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26 March 2025

Lynn Petersen
5790 Petersen Rd
Sebastopol, CA 95472
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- 1st Review Completed
- 2nd Review Completed
- 3rd Review Completed

Record Number: WSR25-0026
Septic Site Address: 5790 Petersen Rd, Sebastopol, CA 95472
APN: 024-010-015

Subject: Findings Report Review Letter #1 – 5790 Petersen Rd (SEP25-0026)

Dear Lynn Petersen,

I have reviewed the above referenced application. Please address all comments noted within this letter then upload a complete resubmittal using Citizen Access portal through Permit Sonoma's website. All cited regulations can be found in the Onsite Wastewater Treatment System Regulations and Technical Standards, Version 8.0 (OWTS Manual). Please provide a transmittal letter that identifies the recipient, sender, project permit number, site address, purpose of submittal, contents included, and date submitted. Please cloud all changes in plans for visibility. Incomplete resubmittals or failure to adequately address all comments will delay the review and permit issuance process.

The following checklist is based on OWTS Section 6.9, which outlines the requirements for Findings Reports, and have been provided here to summarize my review of the application's compliance with Permit Sonoma regulations and policy. Please address the unchecked boxes and additional comments listed below.

ALL FINDINGS REPORTS

- 1. The Finding Reports shall be signed and stamped by a Qualified Consultant.
- 2. A description of the on-site system including the individual components and how the details of the system were determined.
- 3. A site map including the parcel, assessor's parcel number, existing structures, proposed structures, the located septic tank, the dispersal system, the replacement area when required, a north arrow, direction of slope, and scale or measurements to relevant features on the property.
- 4. The dispersal system shall be located if the structural improvement and/or associated construction activity has the potential to damage or adversely affect the primary and/or replacement dispersal system. Reserve replacement areas shall be included in a Findings Report if they are existing or known. **ISSUE #1**

TYPE 2 FINDINGS REPORTS

- 5. Indicate the bedrooms/units/structures served by the system. Documentation of structures may be derived from building permits and/or assessor records.
- 6. Evaluation of system performance including at least one of the following: a. Uncovering distribution boxes to ensure that the system is functioning adequately; b. Hydraulic load test (see Section 6.10.A-C); c. Pump test (see Section 6.10.D); or d. Evaluation of profile holes. **ISSUE #2**
- 7. Estimated age of system.
- 8. Estimated sizing of the OWTS: linear feet and area of dispersal system; capacity in gallons per day; number of bedrooms. **ISSUE #3**
- 9. Inspection of all tanks. Inspection shall include presence or absence of baffle walls, inlet and outlet tees, and effluent levels on the inlet and outlet sides of the tank, root intrusion and cracks in the tank.
- 10. For OWTS subject to an Operational Permit, resolution of any outstanding non-compliant issues including but not limited to payment of past due fees, submission of monitoring forms, adequately addressing correction notices, and allowing Permit Sonoma staff to perform required inspections under the Operational Permit program. **N/A**
- 11. Classification and justification of system as either a code compliant system or as an existing non-conforming system. Any available historical information such as past permits or site evaluations shall be disclosed and included.

COMMENTS/ISSUES:

ISSUE #1: The dispersal system shall be located if the structural improvement and/or associated construction activity has the potential to damage or adversely affect the primary and/or replacement dispersal system. It is not clear whether the leach field/lines were located (appears necessary for approving BLD25-1051), and the Findings Report must also explain how the location(s) of the field/lines were determined.

ISSUE #2: The dispersal system evaluation described in the submitted Findings Report does not appear to have been conducted in accordance with the test procedures and system rating guidelines provided in OWTS Section 6.10.B. For example, the hydraulic load test procedures describe adding water to the tank, not the outlet pipe, and then monitoring the tank liquid level, not return from the outlet pipe. In addition, no information is provided about liquid levels in the tank compartments, and a rating based on tank liquid levels has not been provided. Therefore, the evaluation cannot be accepted.

ISSUE #3: The Findings Report must describe the capacity of the existing septic system in terms of gallons per day and/or number of bedrooms.

If you have any questions about this review, please feel free to contact me by phone or email.

Sincerely,

Ivan Shoemaker

Environmental Health Specialist

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