

**MIKE TREINEN, REHS**  
**ONSITE WASTEWATER CONSULTANT**  
**4910 HAYFIELD CT.**  
**SANTA ROSA CA 95404-9550**  
**707-526-0872**

April 18, 2015

Doug Swanson, Realtor ®, Pacific Union  
Robert and Janet Kennedy, Owners

Subject: Report of Findings in regard to an evaluation of the onsite wastewater treatment system at **2870 Leslie, Santa Rosa** (aka 8373 Singing Hills Trail) on April 17, 2015

At your request, I conducted a site inspection at the subject property and offer the following.

**Permit History**

Sonoma County Permit and Resource Management Department (PRMD) Well and Septic Division records were requested and reviewed. Staff located a 2002 septic system permit which notes four bedrooms and indicates installation of a 1500 gallon septic tank, diversion valve and a standard dual Shallow Sloping leachfield of 640 total feet. Note that final design and designer records indicate a *five* bedroom septic system. See the plot plan I provided at the site.

**Septic Tank**

1. There is a concrete, two-compartment 1500 gallon septic tank with plastic rises and green fiberglass lids located about 25 feet off of the driveway under small oak trees and marked by two large wooden posts. The tank was pumped and the effluent filter cleaned during the inspection by Quality Septic Service (707-332-5377). The tank was overdue for pumping and the filter was clogged prior to the servicing noted above.
2. The tank, risers and lids and effluent filter are in good condition.
3. The lifting handle for the outlet filter was never glued and is now just lying on the filter.

**Dispersal System / Leach Field**

4. The leach fields are located as shown on the plans provided. The fields are on the slope above the concrete drainage ditch which itself is located along the driveway on the left hand side as one approaches the house. The leach fields are protected by a French Drain located above the fields. The diversion valve is at the top of the leach fields about 25 feet from the road. It is a white PVC low pipe and cap and is currently marked by a wooden stake. The valve is a *Bull-Run* brand but has not been changed since installation as designed.

**System Replacement Area**

5. There is designated space for additional leach lines in addition to the two fields already in place. The County has been historically very flexible when it comes to septic repairs for existing residences. With annual alternating of the fields, it is unlikely a replacement system will be needed.

6. Care should be taken so as not to disrupt any of the existing dispersal field or possible replacement area with construction, drainage, grading, major plantings or traffic without discussing these or similar issues with a qualified consultant.

**Recommendations / Comments**

- A. Purchase a *Bull Run* Diversion Valve control “wand” at Pace Supply in Santa Rosa, then turn the diversion valve and do so *at least annually* for the best system longevity. The new owner may wish to have the pumping service company show them how to properly use the valve.
- B. Glue the tank effluent filter handle into the filter for easier filter removing and cleaning. Hose the filter off annually at the same time the diversion valve is changed.
- C. Replace the wooden stake at the diversion valve with a metal “t” post for longevity. We have seen wooden posts rot, fall over and then “disappear”.
- D. Regular pumping is important to the long-term health of the systems. With full time use by 2-4 people, it is recommended that the tank be pumped regularly about every 4-6 years. This time interval may be increased or decreased if use is heavier or lighter than described or as recommended by the pumping service company. Sewage flow can be substantially 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. Liquid detergent is suggested. If biocidal pharmaceuticals are used long term by the occupants, the septic tank will need more frequent pumping. Note septic tank additives are generally not needed for proper septic system function.
- E. 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.
- F. Note that a *laundry-only* subsurface graywater system may be installed without permits; however, there are specific standards which I could discuss with you if there is interest.

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

Should you need further information regarding this report, please contact me at 707-526-0872.

Respectfully,

Mike Treinen,  
California Registered Environmental Health Specialist # 3826