

**REPORT OF RESIDENTIAL BUILDING RECORDS**  
**CITY OF MANHATTAN BEACH**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
1400 HIGHLAND AVE., MANHATTAN BEACH CA 90266  
310/802-5500

PROPERTY ADDRESS: 1162 CHESTNUT AVE MANB

AKA:

ZONE: RS

OWNER: MAY ZAMORA

PARCEL: 4166-026-004 -

LOT: 207

BLOCK:

REPORT NO.: R17-00211

DATE ISSUED: 05/08/2017

TO EXPIRE: 11/04/2017

PAYMENT: \$303.00

RECEIPT NO.: 1789-0120

TRACT: 14123

APPLICANT: MADRONA PARK ESCROW

310-791-5050

UNLESS OTHERWISE NOTED, ALL PERMITS LISTED BELOW ISSUED WITHIN THE LAST 25 YEARS HAVE RECEIVED FINAL INSPECTION APPROVAL BY THE CITY.

PERMIT NO.	ISSUE DATE	CONSTRUCTED	NO. OF UNITS
12807	06/02/47	SINGLE FAMILY DWELLING	ONE
55082	05/17/57	FIREPLACE	
62277	09/25/59	SWIM POOL	

NO OTHER BLD/REM PERMITS OF RECORD

UNITS CONSTRUCTED/AUTHORIZED BY PERMIT:

ONE

SPECIAL CONDITIONS (VARIANCES, etc):

CESSPOOL LOCATION NOT ON FILE

- ☒ City records indicate cesspool is on property. Building was hooked up to City sewer on 04-23-52. See attached.
- ☐ New owner must apply for burglar alarm permit. See attached.
- ☐ Buyer must apply for transfer of Encroachment Permit for improvements constructed on City Right of Way. This is suggested prior to close of escrow. See attached.
- ☐ Trees may NOT be removed without prior approval and a city permit.
- ☐ Solar Panels may NOT be modified or removed without a city permit.
- ☒ Toilet Retrofit Certificate required. See attached.

**PLEASE NOTE:**

- The information contained in this report is a summary of City building records. The use of the property is limited to the development and improvements made under the permits. Additional construction/improvements existing on the property may be unlawful and may require submittal of plans and permit applications for an after-the-fact building permit.
- It is the buyer's responsibility to compare the above building permits and conformance to City codes with the present condition of the subject property. Any omission in the report regarding code violation or permit requirements does not relieve the property owner from compliance with City Codes. All required garages built under permit must be permanently maintained for parking purposes. An inspection of the property was not performed in conjunction with the preparation of this report.
- This report expires six (6) months from date of issue. Each transfer requires a separate report.

## ABANDONED CESSPOOLS AND SEPTIC TANKS

Before the City of Manhattan Beach had a City-wide public sewer system, all structures that had plumbing fixtures were connected to on-site private sewage systems. These private systems were usually cesspools and/or septic tanks. Cesspools are approximately 3 to 5 feet in diameter and are about 18 to 25 feet deep. Septic tanks are typically 4 to 6 feet in depth and about 8 to 10 feet long with 2 interior compartments.

During the time period between approximately 1952 and 1965, the City installed the public sewer system. Each building with plumbing fixtures was then connected to the public sewer system out under the public right-of-way. Private on-site sewer systems were then cut off and abandoned.

In 1995, Building Division found that a majority of these cesspools and/or septic tanks were abandoned without adequate compaction of the soil or removal of the systems. This could potentially create a hazardous settlement condition if additions or structures were built on top of or closely adjacent to such empty or partially filled cesspools or septic tanks. However, the city has had no reported incidents from the abandoned cesspools or septic tanks.

The Building Division is now disclosing abandoned cesspools when a Report of Residential Building Records is requested for the sale of a property. Such cesspools or septic tanks become an issue when a building permit is submitted for remodeling, additions or new structure(s). Before issuance of a building permit, the abandoned cesspool and/or septic tank must be inspected by the Building Division. Based on the Inspector's observation, a solution to the location of the cesspool and/or septic tank will be reached.

In a few rare instances, the City has records as to the locations of the private sewage systems. Otherwise, it is best if the existing exterior sewer line can be traced from the house until it branches out and is cut off. By following the direction of the cut-off line and going down about 3 to 4 feet, the abandoned cesspool and/or septic tank may be found.

If you wish to know if our records show an abandoned cesspool or septic tank on your property, please contact the Community Development Department Monday through Friday 8 a.m. to 5 p.m.



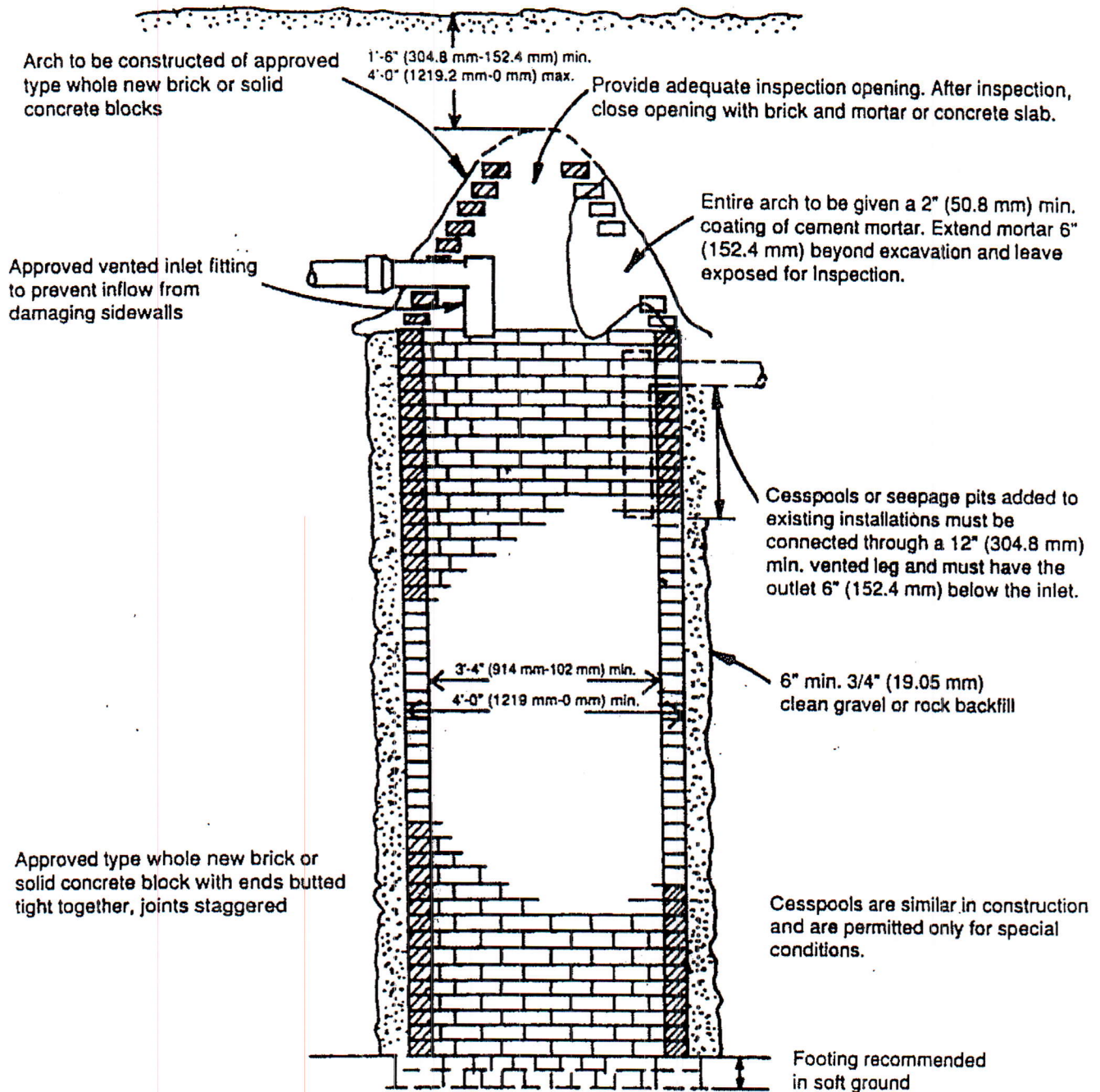


Figure I-17A  
Seepage Pit