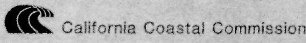


**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Mendocino**

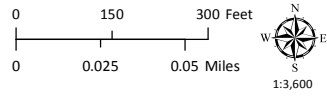
 **Permit Jurisdiction**  
This area includes only lands below the mean high tides line and lands where the public trust may exist.

 **Appeal Jurisdiction**  
This area includes lands between the sea and the designated first public land paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluffs.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.C. §30512.05, and §30603(a)(1) and (a)(2). In addition, developments may also be appealable pursuant to P.C. §30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the reader should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.



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MENDOCINO COUNTY PLANNING DEPARTMENT - 06/07/2021