

**Sonoma County
Local Coastal Plan**

**PUBLIC FACILITIES & SERVICES ELEMENT
PRELIMINARY DRAFT**

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**Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403**

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PUBLIC FACILITIES & SERVICES ELEMENT

TABLE OF CONTENTS

1. INTRODUCTION	4
Purpose	4
Relationship to Other Elements	4
Scope and Organization	5
2. GENERAL POLICY FOR PUBLIC FACILITIES AND SERVICES	5
3. WATER AND WASTEWATER TREATMENT AND DISPOSAL SERVICES POLICY	6
Water Services	6
Wastewater Treatment and Disposal Services	13
3. PARKS AND RECREATION SERVICES POLICY	25
4. PUBLIC EDUCATION SERVICES POLICY	26
Schools	26
5. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES POLICY	28
Fire Protection Services	28
Emergency Medical Services	30
6. LAW ENFORCEMENT SERVICES POLICY	33
7. SOLID WASTE MANAGEMENT SERVICES POLICY	34
8. PUBLIC UTILITIES POLICY	36
Wireless Broadband	36
9. YOUTH AND FAMILY SERVICES POLICY	39

LIST OF TABLES

[Table C-PF-1](#): Characteristics of Public Water Systems on the Sonoma County Coast

LIST OF FIGURES

Figure C-PF-1a: Fire Districts – SubAreas 1-3

Figure C-PF-1b: Fire Districts – SubAreas 4-6

Figure C-PF-1c: Fire Districts – SubAreas 7-10

Figure C-PF-2a: School Districts – SubAreas 1-3

Figure C-PF-2b: School Districts – SubAreas 4-6

Figure C-PF-2c: School Districts – SubAreas 7-10

PUBLIC FACILITIES & SERVICES ELEMENT _____

1. INTRODUCTION

Purpose

The Public Facilities and Services Element addresses nine types of public services mainly related to the physical development of the Sonoma County Coast. These services include water, wastewater disposal, public education, fire protection, law enforcement, medical, solid waste management, public utilities, and youth and family services.

The purpose of this Element is to lay the groundwork for future decisions related to these public services and infrastructure, to establish future policy regarding providing facilities for these services, and to integrate public service concerns into land use decision making. This Element is designed to increase the likelihood that public services will be available when needed to serve the residents and businesses of the Sonoma County Coast.

The Public Works policy of the 1976 California Coastal Act allows, consistent with the General Plan, development of public works capacity to accommodate needs identified by the Local Coastal Plan. Where the capacity of basic public works is limited, development of land uses encouraged by the Coastal Act, such as coastal dependent industry, receive priority over other uses. Below are the applicable sections of the Coastal Act:

30250 (a). New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses consistent with provisions of this division; provided, however, that it is the intent of the legislature that State Highway 1 in rural areas of the coastal zone remain a scenic two lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation and visitor serving land uses shall not be precluded by other development.

Relationship to Other Elements

Highway and public transportation needs are identified and addressed in the Circulation and Transit Element. Water supply and water quality issues are addressed in the Water Resources

Element. Needed park and recreation facilities are identified and addressed in the Public Access Element.

Scope and Organization

The Public Facilities and Services Element describes the current status of public services in terms of service capacity and demand in relation to projected growth. It is divided into sections providing policy direction for each type of public facility or service.

2. GENERAL POLICY FOR PUBLIC FACILITIES AND SERVICES

Goal C-PF-1: Ensure that water supply and wastewater treatment and disposal, park and recreation, public education, fire protection and emergency medical, law enforcement, medical, and solid waste management services and public utility sites are available to meet the future needs of Coastal Zone residents and visitors.

Objective C-PF-1.1: Limit water supply and wastewater treatment and disposal, parks and recreation, public education, fire protection and emergency medical, law enforcement, solid waste management, and public utilities facilities and services to those needed for projected demand from existing development.

Objective C-PF-1.2: Help County Service Areas and Special Districts to provide needed public facilities and services.

The following policies, in addition to those in the Water Resources and Open Space and Resource Conservation Elements, shall be used to achieve these objectives:

Policy C-PF-1a: Water supply and wastewater treatment and disposal, parks and recreation, public education, fire protection and emergency medical, law enforcement, solid waste management, and public utilities facilities and services shall be planned, designed, and constructed in accordance with projected demand from existing development.
(GP2020 Revised)

~~1. Expand public works capacities only to accommodate development identified in the Coastal Plan. (Existing LCP)~~

Policy C-PF-1b: Work with the County Service Areas and Special Districts to provide local parks and recreation, public education, fire and emergency medical, law enforcement, solid waste management, and public utilities facilities and services. Proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process shall be used as tools to ensure that incorporated development pay its fair share toward provision of these services. **(GP2020)**

Policy C-PF-1c: ~~Establish~~ New Special Districts shall only be established within defined Urban Service Areas and Rural Community Boundaries as designated in the ~~County General Plan and~~ Local Coastal Plan. **(Existing LCP Revised)**

3. WATER AND WASTEWATER TREATMENT AND DISPOSAL SERVICES POLICY

On the Sonoma County Coast, development is concentrated in Urban Service Areas and Rural Communities. The Coastal Act mandates that new development be located in close proximity to developed areas with public facilities and services. To delineate the areas appropriate for development in the Coastal Zone, Urban Service Areas have been established on the Local Coastal Plan Land Use Map and include The Sea Ranch and Bodega Bay. Rural Community Boundaries, areas that were previously subdivided or developed with public water and private septic systems, have also been established on the Land Use Map and include Duncans Mills, Jenner, Sereno del Mar/Carmet, Salmon Creek, Timber Cove, and Valley Ford.

On the Coast expansion of public sewer beyond the boundaries of Urban Service Areas and expansion of public water or public sewer beyond the boundaries of Rural Communities are prohibited except under specific conditions. Development infill is expected where water and septic or sewer regulations can be met. Part of the development infill strategy is to encourage consolidation of adjacent lots in high hazard areas or visually and environmentally sensitive areas in accordance with Coastal Act policies to protect views and coastal resources and minimize public safety hazards.

The California Coastal Act mandates that new development be located in close proximity to developed areas with public services and facilities. In order to delineate the areas appropriate for development, an Urban Service Area Boundary has been established on the Bodega Bay Land Use Plan Map. Expansion of public sewer beyond this area is prohibited except as allowed by policies in the Public Facilities and Services Element. The Local Coastal Plan also establishes Rural Community Boundaries in areas that were previously subdivided or developed with public water and private septic systems. Extension of public water beyond or public sewer into these areas is prohibited except under specific conditions.

Water Services

An adequate and healthful water supply is essential if the Sonoma County Coast is to sustain its residential population and its economic stability. As noted above, the Water Resources Element establishes goals, objectives, and policies addressing a broad range of water-related issues, including water quality and supply pertaining to private wells and public water systems. This section is intended to address issues regarding improving water systems for moderate expansion of planned communities, developing new water systems, and extending water services to new areas not currently served.

The County Coast is a water scarce area, and developing reliable water sources for urban development is very difficult. Several wells or springs may be needed to produce even modest

water yields. Most of the water systems on the Coast are small and substandard in some respect. The main problems are insufficient water and limited financial capability. Water sources are generally wells or creeks which may run low in summer months when demand is highest. Most coastal wells produce only a limited amount of water at any time due to the geology of the area. The owners of small water systems cannot afford extensive search for and development of additional water supplies.

No additional sources of water supply appear feasible for the communities of Jenner, Rancho del Paradiso, Bridgehaven, West Beach, and Valley Ford. The Salmon Creek subdivision has marginally adequate water supplies for existing development. If adequate water supplies are not available, some lots in the existing subdivisions may be unbuildable. Water system development and improvement continues at The Sea Ranch, Timber Cove, Sereno del Mar, and Bodega Bay. Water supplies sufficient for subdivision buildout or moderate additional expansion appears limited to these four areas and Duncans Mills.

Maintaining the quality of water in small water systems, especially surface springs and storage tanks, is problematic because it requires periodic monitoring and testing. Several older small water systems are poorly designed or maintained resulting in inadequate water pressure. The fire fighting capability of most of the systems is inadequate because of limited water supplies or low water pressure.

The Sonoma County Coast has about 16 water systems that fall under the regulatory authority of the State Water Resources Control Board (SWRCB) as a “public water system”. A public water system is a system for providing piped water to the public for human consumption that has 15 or more service connections or regularly services at least 25 individuals daily at least 60 days out of the year. The SWRCB regulates three main types of public water systems, defined below.

- (1) **Community:** a public water system that has 15 or more service connections or regularly services at least 25 resident individuals at least 60 days of the year. This category includes subdivisions, mutual water companies, and mobile home parks.
- (2) **Non-Community Transient:** a public water system that serves at least 25 non-resident individuals daily at least 60 days of the year, but no more than 24 year-round residents. This category includes restaurants, campgrounds, small wineries, and motels.
- (3) **Non-Community Non-Transient:** a public water system that serves as least 25 of the same persons over 6 months of the year. This category includes schools and larger places of employment with more than 25 employees.

The public water systems on the County Coast range in size from The Sea Ranch Water Company, a Community system with 1,684 connections; to the Blue Heron Restaurant, a Non-Community Transient system with one connection. Table C-PF-1 provides general information about the public and private water systems on the Coast. On occasion, operator inattention or lack of funding leads to public water system failure and a request for County takeover of the water system. County management of the water system can improve reliability, but funding may still be lacking. In relying on small water systems to support development, careful consideration should be given to long-term management issues.

Public Water Systems

The Sea Ranch, Duncans Mills, Timber Cove, Sereno del Mar, Carmet, and Bodega Bay are the only areas on the Sonoma County Coast with adequate water for all existing and planned development (per consultation with water system operators).

Bodega Bay Public Utility District. The Bodega Bay Public Utility District (BBPUD) provides water service to the residential, commercial, and industrial development in Bodega Bay, including the Bodega Harbour Subdivision, University of California Marine Laboratory, U.S. Coast Guard, County Doran Park, County Westside Park, and State Dunes Campground. Its water service area is slightly greater than its sewer service area. BBPUD staff indicate that 217 ESDs (Equivalent Single-Family Dwellings) were available on a first come, first served basis in 2005. Most of this capacity went to the Harbor View development of 84 units, including 14 affordable units, developed by Burbank Housing Development, Inc. The District's 1998 Master Water Plan identifies the need for a new well and additional water storage to serve the future demand from the Bodega Bay Phase I Land Use Plan. The BBPUD constructed a 500,000 gallon water storage tank on District property in July 2003. Development beyond the Phase I Land Use Plan was contingent on constructing the Bodega Bay Bypass. However, the Bypass will not be constructed and is no longer included in the Local Coastal Plan.

Duncans Mills Trading Company and Camping Company. Duncans Mills Trading Company and Camping Company provides water to the campground, retail shops, and restaurant at Duncans Mills. The source of the water is a well near the Russian River.

Russian River Utility - Sereno del Mar Water Company and Carmet-by-the-Sea Mutual Water System. As of 1999 Russian River Utility owns and manages the Sereno del Mar Water Company, a private investor-owned water company; and operates under a contract with the Carmet-by-the-Sea Mutual Water System, a non-profit corporation. Located on State Highway 1 between Jenner and Bodega Bay, the Sereno del Mar Water Company was established in 1970 when the Sereno del Mar subdivision was developed. The Gleason Beach subdivision was added to its service area in 1976. The adjacent Carmet-by-the-Sea Mutual Water System receives treated surface water from the Sereno del Mar Water Company which serves the Carmet subdivision. In 2007 the Sereno del Mar Water Company served 124 customers and had issued permits for 168 water service connections.

The Sereno del Mar Water Company financed construction of a new 212,000-gallon storage tank and source wells completed in 1999. Russian River Utility financed renovation of the surface water treatment plant, a state-of-the-art micro-filtration membrane facility completed in 2001; and Carmet-by-the-Sea Mutual Water Company financed consolidation of the water treatment services at Sereno del Mar completed in 2003. The two companies now operate a joint water source treatment and storage system but are managed separately.

The 1981 Local Coastal Plan addressed the need for the Sereno Del Mar Water Company to prove an adequate water supply for buildout of the Sereno del Mar, Carmet, and Gleason Beach subdivisions pursuant to a State Department of Health Services moratorium limiting the total number of allowable water service connections to 109. In April 2005 the Sereno del Mar Water Company proved an adequate water supply for connections to all existing and future development in these subdivisions.

The Sea Ranch Water Company. The Sea Ranch is a planned community served by The Sea Ranch Water Company. The Water Company's service area encompasses the entire Sea Ranch Association with 2,289 lots, seven non-Association residential customers, 24 commercial customers, and 90 units at a site to be determined. The water supply has a production capacity of 1.58 MGD and a treatment capacity of 1.01 MGD. Water Company staff estimate that maximum daily demand at buildout (2,289 units) will be 0.80 MGD, and indicate that based on present water consumption and population projections, the Water Company will be able to meet the present and future demand for The Sea Ranch.

Timber Cove County Water District. The 1981 Local Coastal Plan addressed the need for the Timber Cove Mutual Water Company to meet current health standards for water system design and supply so that the County can allow over 100 water connections to the Timber Cove subdivision. On May 7, 1984 the Timber Cove Mutual Water Company was terminated and the Timber Cove County Water District was formed. On February 9, 1995 the County Board of Zoning Adjustments granted a Coastal Permit for construction of a water reservoir with a capacity of 30 acre-feet, small water treatment plant, and water pipe on Timber Cove Road. These water system improvements were constructed in 1997. The County proposes that the Coastal Commission remove the Exclusion Order for the Timber Cove subdivision from the Administrative Manual for the Sonoma County Local Coastal Plan.

Extension of public water outside of designated Urban Service Areas is also an important public water supply issue. Often, water managers are interested in extending service boundaries to increase the size of the ratepayer base in order to fund improvements. However, such extensions can lead to inappropriate sprawl and increase development pressure in rural areas.

On the other hand, these extensions can provide needed supplies to existing development on nearby properties that may be experiencing problems with private wells that are either running dry or becoming contaminated. In many such cases, drilling a new well does not resolve the problem. As a result, policy is needed that balances the needs of existing residents and the public interest in avoiding sprawl.

Table C-PF-1. Characteristics of Public Water Systems on the Sonoma County Coast

WATER SYSTEM	TYPE	USES SERVED	# CONNECTION S/LOTS SERVED	# VACANT LOTS OR LOTS NOT SERVED	SOURCE OF WATER SUPPLY	ADEQUACY OF WATER SUPPLY
Bodega Bay Public Utilities District	Community	Residential Commercial Industrial	1,792	194	Salmon Creek (2 wells) Roppolo (3 wells) Sand Dunes (2 wells)	adequate
Fort Ross School District	Non-Community Non-Transient	School	1	N/A	?	?
Sonoma County CSA 34 - Jenner	Community	Residential Restaurant Hotel/Motel Public (297 parcels total)	298	174	Jenner Creek	adequate
Sonoma County CSA 41 - Salmon Creek	Community	Residential Public (130 parcels total)	94	36	groundwater well on Maryana Drive spring - general subsurface flow of water from hills east of Salmon Creek	adequate once water collection and treatment system improvement project approved in 2012 constructed and in operation
Timber Cove County Water District	Community	Residential	141	129	Timber Cove Creek, water stored in reservoir at 22108 Timber Cove Road constructed in 1997	reservoir volume adequate to supply 4 months water supply at build-out

WATER SYSTEM	TYPE	USES SERVED	# CONNECTION S/LOTS SERVED	# VACANT LOTS OR LOTS NOT SERVED	SOURCE OF WATER SUPPLY	ADEQUACY OF WATER SUPPLY
Blue Heron Restaurant	Non-Community Transient	Restaurant	1	N/A	?	?
Bridgehaven Trailer Park	Non-Community Transient (may be Non-Transient)	Recreation	14 permanent trailer sites	N/A	spring about 150 yards uphill from water treatment building at trailer park stream about 100 yards from south end of bridge at Jenner (from Red Hill)	adequate
Casini Ranch Campground Water System	Non-Community Transient	Recreation	79 tent/RV sites 130 RV sites 3 group sites 4 cabins	N/A	2 wells 1 spring	more than adequate
Duncans Mills Camping Company	Non-Community Transient	Recreation	125	N/A	well 1,400 feet from Russian River	adequate
Duncans Mills Trading Company	Non-Community Transient	Restaurant Retail				
Fort Ross Lodge & Store	Non-Community Transient	Restaurant Hotel/Motel	2	N/A	well below lowest unit of lodge	more than adequate
Rancho Del Paradiso - California Water Service Company	Community	Residential	64	8	in 2006 intertie pipeline to Sweetwater Springs Water District facility in Monte Rio	adequate since 2006 intertie constructed

WATER SYSTEM	TYPE	USES SERVED	# CONNECTION S/LOTS SERVED	# VACANT LOTS OR LOTS NOT SERVED	SOURCE OF WATER SUPPLY	ADEQUACY OF WATER SUPPLY
Russian River Utility <i>Sereno Del Mar Water Company - Sereno del Mar</i>	Community	Residential	168	9	9 wells - two gallery inlets from underflow of Scotty Creek, seven wells 70 feet deep; one spring about half mile east	adequate
Russian River Utility <i>Carmet-by-the-Sea Mutual Water System - Carmet</i>	Community	Residential	62	0	2 horizontal wells on hillside east of subdivision	adequate
Russian River Utility <i>Sereno Del Mar Water Company - Gleason Beach</i>	Community	Residential	20	5	50 meter wells and Carmet-by-the-Sea springs	adequate
The Sea Ranch Water Company	Community	Residential Commercial	1,684	605	Gualala River	adequate
Timber Cove Inn	Non-Community Transient	Hotel/Motel	1	N/A	Timber Cove County Water District	adequate

WATER SYSTEM	TYPE	USES SERVED	# CONNECTION S/LOTS SERVED	# VACANT LOTS OR LOTS NOT SERVED	SOURCE OF WATER SUPPLY	ADEQUACY OF WATER SUPPLY
Valley Ford Water Association	Community	Residential Commercial	18	0	3 wells south of community along north side of Estero Americano	adequate supply inadequate water quality
Stillwater Cove Regional Park	Non-Community	Recreation (camp-ground w/ 22 sites, Ranger residence, office)	1	0	canyon well – winter & spring (next to Regional Park office driveway) creek well – summer & fall (next to Stockholm Creek)	adequate

Wastewater Treatment and Disposal Services

Untreated or improperly treated wastewater contains bacteria, viruses, chemicals, and nutrients that can cause human diseases; kill or injure plants and animals; and produce surface waters that are contaminated, discolored, or odorous. Since all wastewater is eventually returned to the environment, the public has a vital interest in assuring proper wastewater management. The Water Resources Element establishes goals, objectives, and policies pertaining to water quality and wastewater management. This section of the Public Facilities and Services Element addresses issues regarding improving existing wastewater treatment systems, developing new wastewater treatment systems, and extending wastewater treatment services to new areas not currently served.

Septic Systems

An On-Site Wastewater Treatment System (OWTS), commonly known as a septic system, is a physical and biological method of treating wastewater that can be very effective when it has been carefully designed and installed and is properly used and maintained. The standard OWTS consists of a tank and leachfield (subsurface treatment and disposal of wastewater) and may include a diversion valve and/or pump. Wastewater enters the tank and is retained long enough so that large solid particles and very small solid particles joined together settle to the bottom. Bacteria digest the solids that accumulate in the tank at the bottom (sludge); and the fats, oils, grease, and other materials that float to the surface (scum); the resulting solids must be pumped out periodically. The partially treated wastewater (effluent) leaves the tank in pipes and is discharged below the ground surface into the leachfield, which consists of perforated

pipes laid over gravel in trenches (leachlines). The effluent flows along the length of the pipes where it gradually percolates into the soil. The effluent receives secondary treatment through natural physical and microbiological processes in the soil.

The typical standard gravity OWTS distributes effluent through leachlines in series. Effluent flows through one leachline at a time. As one leachline clogs, the effluent flows via a distribution box to the next leachline; when the last leachline clogs, individual leachlines or the entire leachfield must be replaced. The alternative non-standard OWTS use a pump and evenly distributes effluent through all of the leachlines, hence the entire leachfield, at one time.

Deep and biologically active soils with relatively long retention times are ideal conditions for the siting of OWTS. However, such conditions are not present in many areas on the Sonoma County Coast. Areas with relatively sandy soils, shallows soils, or an elevated groundwater table can allow effluent to move fairly rapidly into local groundwater and other receiving waters with little retention time and treatment in the soil underlying the leachfields. In areas with underlying fractured and granitic bedrock, it is almost impossible to accurately predict the travel time and likely pathway that effluent will take before it reaches groundwater. In areas with poorly draining clay soils, effluent can pool at the surface, creating potential public health problems through human contact and potential runoff to surface waters. The primary public health and environmental issues of concern associated with the use of OWTS are: 1) direct human exposure to untreated effluent surfacing above an improperly designed leachfield; 2) degradation of groundwater quality due to effluent percolating beneath an improperly designed and/or constructed leachfield; 3) degradation of surface water quality by groundwater contaminated by inadequately treated effluent; and 4) direct human exposure to groundwater or surface water contaminated by inadequately treated effluent.

New standard OWTS must meet certain criteria in order to protect the public and the environment. These criteria include maximum ground slope, minimum soil depth, minimum depth to groundwater, minimum and maximum soil percolation rates, and minimum setbacks. Ground slope cannot exceed 30 percent, the soil percolation rate cannot be slower than 60 minutes per inch (mpi) or faster than 1 mpi, three feet of permeable soil is required beneath the bottom of the leach lines and depth to groundwater. Percolation rates <5 mpi require a minimum depth to groundwater of 5 feet.

The Sonoma County Coast, which varies in soil type like other areas of the County, tends to have soils of high clay content and high seasonal groundwater levels, which limit the percolation of effluent into the soil, limiting the construction and operation of OWTS. In some areas the high clay content of the soil results in very slow percolation rates. The clay acts as an impermeable layer, not allowing effluent to pass through the soil. In other areas of the County Coast such as Salmon Creek, constructed on sand dunes, the soil has too little clay and silt, and the percolation rates are too fast to properly hold and treat effluent. In addition, in such soils while the depth to groundwater may be more than adequate, it may not be enough in a soil that has very low clay and silt content.

On many lots it is difficult to meet the setbacks to property lines, road cuts, streams, drainage courses, cliffs, and the 10-year floodplain due to the small size of the lots, which in many cases were created prior to OWTS regulations. For example, on small lots in Carmet, Jenner, Sereno del Mar and Salmon Creek, even if the soil has an adequate percolation rate, there is not enough room for even a one bedroom OWTS. A lot fronting Salmon Creek that is 40 feet long

will not meet the required 100-foot setback from the 10-year floodplain. Steep slopes and shallow bedrock also contribute to inadequate conditions for OWTS, as the effluent can move laterally and break out to the surface along the slope.

OWTS Regulations. The State Regional Water Quality Control Boards (RWQCB) established strict standards for OWTS to protect water resources and public health. The County of Sonoma Permit and Resource Management Department (PRMD) is the delegated authority for implementation and enforcement of State and County specific OWTS regulations. New individual OWTS must meet several criteria before they can be installed including ground slope, soil depth, depth to groundwater, percolation rate, and system setback distance. Obtaining approval for individual OWTS on the Sonoma County Coast is often difficult.

In areas where failure of OWTS is likely to cause health hazards or impair water quality, the County PRMD or the pertinent Region RWQCB (North Coast or San Francisco Bay) may issue an Order to prohibit any waiver of existing OWTS installation regulations in a specific area. This Order referred to as a “Waiver Prohibition Area,” is intended to decrease the likelihood of failure of new OWTS. The County, in a joint agreement with the North Coast RWQCB has adopted such an Order that is in effect for Jenner, Rancho del Paradiso, Sereno del Mar, Carmet, and Salmon Creek.

In September 2000 the California State Legislature approved Assembly Bill 885 to address the inconsistency in regional and local requirements and related lack of statewide regulations for OWTS. AB 885 called for new statewide regulations for siting, installing, operating, and maintaining OWTS.

On June 19, 2012, the State Water Resources Control Board (State Water Board) adopted Resolution No. 2012-0032, adopting the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). This Policy establishes a statewide, risk-based, tiered approach for the regulation and management of OWTS installations and replacements and sets the level of performance and protection expected from OWTS.

On May 13, 2013, the North Coast RWQCB amended their Basin Plan to adopt the OWTS Policy. The OWTS Policy sets minimum standards for OWTS that are constructed or replaced or are subject to a major repair. The OWTS Policy also includes minimum operating requirements for OWTS that include requirements for siting, construction, and performance; OWTS near certain waters listed as impaired under Section 303(d) of the Clean Water Act; corrective action; monitoring; exemption criteria; determining when an existing OWTS is subject to major repair; a conditional waiver of waste discharge; and authorizing local agency implementation of the OWTS Policy.

The PRMD is required to submit a proposed Local Agency Management Plan (LAMP) that meets the OWTS Policy requirements to the North Coast RWQCB by May 13, 2016. The existing State and County septic system requirements remain in effect during this interim period. Some of these regulations could be a financial and administrative burden on the County and a financial burden on individual property owners on the County Coast.

Alternatives to Standard Individual OWTS. Over the last 25 years, Sonoma County has permitted approximately 2800 alternative OWTS. When County criteria for a standard OWTS such as slope, soil depth, depth to groundwater, soil percolation rate, and setbacks cannot be met on a site, the County may require an alternative OWTS that will function better under the specific conditions on that site. The PRMD Well and Septic Division reviews and recommends new wastewater treatment technologies. As of May, 2015, the PRMD was monitoring 8 primary types of alternative OWTS.

Alternative OWTS disperse the effluent under pressure to the disposal field, allowing the effluent to percolate throughout the entire soil area designed to treat the effluent. Greater treatment of effluent occurs when it passes through a larger soil mantle or area of soil. In contrast, a standard OWTS uses a small portion of the designed soil treatment area, as effluent flows by gravity to the beginning of a leach line where it disperses. This process continues until an entire leachline is filled up and then the effluent overflows by gravity to the next leachline.

Alternative OWTS consist of in ground systems and above ground systems. In ground systems include shallow trench pressure distribution systems, shallow in-grade systems, and subsurface drip dispersal systems. Above ground systems include mound systems, at-grade systems, and bottomless sand filters. Pretreatment units are County approved advanced treatment units that provide pretreatment of wastewater and improve the wastewater quality prior to dispersal into the soil. These systems can be used with either standard or alternative OWTS and are included in our Alternative Non-Standard System program.

Alternative OWTS that may be feasible for individual sites on the County Coast are the mound, shallow trench pressure distribution, at-grade, drip dispersal, alternative and/or standard systems with pretreatment, common leachfield, and on-site wastewater system monitoring and maintenance program (on-site wastewater disposal zone).

Above Ground Alternative OWTS. The Mound, At-Grade and Bottomless Sand Filter systems, with or without pretreatment, are used in areas where a high water table, poor soil, or shallow bedrock prohibit the use of trenches in the standard system. The pressurized leachlines are installed above the existing grade to assure the effluent is properly treated – sand (mound) or gravel (At-grade) is placed on top of the existing soil, and a pipe distribution system is laid down. The above ground system assures adequate filtration of the effluent before it reaches the groundwater or impervious soil lens. Bottomless sand filters are not approved for undeveloped parcels. The mound system is the most promising OWTS for dealing with the common coastal problems of clay soils and seasonally high groundwater levels. However, the mound system requires a lot size of about two acres and slopes of less than 20 percent, and more homeowner maintenance compared to a standard OWTS. Therefore, the applicability of the mound system on the Sonoma County Coast is limited.

In Ground Alternative OWTS. The Shallow Trench Pressure Distribution, Shallow In-Ground and Subsurface Drip Dispersal systems, with or without pretreatment, may be used when there is an increased depth of soil and/or groundwater than that which would require an Above Ground OWTS installation, but less than the requirements for a standard OWTS. Due to the decreased leachfield size requirements, the subsurface drip dispersal is the most promising OWTS that may be applicable for certain coastal parcels. However, due to site constraints as

mentioned above (poor soils, depth to groundwater, parcel size), the applicability of the subsurface drip dispersal system on the Sonoma County Coast is limited as well.

Common Leachfield. A common leachfield is a leachfield shared by several properties, located on a separate property of adequate size with proper site conditions. Each property has a septic tank and piping leading to the common leachfield. The common leachfield is usually larger than the leachfield for an individual OWTS. Systems shared in common with other property owners are prohibited except with County Board of Supervisors and RWQCB authorization.

On-Site Wastewater Treatment System Monitoring and Maintenance Program (On-Site Wastewater Disposal Zone). An on-site wastewater treatment system monitoring and maintenance program, also referred to as an on-site wastewater disposal zone, is another alternative to individual OWTS. Such a program does not make more lots buildable, rather has the potential for extending the useful life of OWTS and promptly correcting operational problems. A public agency which is authorized to acquire, construct, maintain, or operate sewage treatment systems may run such a program. Once an on-site wastewater disposal zone is established, the agency has the power within that zone to acquire, design, own, construct, install, operate, monitor, inspect, and maintain individual OWTS. The potential for this type of program is widespread on the County Coast.

A wastewater system monitoring and maintenance program is required for The Sea Ranch. In the late 1980s The Sea Ranch Association and the County of Sonoma and created an On-Site Wastewater Disposal Zone (Zone) to address problems with about 1,570 on-site individual on-site septic systems at The Sea Ranch. In July 1989 the Zone was created under the agreement that the Board of Supervisors would contract with The Sea Ranch Association to operate, monitor, inspect, and maintain the OWTS. In July 1995 the Zone was designated as County Service Area 41 (CSA 41) and came under the direction of the Sonoma County PRMD.

Areas With Severe Limitations for On-Site Septic Systems. Nearly all developed or developing areas of the County Coast have severe limitations for installation and operation of individual OWTS. These areas include Windemere Point North of Fort Ross, Duncans Mills, Bridgehaven, Goat Rock Headlands, Valley Ford, Jenner, Rancho del Paradiso, Sereno del Mar, Salmon Creek, Wrights Beach, Gleason Beach, and Carmet. These areas would benefit from the addition of disinfection and pretreatment to existing systems or construction of community leachfields or clustered systems.

Windemere Point North of Fort Ross. Limitations for OWTS in this area include shallow soils, impermeable soils, and elevated groundwater. About ten percent of the parcels in this area can accommodate an on-site septic system.

Duncans Mills. Limitations for OWTS in this area include sandy soils that drain too fast, high groundwater, proximity of the water system, required setback from the floodplain, and required setback from the Russian River.

Bridgehaven. This area adjacent to the Russian River has cesspools and seepage pits. Limitations for OWTS include very small lots, slowly draining soils, high groundwater, and

required setback from the Russian River. The area cannot accommodate any new individual septic systems .

Goat Rock Headlands. This area of low residential density has antiquated septic systems, slowly draining soils, and high groundwater.

Valley Ford. Valley Ford has very shallow soils, high groundwater, and low availability of water.

Jenner. Jenner has the highest density and the most severe septic problems than any other residential area on the Sonoma County Coast. Limitations for OWTS in Jenner include very small lots, steep slopes, impermeable soils, and high groundwater. As in Salmon Creek and Carmet, even if the soil on a lot has an adequate percolation rate, there is not enough room for even a one bedroom septic system. The area cannot accommodate any new OWTS.

Rancho del Paradiso. Limitations for OWTS at Rancho del Paradiso include very steep slopes; very small lots; shallow impermeable soils; high groundwater; seasonal flooding; and a water system with water quality problems.

Salmon Creek. Salmon Creek has cesspools and seepage pits. Effluent from these systems drains to the water system. Limitations for OWTS at Salmon Creek include very small lots, fast draining soils, high groundwater, and required setback from Salmon Creek (some systems are in the creek). There is a limited water supply and problems with water quality. As in Jenner and Carmet, even if the soil on a lot has an adequate percolation rate, there is not enough room for even a one bedroom OWTS.

Wrights Beach. Limitations for OWTS at Wrights Beach include small lots, shallow soils, high groundwater, and potential for breakout of effluent on the bluffs. There is a limited water supply and problems with water quality.

Gleasons Beach. Gleasons Beach had cesspools and seepage pits near groundwater infiltration galleries on the beach and on eroding bluffs until 2002, when they were replaced. All systems were abandoned, and a new community wastewater treatment system was constructed. While the new system does not meet State and County Codes, it is a major improvement over cesspools and seepage pits. The system consists of 20 properties, each with its own septic tank and pump; and common piping to a community leachfield in an easement on the east side of the road. Individual property owners are responsible for their septic tank and pump, and the homeowners' association assesses fees for maintaining and monitoring the common piping and community leachfield.

Carmet. Limitations for OWTS in Carmet include small lots, shallow soils, and high groundwater that is almost at the ground surface. As in Jenner and Salmon Creek, even if the soil on a lot has an adequate percolation rate, there is not enough room for even a one bedroom septic system. Vacant lots do not meet the criteria for an alternative system.

Sereno del Mar. Sereno del Mar is a subdivision of relatively new homes - construction started in the late 1970s. Limitations for OWTS in this area include steep slopes, slowly draining soils, and seasonally high groundwater. Lot size tends to be less than one acre, but not so small as to exclude even a one bedroom house. Over the last 25 years, mainly non-

standard mound OWTS have been permitted in Sereno del Mar due to the high groundwater. The area is traversed by a fault line, which may contribute to the high groundwater. Soil in the area is predominately a shallow loam to sandy loam over clay. However, near State Highway 1 there is well-drained sandy loam to about 8 feet, where standard OWTS would meet all requirements. Where groundwater is high, some property owners have obtained an easement onto the ranch behind and adjacent to Sereno del Mar in order to have more land to meet OWTS requirements. The community has a public water system.

The Coastal Subdivisions of Carmet, Rancho del Paradiso, Salmon Creek, Sereno del Mar, and the Community of Jenner are County Waiver Prohibition areas. This means that waiver requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase in flow are prohibited.

Areas Without Severe Limitations for OWTS. There are areas along the County Coast where the limitations for individual OWTS are not so severe. There are only four subdivisions where new OWTS can be installed on most vacant lots: Fort Ross Highlands, The Sea Ranch, and Timber Cove. Even at The Sea Ranch and Timber Cove, there is concern about the cumulative impacts of OWTS discharges as the areas become more developed.

Fort Ross Highlands. Constraints to OWTS in this area include shallow soils and high groundwater in winter.

The Sea Ranch. The Sea Ranch has complex topography and soils. Two sewage treatment plants owned by the Sonoma County Water Agency serve units at the north end and in the central area of The Sea Ranch (see "Sewer Services" below). The remainder of the community is served by individual OWTS. An on-site wastewater management district oversees the monitoring and compliance of the OWTS and reports to the North Coast RWQCB and the PRMD annually. Over the last 10 years, the majority of OWTS have been permitted in the commons area due to the presence of good soil (Baywood fine sandy loam) and adequate depth to groundwater. Some homes are over 1/4 mile from this disposal site in the commons area because the lot is too small or the soil is too shallow to support an OWTS. As of March 2006 the commons area still contained room for additional clustered OWTS. The County PRMD anticipates construction of more drip dispersal and at-grade alternative OWTS in the future at The Sea Ranch, as these alternative systems take up less area than many other standard and alternative systems (see "Alternatives to Standard Individual Septic Systems" below). A common disposal system should be considered to reduce the large number of individual leach lines across The Sea Ranch. Many homes could use one septic tank, or many septic tanks could combine into a transmission line that then flows to a common leachfield. The Sea Ranch Central Sanitation Zone should be expanded to include the Sea Ranch Lodge and Blackpoint Beach, the areas with the most OWTS problems and where breakout of wastewater has occurred on the bluffs.

Timber Cove. Limitations to OWTS at Timber Cove include very small lots, steep slopes, shallow soils, and high groundwater. The water supply is limited. Most of the OWTS at Timber Cove are non-standard alternative systems. It is not possible to build on most vacant lots.

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GOAL C-PF-2: **Ensure that growth and development match existing water and wastewater treatment and disposal capacities.**

Objective C-PF-2.1: Plan for growth and development to match existing water and wastewater treatment and disposal capacities and facilities.

Objective C-PF-2.1: Plan for growth and development to match existing water and wastewater treatment and disposal capacities and facilities.

Objective C-PF-2.2: Operate County water and wastewater treatment and disposal facilities in compliance with applicable State and Federal standards.

Objective C-PF-2.3: Help resolve water problems resulting from proliferation of small water systems.

Objective C-PF-2.4: Limit extension of public water and sewer services into rural areas.

The following policies, in addition to those in the Water Resources and Open Space and Resource Conservation Elements, shall be used to achieve these objectives:

Policy C-PF-2a: Growth and development shall be planned in accordance with existing water and wastewater treatment and disposal capacities and facilities. **(GP2020)**

~~1. Expand public works capacities only to accommodate development identified in the Coastal Plan.
(Existing LCP)~~

Policy C-PF-2b: Consider preparation on a regular basis of a total water supply and use budget for the Sonoma County Coastal Zone to aid in land use planning and decision-making. Encourage Coastal Zone water service providers to prepare individual water supply and use budgets on a regular basis to provide the necessary information for the total water supply and use budget. **(New)**

Policy C-PF-2c: A public water or wastewater district shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with the Local Coastal Plan in accordance with California Coastal Act Section 30254. New development within the service boundary of a public water or wastewater district shall be required to connect to the district for water or wastewater service. **(New)**

Policy C-PF-2d: A Coastal Permit shall be required for water or wastewater management system facility expansion or improvement projects. Development of new or expansion of existing water or wastewater management system facilities shall be in phase with the availability of other public works infrastructure. **(New)**

Policy C-PF-2e: Master plans or equivalent documentation shall be prepared for all water and wastewater management systems prior to approval of facility expansion or improvement projects. All facilities shall be designed and constructed in accordance with the existing development in the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for existing development, consider moratoria on plan amendments, zoning changes, building permits, or other entitlements in order to protect services to existing residents.

The minimum contents necessary for an adequate master plan or equivalent documentation are:

- (1) Maps showing potential future service area boundaries in accordance with California Coastal Act Section 30254.
- (2) Existing development within the existing and potential future service area boundaries.
- (3) Projected service and facility needs;
- (4) Estimated costs and revenues for needed improvements;
- (5) System design parameters and assumptions;
- (6) A program for water use reduction; and
- (7) A program to reduce storm water infiltration. **(GP2020)**

Policy C-PF-2f: Extension of public sewer services outside of The Sea Ranch and Bodega Bay Urban Service Areas shall be avoided. Exceptions to this policy shall be considered, to the extent allowed by law, only where necessary to resolve a public health hazard resulting from existing development (i.e., contamination of land, surface water, or groundwater resulting from failure of an existing septic system or other wastewater management system) or where appropriate to allow for development of public park or recreation facilities. A Coastal Permit shall be required for extension of public sewer services outside of an Urban Service Area.

Where several failing septic systems or other health and safety problems which pose a significant hazard to human health and safety exist outside an Urban Service Area that could be addressed by extension of public sewer service, evaluate the feasibility of enlarging the Urban Service Area to include such areas. The evaluation should assure sufficient capacity to serve existing connections and potential buildout in the existing Urban Service Area. **(GP2020)**

Policy C-PF-2g: The following guidelines shall be used for any exception allowed by Policy C-PF-1f:

- (1) The property must adjoin the Urban Service Area Boundary, or the proposed connection to a public sewer system must be no more than 200 feet from the Urban Service Area Boundary;
- (2) Size sewage facilities to serve development consistent with the Local Coastal Plan;
- (3) Require written certification that adequate service capacity is available for the use to be connected to the system; or
- (4) Use out-of-service area agreements, covenants, and zoning to limit the growth inducement potential of extension of public sewer services. **(GP2020)**

Policy C-PF-2h: Extension of public water service to a property that is outside the boundary of an Urban Service Area or Rural Community shall be avoided. Exceptions to this policy shall be considered, to the extent allowed by law, only:

- (1) Where necessary to resolve a public health hazard resulting from existing development (i.e., failure of water wells or contamination of land, surface water, or groundwater resulting from failure of an existing septic system or other wastewater management system); or
- (2) Where water service is to be extended for a property which is located within a water district boundary in effect in November, 2003; or
- (3) Where appropriate to allow for development of public park and recreational facilities. **(GP2020)**

Policy C-PF-2i: The following guidelines shall be used for any exception allowed by Policy C-PF-2h:

- (1) Size facilities to serve development consistent with the Local Coastal Plan;

- (2) Require written certification that adequate service capacity is available for the use to be connected to the system or planned to be connected in the future; and
- (3) Use out-of-service area agreements rather than annexations. **(GP2020 Revised)**

Policy C-PF-2j: ~~Require that applicants~~ Applications for land divisions subdivision of land or new development or uses within a water or wastewater service area shall be required to demonstrate adequate ~~include written certification from the service provider that existing water and wastewater services are available to serve the newly-created new parcels, development, and uses; or that the service provider will make improvements to the water or wastewater systems necessary to accommodate the new development and uses prior to final project approval. The proposed project shall not be considered for approval if this written certification is not provided.~~ **(Existing LCP Revised)**

Policy C-PF-2k: When considering formation of new water service agencies, systems owned and operated by a governmental entity shall be favored over privately or mutually owned systems. New privately or mutually owned systems shall be authorized only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system, which shall be ensured through agreements or other mechanisms that set aside funds for long-term capital improvements and operation and maintenance costs. **(GP2020)**

Policy C-PF-2l: Approval of new wastewater treatment and disposal systems owned and operated by a governmental entity shall be considered only when necessary to resolve an existing public health hazard. **(GP2020)**

Policy C-PF-2m: New privately owned package treatment plants which serve multiple uses or serve separate parcels shall be avoided. Use of package treatment plants to serve affordable housing or other projects on a single parcel under one ownership shall be allowed provided that they comply with the following criteria:

- (1) The package treatment plant must comply with water quality and health standards and protect water resources;
- (2) The design and appearance of package treatment plants located in agricultural and other rural areas must be compatible with the rural area's character; and
- (3) The project must include provisions for the long-term operation, maintenance, and eventual replacement and/or removal of the package treatment plant; and include adequate financing for these provisions through bonds, sinking funds, or other mechanisms.
- (4) The package treatment plant is not to be used as a basis for approving a new affordable housing development in Rural Communities or on other rural land, or amending the Local Coastal Plan to allow for more intensive development. **(GP2020)**

Policy C-PF-2n: Consider use of alternative (non-standard) sewage disposal systems only to serve a single land use on a single parcel, and only if the availability of the system does not result in new development, except as allowed by the Local Coastal Plan. **(GP2020)**

Policy C-PF-2o: ~~Prohibit~~ Any waiver of Regional Water Quality Control Board (RWQCB) standards for on-site wastewater disposal in Jenner, Carmet, Rancho del Paradiso, Sereno del Mar, and Salmon Creek shall be prohibited. **(Existing LCP Revised)**

Policy C-PF-2p: Consider development of on-site wastewater maintenance and management districts in areas with septic problems. **(GP2020)**

Policy C-PF-2q: Consider development or expansion of a community wastewater treatment system in areas with widespread septic system problems that are a health concern and cannot be addressed by an on-site wastewater maintenance and management program, in compliance with Policies C-PF-a-d. **(GP2020)**

Policy C-PF-2r: Consider development of a community leachfield at Duncans Mills. **(New)**

Policy C-PF-2s: Consider relocation of the septic systems at Bridgehaven and Rancho del Paradiso. **(New)**

Policy C-PF-2t: Consider development of a community wastewater collection and treatment system or a package wastewater treatment plant at Jenner. **(New)**

Policy C-PF-2u: Consider development of a community wastewater collection and treatment system or a package wastewater treatment plant at Carmet. **(New)**

Policy C-PF-2v: Consider the following at Salmon Creek and Wrights Beach: hook-up to sewer, package wastewater treatment plant, relocation of the septic systems away from houses and constructing a community leachfield, or combining Salmon Creek and Wrights Beach into a common wastewater treatment system. **(New)**

Policy C-PF-2w: Develop and implement programs that include obtaining grants for supporting and assisting communities in upgrading failing septic systems or developing on-site wastewater maintenance and management districts, community leachfields, or community wastewater treatment systems. **(GP2020)**

~~5. Establish on-site wastewater management zones for the following subdivisions: The Sea Ranch, Timber Cove, Sereno del Mar, Carmet and Salmon Creek. (Existing LCP)~~

~~7. Require Sereno del Mar Water Company to prove an adequate water supply (as defined, California Administrative Code, Chapter 5, Title 17, Article 2, Section 7056) for subdivision build out. (Existing LCP)~~

~~8. Require the Timber Cove Mutual Water Company to meet present health standards for system design and supply before any water connections above 100 are allowed. (Existing LCP)~~

~~10. Within urban service areas, strongly encourage connection of new development to available services. (Existing LCP)~~

3. PARKS AND RECREATION SERVICES POLICY

Outdoor recreation contributes to the tourism economy, enhances the quality of life for County residents and visitors, and conserves unique natural and cultural resources. The Public Facilities and Services Element describes the current status of public recreation in general terms of service capacity and demand in relation to projected growth. The needed park and recreation facilities are identified and addressed in the Public Access Element.

The various types of parkland found in Sonoma County are based on the Board of Supervisors approved parkland classification system. A ratio of acres per population per service area is used for determining the needs of the local park and recreation facilities such as Neighborhood and Community Parks and the more intensively developed park and recreation facilities such as the Regional Recreation Areas. Parkland needs for the resource-based park and recreation facilities, such as Regional Open Space Parks, Preserves, and Trails are determined by more than just population figures and consequently are described in the Public Access Element.

Goal C-PF-3: Provide adequate park and recreation services on the Sonoma County Coast.

Objective C-PF-3.1: Provide an adequate supply and equitable geographic distribution of regional and local park and recreation services based on population projections, estimated user demand, and Local Coastal Plan resource objectives.

Objective C-PF-3.2: Use guidelines established by the Board of Supervisors as the minimum standards for determining park needs.

The following policies, in addition to those in the Open Space and Resource Conservation and Public Access Elements, shall be used to achieve these objectives.

Policy C-PF-3a: The Public Access Element and Plan shall be used as the guide to determine regional (passive) park needs, including County Regional Open Space Parks, County Trails, and State Parks in order to support recreation in the Coastal Zone. **(New)**

Policy C-PF-3b: Work with Community Service Districts, Park & Recreation Districts, and School Districts to meet local community park needs in the unincorporated areas. **(GP2020)**

Policy C-PF-3c: The proposed accessway, park, and trail descriptions in the Public Access Plan shall be used to determine Local Coastal Plan consistency of proposed accessways, parks, and trails on Figures PA-1a to 1k of the Public Access Element. **(GP2020 Revised)**

Policy C-PF-3d: Continue to implement State law pertaining to park impact mitigation that allows for the dedication of land, the payment of fees, or both as a condition of approval for development projects. **(GP2020)**

Policy C-PF-3e: Consider establishing a land acquisition reserve fund to purchase park or recreation lands in areas lacking adequate park facilities. **(GP2020)**

Policy C-PF-3f: Evaluate user fees in County park areas where special facilities are available.

The impact of user fees on public access to and use of the park areas shall be considered as part of the evaluation. If user fees are implemented for any County park areas, offer discounts to County residents. **(GP2020)**

Policy C-PF-3g: Where there is an unmet need for local park facilities in an area, and County Regional Parks does not have plans for facilities in the area, encourage the existing or formation of new County Service Areas or other Special Districts to meet the need, if economically feasible. **(GP2020)**

4. PUBLIC EDUCATION SERVICES POLICY

Schools

As the Sonoma County Coast has relatively low population densities, schools are widely spaced in five Elementary School Districts and three High School Districts, and tend to be small with combined classes. Specialized education facilities are minimal. Each school district has its own revenue base, elected board, and administration. The Sonoma County Office of Education provides some administrative and business services to all districts. Figures C-PF-1a to C-PF-1c show the Public School Districts on the Coast.

A major issue in planning for new facilities is the need for increased coordination between land use and facilities planning. Districts must be aware of the projected residential growth in their service area so that new school needs can be accurately forecast. An important source of financing for new school facilities is the "school impact" fee on new residential construction. State law now authorizes local school districts to charge development fees for permanent facilities. However, funding will likely continue to depend on State sources. California law also enables a County to acquire new school sites by dedication as a condition of subdivision approval.

Elementary Schools

All Elementary School Districts must meet minimum state requirements regarding class sizes. Maximum class sizes for grades K-8 are approximately 33-35 students. Additional classrooms are usually constructed only when these limits are reached.

Horicon School District. The Sea Ranch is the main growth area for the Horicon School District. Enrollment at the Horicon Elementary School (K-8) increased from 80 students in 4 classrooms in 1979 to 84 students in five classrooms in 2005. According to the District, the number of students has been stable since 1995 and is anticipated to be stable in the future due to the size of the School District (one of the largest in the State); its isolation from other districts; a low cost housing project constructed at The Sea Ranch; and its good reputation, which brings interdistrict students. In addition, the families of workers at the expanding vineyards in Annapolis usually find housing inland, thus they do not affect student enrollment in the School District. In the 2004-2005 school year, 35, 33, and 32 percent of the students were from The Sea Ranch, Annapolis and Stewarts Point communities, and interdistrict transfers from Gualala, respectively. As the school moved into a new facility in August 2004, it has no need for additional classrooms as of 2008.

Fort Ross School District. The Timber Cove Subdivision is the largest planned residential

development in, and the main growth area for, the Fort Ross School District. Enrollment at the Fort Ross Elementary School decreased from 53 students in two classrooms in 1979 to 44 students in three classrooms in 2005. The District anticipates a decrease in enrollment in the future due to the difficulty for young families with children to find employment and affordable housing in the area. Timber Cove is building out more slowly than expected due to the economy. The District plans a preschool at the Fort Ross Elementary School starting August 2005 (it projects that in 2006/2007 and 2008/2009 it will have 8-9 and 7-8 kindergartners, respectively). The preschool will be the only one between Point Arena and Monte Rio, and the District projects that it will bring more students to the Elementary School.

Monte Rio School District (outside Coastal Zone). Coastal areas are not expected to contribute significant numbers of new students to the Monte Rio School District. Enrollment at the Monte Rio Elementary School decreased from 219 students in eight classrooms in 1979 to 112 students in six classrooms in 2005. The District believes that the decline in enrollment is due to the difficulty for young families with children to find employment and affordable housing in the area and lower birth rates. The District projects a decrease in enrollment in the future for the same reason.

Harmony Union School District. The Harmony Elementary School (K-4) in Occidental closed in 2002 and moved to the site of the Salmon Creek School (5-8). The District receives some students from Valley Ford and Bodega Bay. Enrollment in the District decreased from 419 students in 19 classrooms in 1979 to 292 students in 15 classrooms in 2005 (with a substantial increase to almost 700 students in the late 1980s). The District believes that the decline in enrollment is due to aging population trends, the significant rise in cost of housing, and the District's rural location.

Shoreline School District. South Coast students attend Bodega Bay Elementary School for grades K-5, and are bused to Tomales Elementary School (outside of Sonoma County Coastal Zone) for grades 6-8. As most students attending Bodega Bay Elementary School are from the immediate area, construction of additional classrooms would be needed to accommodate additional Bodega Bay area growth. Enrollment at the Bodega Bay Elementary School decreased from 70 students in three classrooms in 1979 to 40 students in three classrooms in a new school in 2005. The District believes that the decline in enrollment is due to the difficulty for young families with children to afford living in Bodega Bay.

High Schools

The Sonoma County Coast is served by three high schools in three school districts, none of which are on the Coast. Students from The Sea Ranch and Stewarts Point attend Point Arena High School in Mendocino County, students from Fort Ross to Jenner attend El Molino High School in Forestville, and South Coast students attend Tomales High School in Marin County. Impacts of growth on high schools are not as severe as for elementary schools and are harder to estimate. Class sizes, schools, and district areas are larger. High schools have more flexibility in handling increments of students from specific development areas without adding classrooms or teachers.

Goal C-PF-4: Provide school facilities adequate to meet the future needs of Sonoma County Coast residents.

Objective C-PF-4.1: Assist school districts in developing more precise estimates of population growth in their attendance areas.

Objective C-PF-4.2: Use estimates by school districts of new school site needs as the basis for applying school site designations on the Land Use Map.

The following policies shall be used to achieve these objectives:

Policy C-PF-4a: In the event that a proposed school site is designated on the Land Use Map or Open Space Map, the designation shall be considered as applying to a general area rather than a particular parcel, unless and until a particular site is acquired and approved for public use development authorized by the Land Use Plan. **(GP2020)**

Policy C-PF-4b: Assist school districts in estimating the amount, rate, and location of projected population growth in their attendance areas. **(GP2020)**

Policy C-PF-4c: Continue to implement State law pertaining to school impact mitigation that allows for the dedication of land, the payment of fees, or both as a condition of approval for development projects. **(GP2020)**

~~14. Encourage establishment of school impact fees for Shoreline, Fort Ross, and Horicon School Districts. (Existing LCP)~~

Policy C-PF-4d: Consider establishing a conference center on the Sonoma County Coast. The conference center would serve as a location for meetings, classes, workshops, conferences, and retreats for public and private agencies and organizations and the general public, particularly those which have responsibility and authority relative to coastal resources, and for which proximity to coastal resources would be a major advantage for their educational programs. **(New)**

5. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES POLICY

Fire Protection Services

Fire protection and emergency medical and rescue services are essential to the protection of life and property in the unincorporated areas of Sonoma County. They are provided by four types of agencies. The California Department of Forestry and Fire Protection (CDF) provides services to State Responsibility Areas. Fire Protection Districts provide services with revenues from property taxes, and are usually created to provide a reliable funding source to sustain a stable and/or increased level of fire protection services to certain areas of the County. Volunteer fire companies provide local services in rural communities. County Service Areas (CSAs) and Community Service Districts (CSDs) are areas of the County which bear a special tax assessment for particular types of extended services, such as structural fire protection; they rely primarily on volunteer staff. County Service Area 40 (CSA 40) is a County entity that provides a moderate amount of funding and relies primarily on volunteer staff in various CSAs. CSA 40 also provides management oversight for, directs, and coordinates the various volunteer fire

companies; and supplies training, safety equipment, and insurance coverage for voluntary staff.

The County has established the Department of Fire and Emergency Services (DES) to coordinate the fire protection service agencies in the County. DES contracts with various Fire Protection Districts and municipal fire agencies to provide support services including code enforcement, construction plan checking, and fire safe planning.

Fire protection services are highly dependent on paid on-call, paid part-time, and volunteer personnel. Although this dependency remains, the number of volunteer firefighters has fallen off in recent years. While the County generally has been receiving acceptable levels of fire protection services, problems have resulted from the condition of existing equipment and matching the type of equipment and staff training to the type of fire. The Bodega Bay Fire Protection District; and The Sea Ranch, staffed by CDF personnel funded through CSA 40, provide the only fire protection services by full time staff on the Sonoma County Coast.

In addition, various levels of certification and safety standards are now required for many activities performed by volunteer staff. It is becoming increasingly difficult to maintain sophisticated emergency medical training and first responder training for hazardous materials, terrorism, and natural disasters. The need to comply with Federal and State mandated standards for personal safety equipment and training is also straining the system. These additional requirements further increase the amount of time volunteer staff must spend in training and the necessary level of their commitment. Volunteers, usually younger workers, often have difficulty finding affordable housing and may have to travel out of the immediate area for employment. These factors contribute to the difficulty volunteer fire companies have in recruiting and retaining volunteers.

Demand for increased fire suppression and emergency medical services will not be generated by housing, population, or job growth alone. Increases in tourism, increases in level of service expectations, and changes in the population mix will also affect demand.

The Department of Fire and Emergency Services projects that the most pressing and costly needs involve staffing levels. It anticipates a shift from volunteer supported services to an even greater reliance on paid personnel. This shift will be accompanied by a trend from volunteer companies to formation of special districts.

The primary tasks with regard to fire services planning are to ensure that needed organizational changes occur in a timely and cost effective manner, and to secure adequate revenue sources. Emergency medical services should also be evaluated, since the growth in medical calls over the first half of the decade has consistently outpaced fire emergency calls.

On the Sonoma County Coast all communities are served by volunteer fire departments with the exception of Duncans Mills and Jenner, served by the Monte Rio Fire Protection District; and Bodega Bay, served by the Bodega Bay Fire Protection District. The Sea Ranch, Annapolis, Fort Ross, and Bodega Volunteer Fire Departments are funded by CSA 40. Timber Cove is a special tax district, not part of CSA 40. **Figures C-PF-2a-c** show the Fire Protection Districts on the Coast.

Structural fire protection on the Coast has general inadequacies common to many rural areas. The Sea Ranch, Timber Cove, and Bodega Bay are the only areas with adequate water supply

and water pressure for fire fighting. Most departments lack paid staff and up-to-date firefighting equipment. The average age of fire apparatus is 26 years. Most of the fire stations are in need of maintenance and repair, and some need to be replaced. Fire protection response areas tend to be large, with limited road access. These factors combined with volunteer fire departments make for relatively long response times.

Under CSA 40, The Sea Ranch contracts with CDF for equipment and minimal paid staff at The Sea Ranch Fire Station. Rising costs have created a crisis and may force the loss of paid staffing. Should that occur, The Sea Ranch may be forced to withdraw from CSA 40 and form a Fire Protection District to fund adequate fire protection staff. Loss of The Sea Ranch participation in CSA 40 could jeopardize the entire CSA 40 and bankrupt it, forcing it to cease funding for the other County Service Areas. The support for and existence of volunteer fire companies could collapse within the next five years if any of the larger areas withdraw and form their own special tax district.

Increases in coastal development are not likely to bring about substantial changes in the organization of coastal fire departments because the costs for fire protection are too high. Only The Sea Ranch and Bodega Bay are expected to reach levels of development where minimal paid staffing levels would be possible. However, increased development and public access to the County Coast will increase fire risk and demand for emergency medical services. The aging demographics of coastal communities will make the recruitment of young volunteers problematic. Increasingly limited funds at Federal, State, and local levels make acquisition of fire equipment difficult, especially for departments that have relatively low call volume.

Emergency Medical Services

The Sonoma County Coast has limited medical services. It is difficult to attract and keep physicians since rural area physicians face longer hours and lower pay than their urban counterparts. Emergency medical and other support facilities are also lacking.

Redwood Coast Medical Services (RCMS) provides primary and preventative medical services and urgent care (available at all times) to the northern California Coast from Timber Cove north to Irish Beach in Mendocino County. Specialty medical services provided by RCMS include cardiology, ophthalmology, orthopedics, podiatry, and acupuncture, complete dental services, hospice/respite services, and counseling. Facilities consist of a main medical clinic in Gualala, dental and selected medical clinic in Point Arena, and counseling and outreach services at another clinic in Gualala. RCMS used to operate the only clinic on the Sonoma County Coast until it moved from Stewarts Point to Gualala.

The Coast Life Support District (CLSD) is a special tax district charged with providing basic and advanced life support ambulance services over 270 square miles (about 47,000 acres) in Sonoma and Mendocino Counties. The CLSD service area in Sonoma County covers the Coast from the north County line to an area just south of the Fort Ross Store, including Annapolis and the surrounding area; the Kashia Indian Reservation and surrounding area; and the communities of The Sea Ranch, Annapolis, Stewarts Point, Timber Cove, and Fort Ross. CLSD responds to calls other than those for medical aid, including fires, vehicle accidents, hazardous materials incidents, and requests from law enforcement officers. Partners with RCMS (discussed above) and two medical helicopter providers (Sonoma County - REACH, Marin

County - CalStar), the CLSD headquarters is located next to the RCMS main medical clinic and South Coast Fire Station in Gualala. Ambulance service from the Russian River Fire Protection District in Guerneville supplements the ambulance services provided by CLSD. Emergency patients may be transported to RCMS for treatment before subsequent transport to a Sebastopol or Santa Rosa hospital via a CLSD ambulance or a medical helicopter. The County Sheriff's helicopter is also available to transport emergency patients.

The South Coast does not have any health clinics, mainly because it is less isolated from inland medical facilities compared to the North Coast. A health clinic would provide quicker and easier access to primary health care, including emergency first aid, for South Coast residents and visitors. Continued urban growth along the South Coast will only increase demand for health services. Funding is the major problem with establishing a health clinic on the South Coast.

Bodega Bay is a potential location for a South Coast health clinic. If the community of Bodega Bay cannot support a health clinic, minimal services may be provided on a part-time basis by County health outreach workers, but this arrangement would depend on future funding levels of the County Department of Health Services.

The Bodega Bay Volunteer Fire Department and Bodega Bay Area Rescue, a volunteer ambulance company, merged in 1984 to form the Bodega Bay Fire Protection District. The District provides emergency medical and advanced life support ambulance service to the South Coast, from the Russian River south to Tomales Bay and Dillon Beach in Marin County. The District's 24-hour paid staff of emergency medical technicians and paramedics is supplemented with volunteers. Ambulance service from Sonoma Life Support, based in Sebastopol, supplements the ambulance services provided by the District. A County Sheriff's Department helicopter may be dispatched for quick transport of emergency patients to a hospital in Sebastopol or Santa Rosa.

Goal C-PF-5: **Ensure that adequate fire protection and emergency medical services are provided to meet the future needs of Coastal Zone residents and visitors.**

Objective C-PF-5.1: Improve fire protection services to the Sonoma County Coast.

Objective C-PF-5.2: Promote cooperation among fire protection and emergency medical service agencies in the area of public education and awareness, especially in those areas isolated from emergency service providers either by distance or topography.

Objective C-PF-5.3: Establish an adequate and reliable source of funding for fire protection agencies that would provide for adequate staffing, adequate volunteer support, and purchasing and maintaining modern fire equipment.

Objective C-PF-5.4: Integrate fire protection systems (e.g., residential fire sprinklers) into new structures as a means of improving fire protection services through adoption of a County ordinance.

Objective C-PF-5.5: Encourage more effective use of existing fire protection and emergency medical services by emphasizing an integrated response system on the Sonoma County Coast.

Objective C-PF-5.6: Continue to coordinate fire protection services and planning with all other related agencies.

Objective C-PF-5.7: Improve health, emergency medical, and other medical services to the Sonoma County Coast, particularly to the South Coast.

The following policies shall be used to achieve these objectives:

Policy C-PF-5a: In-lieu fees for new subdivisions or development shall be required as a means of funding improved fire protection services and facilities. **(GP2020)**

Policy C-PF-5b: Fire protection services impact mitigation that allows for the payment of fees for improved fire protection services and facilities shall be required as a condition of approval for development projects. **(GP2020)**

Policy C-PF-5c: Support establishment of a regional fire protection district that provides adequate and reliable sources of funding for fire protection services. **(New)**

Policy C-PF-5d: Prepare a Fire Services Master Plan for urban and rural areas in cooperation with the State and other fire service agencies. The Master Plan shall be incorporated into the Local Coastal Plan. The minimum contents necessary for an adequate Master Plan are:

- (1) A statement of objectives, policies, and programs.
- (2) A forecast of growth.
- (3) Projected fire protection and emergency medical service needs.
- (4) A level of service assessment.
- (5) A discussion of fire regulations and policies for “defensible space” consistent with California Coastal Act sections applicable to Environmentally Sensitive Habitat Areas (ESHAs). **(GP2020 Revised)**

Policy C-PF-5e: Prior to discretionary project approval, require written certification that fire protection and related services customarily provided to comparable uses are available or will be available prior to occupancy for projects within the service area of an applicable fire service agency. **(GP2020)**

Policy C-PF-5f: The County Department of Fire and Emergency Services (DES) shall review and comment on any proposed changes in the boundaries of areas of State and local responsibility for wildland fire protection, and the service boundaries of local Fire Protection Districts and volunteer fire companies. **(GP2020)**

Policy C-PF-5g: Support establishment of a primary health clinic in Bodega Bay or another location on the South Sonoma County Coast. **(Existing LCP Revised)**

6. LAW ENFORCEMENT SERVICES POLICY

Law enforcement on the Sonoma County Coast is the responsibility of the California Highway Patrol (CHP), Sonoma County Sheriff's Department, and State and County Park Rangers. The Sea Ranch maintains a private security force.

The Coast is a large, sparsely populated area with limited access roads and rugged terrain. As such, provision of law enforcement services is necessarily limited. Resident Sheriff deputies are stationed at The Sea Ranch, Fort Ross, Timber Cove, and Bodega Bay. They investigate criminal complaints and respond to service calls, including search and rescue calls. Each deputy is on call five days a week and deputies alternate days off. Manpower is very limited.

The CHP has no regular beat along the County Coast. The traffic levels and accident rates are too low to merit one, and the region is too remote for efficient deployment of manpower. The CHP responds to accidents or other service calls on coastal roadways, but response times vary depending on where officers are and what else is happening at the time the call comes in.

State and County Park Rangers enforce park regulations which include vehicle parking, camping, and park use restrictions. They also render assistance and respond to emergencies on State and County park property.

Park Ranger staffing at State and County Parks on the Sonoma County Coast in 2005 was as follows:

- Doran Park (County): 4 rangers
- Stillwater Cove and Gualala Point (County): 3 rangers
- Salt Point State Park and Kruse Rhododendron Preserve (State): 4 rangers
- Sonoma Coast State Beach (State): 7 rangers, 1 lifeguard

New development on the Coast will increase pressure for additional law enforcement protection by the County Sheriff and CHP. Residents in rural subdivisions often do not realize that urban emergency response times cannot be provided at isolated locations in rural areas, and become dissatisfied with the service levels. Even existing service levels cannot be maintained with an increase in service calls unless additional manpower is available.

Parking management is another law enforcement responsibility which may increase as a result of implementation of this Local Coastal Plan. Policies call for closing small or poorly located parking turnouts, prohibiting parallel parking along parts of State Highway 1, and enforcing parking restrictions. Only park rangers presently enforce parking restrictions, and their responsibility is limited to park lands. On peak weekends when park rangers are busiest with service calls and parking problems are greatest, parking enforcement receives low priority and little attention. The Sheriff and CHP currently do not enforce parking, since there is only one restricted parking area along Highway 1.

Acquisition and development of additional park land and public accessways, mandated by the

California Coastal Act, will require increases in park rangers and other staff to maintain and operate them. The expected growth in park use will also cause an increase in ranger responsibilities. Law enforcement agencies are concerned about these expected increases in responsibilities. However, they have little recourse other than to request additional staff when service levels deteriorate. One option would be to pursue State funds for law enforcement services needed to patrol the new park land and public accessways.

Goal C-PF-6: **Ensure that law enforcement services are provided to meet the future needs of Coastal Zone residents and visitors.**

Objective C-PF-6.1: Improve law enforcement services to the Sonoma County Coast, particularly patrolling State Highway 1, parks, and public accessways.

The following policies shall be used to achieve this objective:

Policy C-PF-6a: Encourage an increase in traffic patrol of State Highway 1 through use of a California Highway Patrol (CHP) helicopter and any other feasible means. **(Existing LCP Revised)**

Policy C-PF-6b: Promote State funding of costs for ~~maintaining and~~ patrolling new parks and public accessways which are mandated by the California Coastal Act. **(Existing LCP Revised)**

7. SOLID WASTE MANAGEMENT SERVICES POLICY

On the Sonoma County Coast north of the Russian River/Jenner, solid waste collected by the licensed hauler is delivered to the Annapolis Transfer Station, from which it is transferred to the Central Landfill in Petaluma. Solid waste hauled by self-haul customers could be taken to the Annapolis Transfer Station or the Guerneville Transfer Station (13450 Pocket Drive/Highway116), from which it is transferred to the Central Landfill. On the Coast south of the Russian River, solid waste collected by the licensed hauler is delivered to the Guerneville Transfer Station or directly to the Central Landfill. Solid waste hauled by self-haul customers would likely be taken to the Guerneville Transfer Station and could be taken directly to the Central Landfill. In late 2005 the County closed the Central Landfill and began to haul solid waste out of the County. The County is considering divesting solid waste management to a private entity.

State law requires cities and/or counties to prepare a Countywide Integrated Waste Management Plan (CoIWMP) to identify and reserve sites for solid waste facilities, and ensure that land uses adjacent to or near solid waste facilities are compatible with those facilities. Sonoma County, in cooperation with the cities in the County, prepared a CoIWMP in 1994. An amended CoIWMP was adopted in 2003. The California Integrated Waste Management Board approved the final 2003 CoIWMP in March 2004.

The CoIWMP is the principal planning document for solid waste management in the County. Solid waste management facilities located in unincorporated areas, including landfills and transfer stations, are designated in the Land Use Element. Issues pertaining to solid waste

management addressed in the CoIWMP include:

- 1) The need to temporarily close the Central Landfill and transition from a landfill based system to an outhaul based system (truck and/or rail transport) due to the expense and regulatory uncertainty associated with expanding the Central Landfill and securing flow-control agreements from the cities.
- 2) The need to accommodate the sludge disposal needs of wastewater treatment facilities serving both cities and unincorporated areas; and other types of waste matter, including compostable yard waste and organic matter, recyclable inorganic products (plastic, glass, metal, etc.) and non-compostable organic matter, by treating them as a resource rather than a waste product.
- 3) Reduction of the quantity of waste deposited in landfills by 50% or greater after 2000, based on waste generation rates of 1990.

The CoIWMP contains goals, policies, and short, medium, and long-range objectives, together with measures designed to guide solid waste management and disposal actions of the County and other applicable agencies. The Public Facilities and Services Element is intended to complement the adopted policies of the CoIWMP and any subsequent amendments thereto.

Goal C-PF-7: **Ensure that solid waste management facilities are sited to minimize adverse impacts on the Coastal Zone environment.**

Objective C-PF-7.1: Locate solid waste management facilities to minimize adverse effects on natural and scenic resources.

The following policies, in addition to those in the Open Space and Resource Conservation Element, shall be used to achieve this objective:

Policy C-PF-7a: Projects on or near designated solid waste disposal facilities sites shall be reviewed for compatibility with such facilities. **(GP2020)**

Policy C-PF-7b: When opportunities occur, the County may acquire buffer zones adjacent to solid waste disposal facilities to help reduce local impacts and provide land for potential environmental mitigation. **(GP2020)**

Policy C-PF-7c: The application of biosolids generated in Sonoma County to agricultural lands in the County shall be allowed if it meets all of the following criteria. In the event that one or more of the criteria are not met, a Local Coastal Plan amendment shall be required.

- (1) The project's primary purpose is to enhance agricultural use. The rate of biosolid application shall be designed to enhance existing agricultural operations or designed in conjunction with a detailed management plan for proposed agricultural use.
- (2) The rate of biosolid application shall not result in any future limitations on the potential agricultural use of the area of application.

- (3) The project shall be subject to the approval of the applicable Regional Water Quality Control Board.
- (4) A use permit and, if necessary, a solid waste facility permit, shall be obtained.
- (5) A permit shall be obtained from the local solid waste enforcement agency.
- (6) The biosolids to be applied to agricultural lands shall be limited to those originating from an approved Sonoma County biosolids source.
- (7) The project shall include provisions for periodic review and evaluations of long-term impacts on soils, water, and agricultural production.
- (8) The site for biosolids application does not contain and is at least 100 feet from wetlands and other Environmentally Sensitive Habitat Areas (ESHAs).

In the event that the biosolids generated in the County is inadequate to address the agricultural demand for biosolids, the County may consider site specific Local Coastal Plan text amendments for the application of biosolids generated outside of the County provided that the above criteria 1-5 and 7-8 are met and that:

- (1) The applicant can satisfy local public health officials that the method of production and content of the biosolids will not be detrimental to public health.
- (2) The applicant demonstrates that traffic and other impacts of the proposed project are mitigated to the maximum extent feasible.
- (3) The applicant demonstrates that there are no alternative sources of biosolids in the County. **(GP2020 Revised)**

8. PUBLIC UTILITIES POLICY

The Land Use Element designates existing public utilities as Public/Quasi-Public. Public utilities such as electricity, natural gas, and telephone services, require transmission and maintenance facilities that may affect natural and scenic resources or neighborhood character. The need for expanded and improved telecommunications services such as wireless broadband on the Sonoma County Coast has been identified by residents and businesses.

Wireless Broadband

In October 2006 Governor Schwarzenegger signed Executive Order S-23-06 to clear the government red tape for building wireless broadband networks; ensure all government agencies are using the best technologies to serve the people; and create a broadband task force that lets experts from government and business work together to identify and eliminate obstacles to making broadband internet access ubiquitous in the State.

One of the issues raised at the Local Coastal Plan public workshops at The Sea Ranch and

Jenner in May and June 2013 is the need for expansion and improvement of telecommunications services, including wireless broadband, on the Sonoma and Mendocino County Coasts to provide access to emergency, medical, and educational services; improve the economy; and close the gap in fiber-optic cable between AT&T on the North Coast and Verizon on the South Coast.

Expansion and improvement of wireless broadband on the Sonoma County Coast would close the “digital divide” by providing equality of opportunity for rural residents and businesses to have the same information and resources provided online to urban residents; boost the Coast economy by allowing large, small, and home-based businesses to have a more level playing field from which to compete for a fair share of the market; increase opportunities for education, training, and employment of residents; and save lives and improve healthcare by increasing emergency response times and opportunities for telemedicine (the remote diagnosis and treatment of patients by means of telecommunications technology).

The “Economic Development Strategy and Jobs Plan - November 2011” developed by the Sonoma County Economic Development Board includes “Strategic Objective 6 – Facilitate Broadband Development in Rural Parts of the County”. The project and associated action steps are described in the “Economic Development Strategy and Jobs Plan” as follows:

“Access to broadband is becoming increasingly important to rural areas of the county, particularly for businesses such as hospitality, wine, agriculture, food processing and professional services. State funding has become available for consortia to participate in consortiums to develop three year plans for broadband deployment (training, promotion, and adoption) and there soon may be funds available for “middle mile” and “last mile” deployment. The County has joined with the Upstate California Connect Consortium (UCCC) in their planning efforts, and should position itself to seek funds for a three-year plan for last mile broadband deployment locally, as well as be prepared for funds that may arise for further service. Extending broadband services into underserved areas would greatly benefit the current population of tourist destination wineries, creative professionals, and others, and provide opportunities as infrastructure needed for economic development is made available.”

- *“Create a countywide broadband planning and deployment committee to help with grant application development and project review, outreach, and preparedness regardless if funds are awarded to the UCCC.”*
- *“Support and facilitate the preparation of data and partnerships for grant application and success, as further partnerships and funding opportunities are made available.”*

Mendocino County

The Redwood Coast Connect project is an outgrowth of The Mendocino Coast Broadband Alliance (MCBA) was formed in response to the mandate under Governor Executive Order S-23-06. The MCBA has been working to bring wireless broadband to all residences and businesses in Mendocino County since 2007. It is part of the county-wide committee Broadband Alliance of Mendocino County which also includes Mendocino County government, the Community Foundation of Mendocino County, and the Economic Development & Financing Corporation of Mendocino County. The MCBA mission is “to ensure that Mendocino County’s population has

affordable universal broadband access in their homes, businesses, and transportation to support economic viability, ensure health and safety, and access educational opportunities.” The MCBA indicates that California’s rural economy is threatened by inadequate broadband access, and without it rural economies will stagnate and fail.

In 2011 the MCBA compiled an “on-the-ground” broadband access inventory for emergency services, medical services, libraries, schools, colleges, and major businesses; and determined about 50% of Mendocino County has broadband access. This figure conflicts with government data claiming that 84% of Mendocino County has broadband access. The Broadband Alliance states that because of this disconnect between official government data and on-the-ground reality, Mendocino County has been denied funding for critical broadband projects. Initial study by the MCBA indicates that some projects will not be built under current broadband regulations due to the economic constraints of installing the network connections between the rural neighborhoods and the Internet connections in the larger urban areas.

Goal C-PF-8: Provide adequate telecommunications services for the Sonoma County Coast; and ensure public utility facilities are sited to minimize adverse impacts on the Coastal Zone environment.

Objective C-PF-8.1: Expand and improve telecommunications services on the Sonoma County Coast.

Objective C-PF-8.2: Locate and design public utility transmission, distribution, and maintenance facilities to minimize adverse effects on natural and scenic resources.

The following policies and those in the Open Space and Resource Conservation Element, shall be used to achieve these objectives:

Policy C-PF-8a: Encourage the providers of telecommunication services, including wireless broadband, to expand and improve services to the Sonoma County Coast, including closure of the gap in existing fiber-optic cable between AT&T on the North Coast and Verizon on the South Coast. **(New)**

Policy C-PF-8b: Support the Sonoma County Economic Development Board and the Broadband Alliance of Mendocino County in their efforts to expand and improve wireless broadband services on the Sonoma and Mendocino County Coasts. **(New)**

Policy C-PF-8c: Proposals for new transmission lines or acquisition of easements for new transmission lines shall be reviewed for consistency with the Local Coastal Plan and Coastal Zoning Ordinance. Request where feasible that such facilities not be located within areas designated as Scenic Landscape Units or Biotic Resource Areas. Priority shall be given to use of existing utility corridors over new corridors. **(GP2020)**

Policy C-PF-8d: Proposals for public and private telecommunication facilities shall be reviewed for consistency with the Local Coastal Plan and Coastal Zoning Ordinance. All public and private telecommunications facilities shall be consistent with the applicable policies of the Local Coastal Plan and the applicable zoning district and telecommunications facilities siting and design criteria of the Coastal Zoning Ordinance. **(GP2020)**

Policy C-PF-8e: The undergrounding of new electrical transmission and distribution lines shall be required where feasible in Scenic Landscape Units, along Scenic Corridors, and in selected urban areas. Where feasible and under the Public Utility Commission (PUC) rules, existing overhead lines shall be converted to underground facilities in urban areas. **(GP2020)**

Policy C-PF-8f: Encourage consolidation of multiple utility lines into common utility corridors where practicable. **(GP2020)**

Policy C-PF-8g: Minor public facilities, defined as those that are located in a public road right of way or are not the primary use of the subject property, are allowed in any land use category, provided they are compatible with neighborhood character and designed and operated to have minimal impact on natural and scenic resources. Projects that are clearly significant in terms of cost, scope of environmental impacts, public controversy, or involve more than one parcel, shall not be considered minor. **(GP2020)**

Policy C-PF-8h: All larger public facility projects not addressed by Policy C-PF-9g, including parks, schools, wastewater treatment and water transmission facilities, are consistent with all non-agricultural land use categories, provided that a formal public hearing is held on the proposed project to provide an opportunity for public review and comment before the County makes a decision on the project. These larger public facility projects are generally inconsistent with agricultural land use categories. **(GP2020 Revised)**

Policy C-PF-8i: Encourage the California Department of Parks and Recreation to install a pay phone/call box at Goat Rock. **(New)**

9. YOUTH AND FAMILY SERVICES POLICY

The traditional focus of the Local Coastal Plan has been on land use, housing, open space, and other land use related matters. While youth, family, and other social services are not typically considered in this context, many local jurisdictions are beginning to acknowledge the valuable contribution that these services make to a community's quality of life. Issues such as housing, recreation, and child care have a direct link to land use and applicable policies have been developed and are presented in this section. Other issues, such as neighborhood security, youth participation in government, child abuse, drug and alcohol prevention, etc. are not as directly related to land use but, nonetheless, Sonoma County recognizes the importance of these issues and will continue to solicit Federal and State funding to address a full range of health and human service programs designed to create an environment where the County's children, youth and families, senior citizens, and persons with disabilities live in secure and healthy communities. The County would continue to support programs intended to address such significant issues as the prevention of child abuse, youth violence, and drug and alcohol use by minors; as well as those programs which enhance diversity, promote parent education and support services, affordable child care, youth recreation programs, neighborhood revitalization, school based health services, and programs which provide for the needs of low income seniors and disabled persons.

Goal C-PF-9: Address youth and family issues related to land use.

Objective C-PF-9.1: Promote living conditions in homes and neighborhoods that support safety and security for residents of unincorporated areas.

Objective C-PF-9.2: Encourage the development of quality child care facilities, including large and small family child care homes, and public and private daycare centers, in order to provide a wide range of alternatives that meet the diverse needs of children and parents.

Objective C-PF-9.3: Foster a safe living environment that encourages independence, promotes opportunities for socialization, and facilitates the creation of adequate and affordable housing options for seniors and persons with disabilities that consider all levels of care, including independent living, assisted living, board and care, skilled nursing facilities, and day care options.

The following policies shall be used to achieve these objectives:

Policy C-PF-9a: Collaborate with stakeholders to establish long-term goals for improving the living conditions of children, youth, families, senior citizens, and persons with disabilities; and continue to monitor available data regarding their status. **(GP2020)**

Policy C-PF-9b: Encourage school districts and the County to work together to provide safe walking and bicycle paths around schools and neighborhoods. **(GP2020)**

Policy C-PF-9c: Public spaces shall be designed to reflect the needs of children, youth, families, seniors, and persons with disabilities; and to protect their safety. In designing park and recreational facilities, recognize that accessibility will vary depending on the location and purpose of the facility, consistent with State and Federal guidelines. **(GP2020)**

Policy C-PF-9d: Consider the potential negative impacts of proposed projects involving the selling or serving of alcohol or tobacco products, or the dispensing of marijuana or any other controlled substance of a similar nature. When reviewing new proposals, consider the site's proximity to other such uses and to youth serving facilities, and consider denial of Use Permit applications that would result in negative impacts. **(GP2020)**

Policy C-PF-9e: Encourage and support the availability of sites for community based health services, including school based health services and facilities. **(GP2020)**

Policy C-PF-9f: Encourage and support the availability of sites for alcohol, drug, and mental health treatment; as well as housing for persons receiving such treatment. **(GP2020)**

Policy C-PF-9g: Encourage opportunities for safe physical activity as an important component in the design and development of parks and public spaces. **(GP2020)**

Policy C-PF-9h: Child care facilities shall be allowed in all land use map designations where consistent with the Coastal Zoning Ordinance and encouraged in underserved areas. **(GP2020)**

Revised)

Policy C-PF-9i: Consider streamlining zoning regulations, for which a Local Coastal Plan Amendment would be required, and reducing fees for large family child care homes and day care centers. Cooperate with the Sonoma County Child Care Planning Council and non-governmental organizations in creating a uniform and simplified review process for childcare facilities. **(GP2020 Revised)**

Policy C-PF-9j: Child care facilities shall be allowed in new housing or office/industrial developments, and required in large projects where a legal nexus between the new development and the need for childcare can be established. **(GP2020)**

Policy C-PF-9k: As resources allow, encourage the inclusion of space for child care facilities in buildings that house the County government workforce. **(GP2020)**

Policy C-PF-9l: Encourage schools to offer recreation programs and before-school and after-school care whenever possible. **(GP2020)**

Policy C-PF-9m: Consider the needs of youth in transportation planning. Seek youth participation in such decisions. **(GP2020)**

Policy C-PF-9n: New housing and public facilities which provide youth, family, and senior services shall be sited near transit stops when feasible. **(GP2020)**

Policy C-PF-9o: Consider the needs and limitations of senior citizens and persons with disabilities when planning for public transit routes and equipment. **(GP2020)**

Policy C-PF-9p: Consistent with the Housing Element, provide seniors and persons with disabilities with access to affordable housing by continuing to assist in the planning and construction of such housing. **(GP2020)**