
Re: 15101 Mallo Pass Dr, Manchester

1 message

Tammy Tengs <tammy@land22.com>
To: andy kawczak <andy.carlritiman@gmail.com>

Thu, Nov 16, 2023 at 5:29 PM

Thanks Andy, very helpful!

Tammy Tengs
Land22 Real Estate
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On Thu, Nov 16, 2023 at 5:22 PM andy kawczak <andy.carlritiman@gmail.com> wrote:
good afternoon Tammy...

the septic system design we prepared for Mary was approved by the Environmental Health Department. That department conducts the technical review of our work. They cannot issue a permit to construct the system, until the Coastal Planning Department approves the development; a Coastal Development Permit is the umbrella permit for the entire project. As such that needs to be applied for. The typical process is to show your entire proposed development on that permit application. (driveway, garage, house, etc.). Once the CDP is approved, the the County Building Department can issue the permit to construct the house and the Environmental Health Department can issue the permit for the septic system installation. In addition to the Coastal Planning Department reviewing the project, it will also need to be reviewed by the Irish Beach design review committee.
hope this clarifies things....this is also the information I told the buyer.

thanks

On Thu, Nov 16, 2023 at 1:52 PM Tammy Tengs <tammy@land22.com> wrote:
Hi Andy,

I am a Realtor representing owner Mary Dillon on selling her lot at 15101 Mallo Pass Dr in Irish Beach. She asked me to reach out to you. I understand that the buyer has also contacted you.

The Septic report is here:

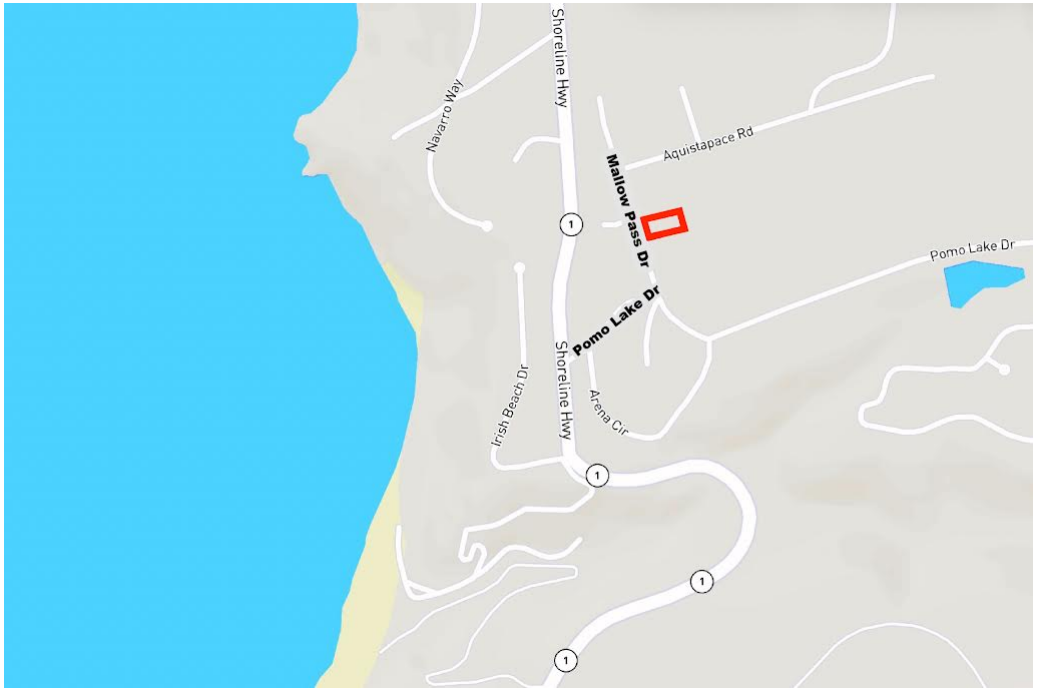
https://www.land22.com/_files/ugd/4d4691_9d2435e9d59a411ca8c44b26f7ed2ab0.pdf

This is the lot: <https://www.land22.com/15101-mallo-pass-dr-manchester-ca>

Can you tell me if a septic will be viable to build a one-bedroom home? Do you know if the septic was approved by the county?

Thanks!

Tammy Tengs
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Andrew Kawczak
Carl Rittiman & Associates
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