



Planning
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HEALDSBURG OFFICE
513 Center St.
Healdsburg, CA 95448
Phone (707) 395-0968
cort@munsellecivil.com
www.munsellecivil.com

UKIAH OFFICE
100 N. Pine Street
Ukiah, CA 95482
Phone (707) 462-6536
dolores@munsellecivil.com
www.munsellecivil.com

March 21, 2025

Attn: Ivan Shoemaker
Environmental Health Specialist
Well & Septic Section
Engineering Division
Permit Sonoma

RE: SEP25-0040
1301 Cunningham Rd, Sebastopol, CA 95472
APN: 063-090-068

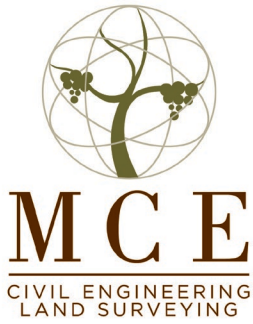
Dear Ivan,

Included in this resubmittal are the following:

- Revised Standard Septic System Plans, dated March 21, 2025

Please see our responses to the comments, from the letter dated March 13, 2025, in [blue](#) below.

1. A few small typos. The 'Design Calculations' section on page S1 should list the depth of rock below pipe as 24", instead of 42". The text and graphic scales on sheet S3 should refer to a 1:20 ratio, rather than a 1:30 ratio. [Typo's and scale issues have been revised.](#)
2. The septic tank detail on sheet S4 specifies that the tank manhole diameter be 12" minimum. To comply with OWTS Version 8.0, Section 8.1(A)(4), please revise the minimum manhole diameter to 20". [Detail has been updated.](#)
3. In the "Leachline Profile" section of sheet S4, the distribution box appears higher than the top of the gravel in the trench. Both should be covered with no less than 12" native backfill. To comply with OWTS Version 8.0, Section 9.2, please specify a minimum cover of 12" for both the distribution box and trench gravel. NOTE: There is no need to redraw the diagram, but please add the text "not to scale". [Detail has been updated.](#)
4. In the "Leachline Profile" section of sheet S4, please specify that rebar must be installed flush with d-boxes and that the rebar must be buried no greater than 24" to demonstrate compliance with OWTS Version 8.0, Section 9.2(L). [Detail has been updated.](#)



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5. Please provide, on the Site Plan or in the Design Report, an explanation of how the existing tank and drain field were located. The Site Plan and Site Evaluation maps show different locations, and there is little available information in our County records. I think a Findings Report would be excessive to document a system that's going to be abandoned, but I would still like to ensure and document that the existing drain field doesn't overlap with the proposed Reserve Replacement Area. [Note added to sheet S2 for clarification.](#)

6. The Site Plan does not appear to show the locations of underground utilities, as noted on sheet S1. Please show the actual or approximate locations of underground utilities (electric, gas, etc), and water transmission lines (from the wells), as well as the location and lines for the underground propane tank installed under BLD12-1091. [Existing utilities are now shown.](#)

Please don't hesitate to contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Cort Munselle'.

Cort Munselle, P.E.
Munselle Civil Engineering
cort@munsellecivil.com

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