

MIKE TREINEN, REHS
ONSITE WASTEWATER CONSULTANT
4910 HAYFIELD CT.
SANTA ROSA CA 95404-9550
707-843-1119
treinen@sonic.net

Report - Update #2

April 13, 2025

Lynn Petersen, Owner
Marcin Radomski, Hybrid Prefab

PERMIT SONOMA WELL & SEPTIC SECTION	
APPROVED BY	Ivan Shoemaker, REHS
DATE	April 16, 2025
RECORD #	WSR25-0026

Subject: Tier 2 evaluation of the onsite wastewater dispersal system at **5970 Petersen Rd., Sebastopol** on August 6, 2024. This evaluation is submitted to support the replacement of the existing mobile home with a similarly sized two bedroom manufactured home utilizing a portion of the mobile home support structure.

Note: This update is in response to Comments / Issues cited in a letter of March 26, 2025 by Ivan Shoemaker. I believe it responds in full to those comments. My first updated report of March 17th had responded to two comments by Tammy Martin on March 6, 2025. The current March 26 comments in one case are an expansion of a prior request and in two cases new comments and cause delay for the owner and contractor.

Septic System Permit History

Permit Sonoma (PS) septic system records for the above address were requested by e-mail. The county provided a 1974 permit approving a two bedroom system consisting of a 1200 gallon tank and 300 feet of leach line installed at 3' deep. An earlier 1965 permit found in the records appears to be for another parcel. The location of the tank and leachfield is somewhat different than the original permit. The actual location based on the owner's excavation of the system is shown on the 4/14/25 revised site plan by Irvin Klein. This matches the obvious green stripes in the pasture I observed during my initial dry weather inspection. The system age appears commensurate with the age of the mobile home.

Septic Tank

1. A 1200 gallon, two compartment concrete tank and had been uncovered by the owner - thank you. The lids are a few inches below grade. Water level in both compartments was proper.
2. The tank and lids and concrete inlet baffle are in reasonable condition. The concrete outlet baffle is corroding from the top. No cracks in the tank were observed.

Dispersal System / Leach Line(s)

3. The system is nonconforming versus current code compliant and continues to be working properly as evidenced by an excavation of the distribution boxes. A portion of the leachfield is located under a gravel driveway but this does not appear to have affected the function of the system. The new manufactured home will not affect the existing tank or leachfield,

although the plan should note an 8' setback from the rear deck or steps to the third leachline and request that during construction, the tank and distribution boxes be marked and protected from construction activities.

4. For the record, I continue to believe that my load test, although not meeting the precise wording of the OWTS policy, was fully adequate in demonstrating leachfield function. The system appears fully able to support the two bedroom replacement living unit.
5. As with many flat or gently sloping parcels in the county, the system may occasionally be impacted by elevated wet weather groundwater levels.

Replacement Area

6. There is substantial potential system replacement area on this very large parcel.
7. System repairs and replacements would need to meet county standards in effect at the time of Permit application.

Recommendations / Comments

- A. Monitor the concrete outlet baffle at future pumpings. It will eventually need replacement with a plastic outlet baffle meeting county standards.
- B. Regular pumping is important to the long-term health of the system. It is recommended that with full time occupancy by 1 occupant, the septic tank should be pumped or at least checked every 4-6 years. This time interval may be increased or decreased based on occupancy levels. Experience will be the best indicator of pumping frequency. Sewage flow can be reduced, and system lifespan extended, through the use of low flow toilets, showerheads and dishwashers, as well as faucet aerators and a front loading or high efficiency top loading laundry machine. Use of liquid detergent is suggested. Note septic tank additives are generally not needed for proper septic system function.
- C. Food related grease and oils should be placed in cans or jars and disposed of in the home's solid waste container and not drained into the septic tank as it can lead to premature clogging of the effluent filter and leach field lines.
- D. A subsurface *laundry-only* graywater system may be installed without a septic permit if desired. However, there are standards. Check with myself or PS for those.

No warranty or guaranty is given or implied regarding the future function of the sewage system.

Should you need further information regarding this report, please contact me at 707-843-1119.

Respectfully,



Mike Treinen,

California Registered Environmental Health Specialist # 3826



The flood map for the selected area is number **06097C0889F**, effective on **2/19/2014**

DYNAMIC MAP



MAP IMAGE

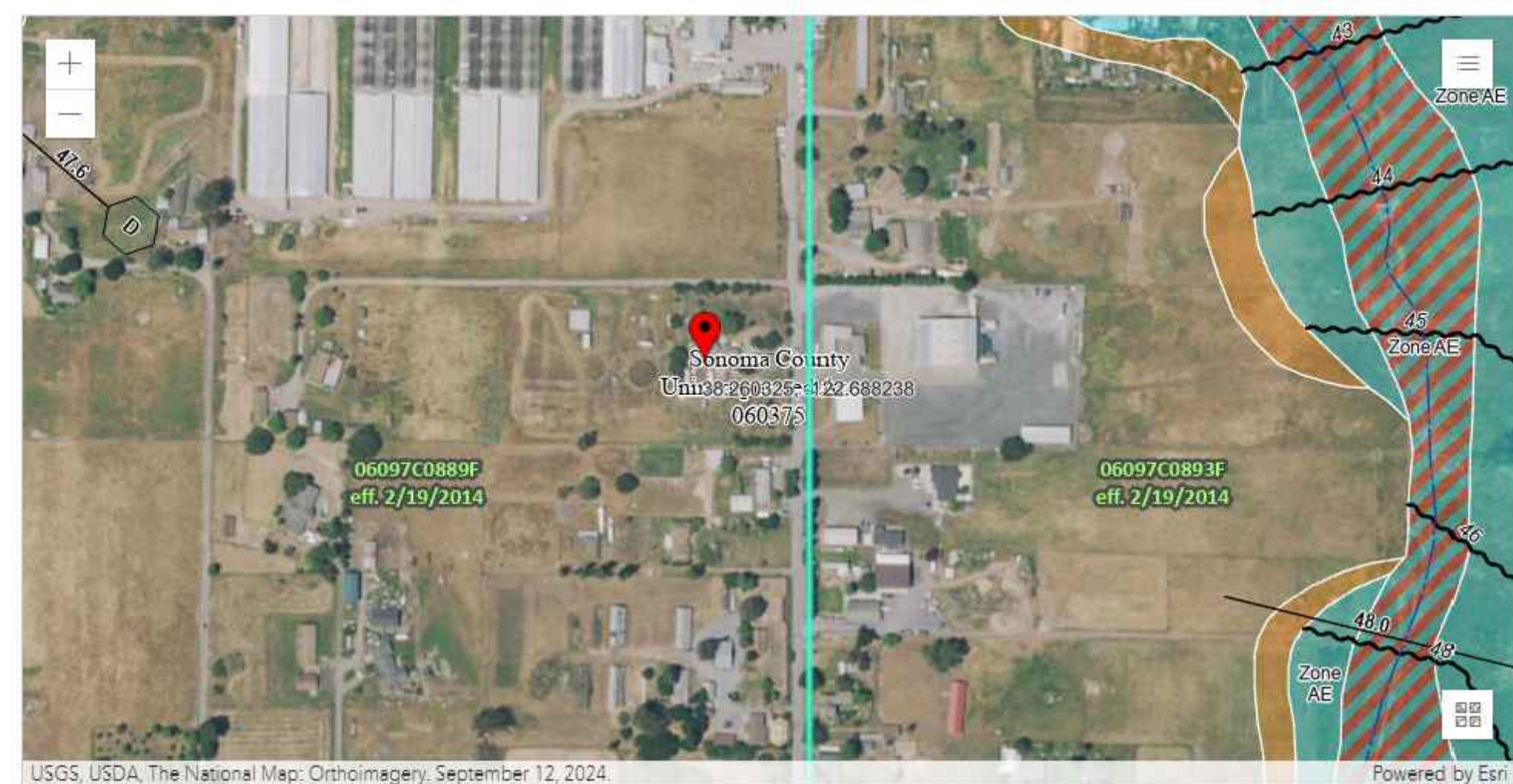


Changes to this FIRM

- Revisions (0)
- Amendments (0)
- Revalidations (3)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer](#)



USGS, USDA, The National Map, Orthoimagery, September 12, 2024

Powered by Esri

MAP PANELS

- Approximate location based on user input and does not represent an authoritative property location
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- Area of Minimal Flood Hazard Zone 1
- Area of Undetermined Flood Hazard Zone 2
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone 1, 2, 3
- With BFE or Depth Regulatory Floodway Zone 1, 2, 3
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1
- Future Conditions 1% Annual Chance Flood Hazard Zone 1
- Area with Reduced Flood Risk due to Levees See Notes Zone 2
- Area with Flood Risk due to Levees Zone 2

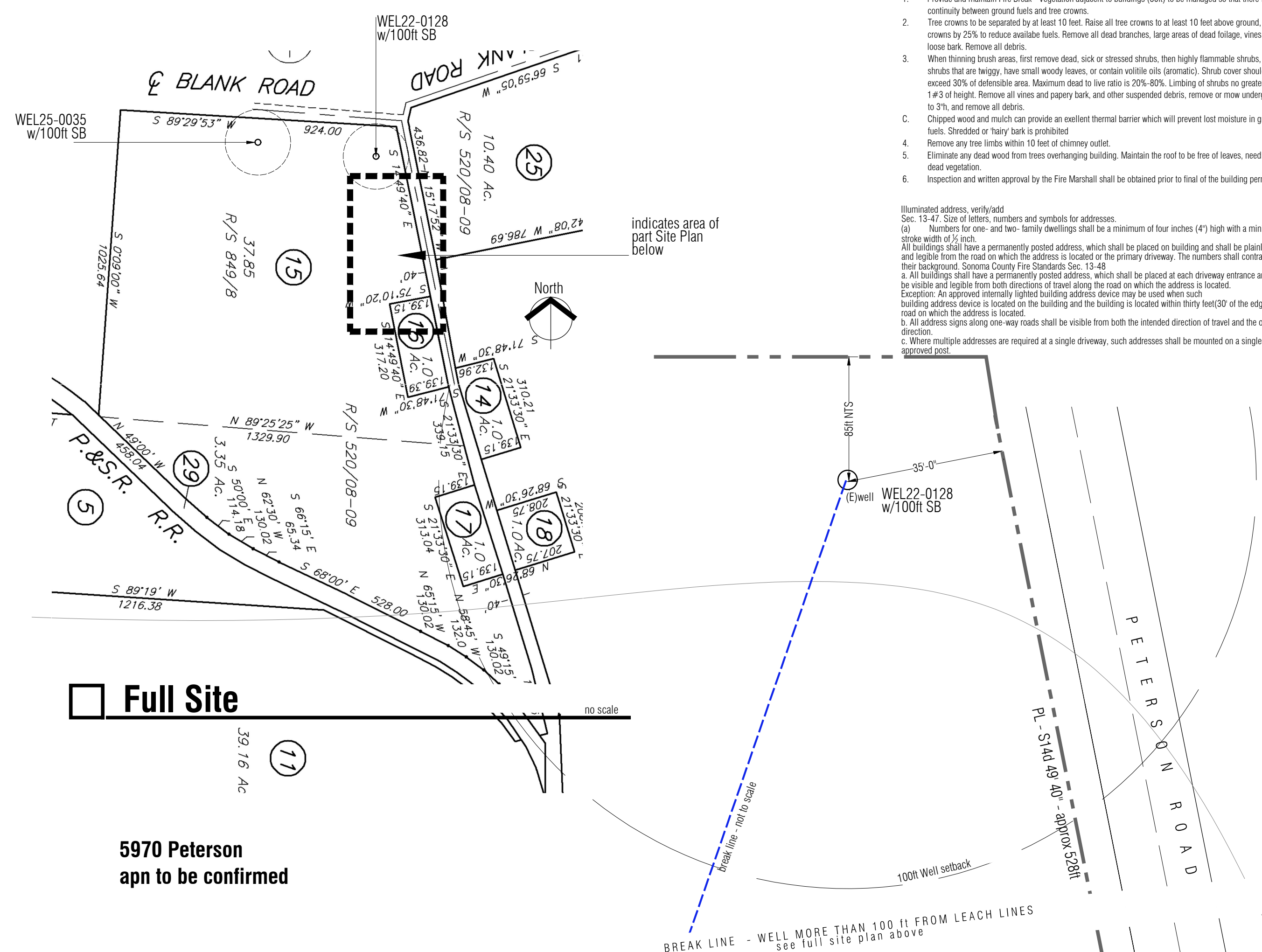
OTHER AREAS OF FLOOD HAZARD

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

5970 Peterson - not in flood plain



LEGEND

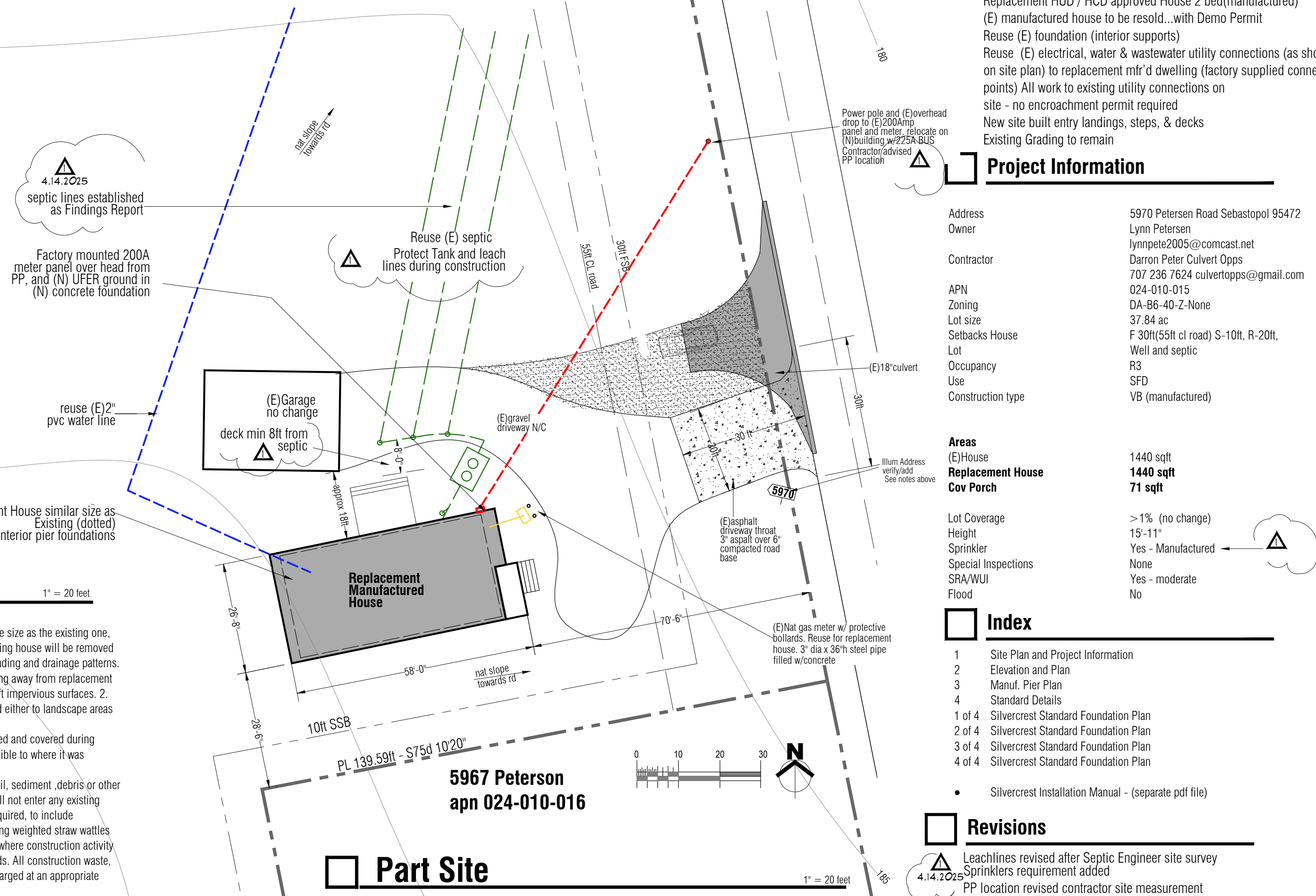
- indicates (E) paved driveway throat
- indicates (N) gravel driveway and extent of grading
- indicates (N) paved driveway throat

General Notes:

1. All siding finish, trim & colors to be same for skirt wall as the mfr'd home or per details on sheet 3 of 3.
2. 18"x24" min. crawl space access within 20' of plumbing - through outside wall, foundation well or inside mfr'd home through floor.
3. Building mfr to install all work above and including steel chassis beams, floor joists in factory per their HCD approved plans for doors, windows, siding, trim, spark arrester flue caps, soffits, & roofing as per code & mfr instructions & assure a water tight building assembly. Composition shingle roofing, tile or metal of class 'A' rated per note 2, above (closure strip installed in field per roofing mfr recommendations & building manufacturer installation manual. All flashings (siding, cap, edge, hip, valley, 'r' or 't' etc.) to be 26ga. g.s.m. as a minimum, when installed w/ an appliance as per mfr literature & requirements.
4. Vent & flue screens to be galv. metal 1/8" max. sq. mesh.
5. Field installed 26ga. min. G.S.M. 2"x2" RVI, & fascia gutter sloped per code (under roofing), splash block or U.G. drainage system as per geotech report if applicable).
6. Skirt siding: (match mfr'd building siding & color)

Site Plan

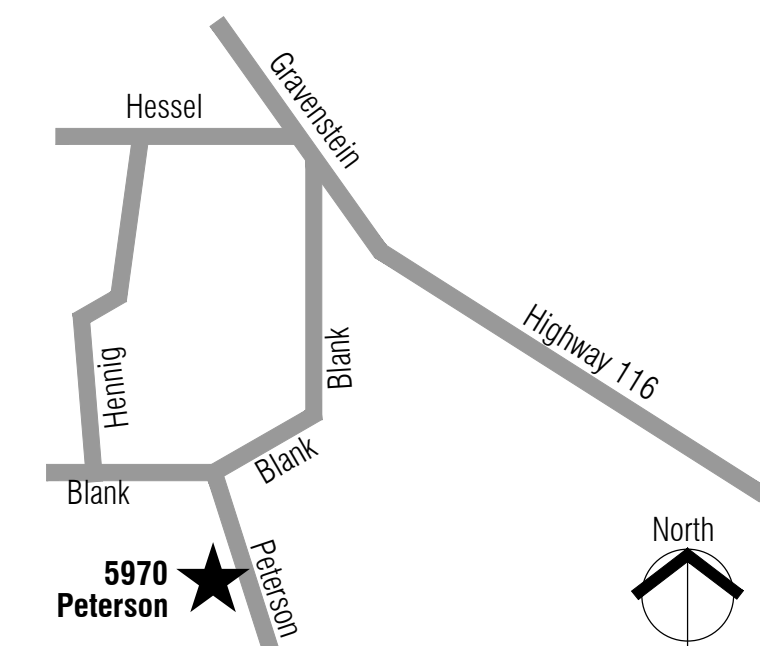
- Grading & Drainage Notes
- Replacement House has been selected to be the same size as the existing one, intention is to reuse the (E) foundation. The existing house will be removed and sold, no demo. No change to (E) natural grading and drainage patterns.
1. Surface drainage gradients: slope finished grading away from replacement house, 5% for 10ft at grade/earth, and 2% for 10ft impervious surfaces. 2. New roof gutter drop collectors to be discharged either to landscape areas directed away from building.
 3. Any earth disturbed at construction to be collected and covered during construction for reuse afterwards as near as possible to where it was collected, or disposed at County approved site.
 4. The Owner or Contractor shall ensure that any soil, sediment, debris or other pollutants disturbed by the new construction shall not enter any existing storm water or drainage system. Measures as required, to include broadcasting straw on disturbed areas, and placing weighted straw wattles along existing drainage lines. And at driveways where construction activity may track mud and other debris onto county roads. All construction waste, excess soil, and water to be contained and discharged at an appropriate approved County Facility.



Vegetation Management Notes

1. Provide and maintain Fire Break - Vegetation adjacent to buildings (30ft) to be managed so that there is no continuity between ground fuels and tree crowns.
2. Tree crowns to be supported by at least 10 feet. Raise all tree crowns to at least 10 feet above ground, thin out crowns by 25% to reduce available fuels. Remove all dead branches, large areas of dead foliage, vines and loose bark. Remove all debris.
3. When thinning brush areas: first remove dead, sick or stressed shrubs, then highly flammable shrubs, ie shrubs that are twiggy, have small woody leaves, or contain volatile oils (aromatic). Shrub cover should not exceed 30% of defensible area. Maximum dead to live ratio is 20%-80%. Limbing of shrubs no greater than 1/3 of height. Remove all vines and papery bark, and other suspended debris, remove or mow undergrowth to 2" and remove all debris.
4. Chipped wood and mulch can provide an excellent thermal barrier which will prevent lost moisture in ground fuels. Shredded or hairy bark is prohibited.
5. Remove any tree limbs within 10 feet of chimney outlet.
6. Eliminate any dead wood from trees overhanging building. Maintain the roof to be free of leaves, needles or dead vegetation.
7. Inspection and written approval by the Fire Marshal shall be obtained prior to final of the building permit.

Illuminated address, verify/add Sec. 13.47. Size of letters, numbers and symbols for addresses. (a) Numbers for one- and two- family dwellings shall be a minimum of four inches (4") high with a minimum stroke width of 1/8". All buildings shall have a permanently posted address, which shall be placed on building and shall be plainly visible and legible from the road on which the address is located or the primary driveway. The numbers shall contrast with their background. Sonoma County Fire Standards Sec. 13.48 a. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and shall be visible and legible from both directions of travel along the road on which the address is located. Exception: An approved minimally lighted building address device may be used when such building address device is located on the building and the building is located within thirty feet (30') of the edge of the road on which the address is located. b. All address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction. c. Where multiple addresses are required at a single driveway, such addresses shall be mounted on a single approved post.



General Notes

1. Governing Codes: All Construction shall comply with California Building Code 2022 Edition, California Administrative Code 2022, Edition, California Mechanical Code 2022 Edition, California Plumbing Code 2022 Edition, California Fire Code 2022 Edition, California Energy Code 2022 Edition, Edition, and all County of Sonoma County Ordinances that are current, and relate to the 2022 California Title 24.
2. The Contractor to verify all dimensions on site prior to starting that phase of work. All discrepancies to be discussed and resolved with the Designer prior to commencement of work. Verify all dimensions where work involves framing for windows, doors or cabinets
3. All framing dimensions are to face of stud unless noted otherwise, DO NOT SCALE DRAWINGS!
4. No substitutions. Any Alternative methods, means or materials must be approved by the Designer, Engineer and County prior to any substitutions.

Directory

Septic - Mike Trennon
4910 Hayfield Court
Santa Rosa Ca. 95404
1707 843 1119
trennon@sonic.net

Design Drafting / Irvin Klein
676 Speers Road
Santa Rosa Ca. 95409
1707 695 0711
tklein@sonic.net

Redman Champion - HDC Approved SPA 20-11F
Foundations by Champion Home Builders
840 W. Palm Street, Lindsay, CA 93247
559 - 544 - 1064

Scope

Replacement HUD / HCD approved House 2 bed(manufactured) (E) manufactured house to be resold...with Demo Permit
Reuse (E) foundation (interior supports)
Reuse (E) electrical, water & wastewater utility connections (as shown on site plan) to replacement mfr'd dwelling (factory supplied connection points) All work to existing utility connections on site - no encroachment permit required
New site built entry landings, steps, & decks
Existing Grading to remain

Project Information

Address	5970 Petersen Road Sebastopol 95472
Owner	Lynn Petersen lynnpeter2005@comcast.net
Contractor	Darron Peter Culvert Opts 707 236 7624 culvertops@gmail.com
APN	024-010-015
Zoning	DA-B6-40-Z-None
Lot size	37.84 ac
Setbacks House	F 30ft(56ft cl road) S-10ft, R-20ft,
Lot	Well and septic
Occupancy	R3
Use	SFD
Construction type	VB (manufactured)

Areas (E)House	1440 sqft
Replacement House	1440 sqft
Cov Porch	71 sqft
Lot Coverage	>1% (no change)
Height	15'-11"
Sprinkler	Yes - Manufactured
Special Inspections	None
SRA/WUI	Yes - moderate
Flood	No

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Revisions

- 4.14.2025 Leachlines revised after Septic Engineer site survey
- 4.14.2025 Sprinklers requirement added
- PP location revised contractor site measurement