

**Sonoma County General Plan 2020**

**PUBLIC FACILITIES AND SERVICES ELEMENT**

**Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue  
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# **PUBLIC FACILITIES AND SERVICES ELEMENT**

## **1. INTRODUCTION**

### **1.1 PURPOSE**

The Public Facilities and Services Element addresses eight types of public services mostly related to the physical development of the County. These include water, wastewater management, public education, parks and recreation, fire protection, solid waste management, utilities, and youth and family services.

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

### **1.2 RELATIONSHIP TO OTHER ELEMENTS**

The Land Use and Housing Elements contain the economic and population projections which are the basis for the assessment of public service needs. Highway and public transportation needs are identified and addressed in the Circulation and Transit Element. Aviation facility needs are identified in the Air Transportation Element. Water supply and water quality issues are also addressed in the Water Resources Element. Needed park facilities are identified and addressed in the Open Space and Resource Conservation Element.

### **1.3 SCOPE AND ORGANIZATION**

This element describes the current status of the public services in terms of service capacity and demand in relation to projected growth. It is divided into three sections. The first two provide policy direction and the third contains the implementation program.

## 2. WATER AND SEWER SERVICES

### 2.1 WATER SERVICES

An adequate and healthful water supply is essential if Sonoma County 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 supply and quality pertaining to private wells and public water systems. This section is intended to address issues regarding development of new water systems and extension of water services to new areas not currently served.

Sonoma County has approximately 400 water systems that fall under the regulatory authority of the State as “public water systems”. These range in size from the Sonoma County Water Agency’s Russian River system (which supplies water through a number of water contractors, water districts, cities and water companies), to systems serving as few as fifteen service connections. The Sonoma County Water Agency diverts and delivers water to its customers through its transmission system, consisting of diversion facilities, treatment facilities, pipelines, water storage tanks, booster pump stations and groundwater wells. The water contractors and other Agency customers then deliver water to their customers through their own distribution systems.



State Small Water Systems are regulated by the County’s Environmental Health Division and provide potable water to at least five but no more than fourteen service connections. On occasion, operator inattention or lack of funding leads to system failure and to requests for County takeover. County management of the system can improve reliability, but funding may still be lacking. These long term management issues suggest that care be taken in relying upon small water systems to support new development.

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. Such extensions, however, 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.

## 2.2 SEWER SERVICES

Untreated or improperly treated wastewater contains bacteria, viruses, chemicals and nutrients that can cause human diseases, kill or injure plants, animals and fish, and produce surface waters that are 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 is intended to address issues regarding development of new wastewater systems and extension of sewer services to new areas not currently served.



Wastewater management service providers face a different array of issues. Most troublesome for the many smaller scale service areas in unincorporated communities are meeting current standards for wastewater treatment and disposal which change over time, maintaining and expanding treatment and disposal capacity to meet both changing standards and additional growth, and funding and constructing needed facility improvements.

Most of these issues are best resolved at the service area level, due to the variability of local circumstances, through the master facility planning process. Historically, Federal and State Clean Water Act funds have been used to pay for the major share of the cost of facility improvements. But, since future funds are likely to be less available, local funding sources such as sewer connection fees are likely to become a more significant piece of the funding picture. However, this source of revenue is limited by the typically small ratepayer base in unincorporated communities.

Another option for wastewater treatment is the so-called package treatment plant. These modular systems provide treatment and disposal of wastewater where standard septic systems are not feasible, but on a smaller scale than a conventional municipal system.

Increased reliance upon these systems may provide improved water treatment for larger uses in rural areas, thereby increasing the potential range and scale of uses which can be accommodated. However, where they are utilized for multiple uses on multiple lots, the responsibility for long term system management may become critical as the costs of operation and maintenance increase over time. As these systems deteriorate and landowners are unable to finance the improvements, the County or another public entity are likely to be asked to step in and take over management responsibility.

Like water systems discussed above, extension of sewer service outside of designated urban service boundaries can induce unplanned growth, but also can improve water quality problems resulting from existing development on failing septic systems.

- GOAL PF-1:** **Assure that water and wastewater services are available where necessary to serve planned growth and development without promoting unplanned growth.**
- Objective PF-1.1:** Operate County water and wastewater facilities in accordance with planned growth and in compliance with applicable State and Federal standards.
- Objective PF-1.2:** Help resolve water problems resulting from proliferation of small water systems.
- Objective PF-1.3:** Limit extension of public water and sewer services into rural areas.
- Objective PF-1.4:** Plan for wastewater facilities adequate to serve the growth projected in the General Plan.

**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 PF-1a:** Plan, design, and construct sewer services in accordance with projected growth except as provided in Policy LU-4d.\*

**Policy PF-1b:** Prepare or encourage the preparation of master plans or equivalent documentation for all wastewater management systems prior to approval of project facilities. Design and construct all facilities in accordance with General Plans of the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for planned growth, 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 future service area boundaries,
- (2) Forecasted growth that reflects all potential sources of future demand for facilities and the relationship to General Plan projections and limits,
- (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,
- (7) A program to reduce storm water infiltration, and
- (8) A program to monitor and account for amendments of the General Plan Land Use Map over time.\*



**Policy PF-1c:** Give the highest priority for water and sewer improvement planning to those service providers whose capacity for accommodating future growth is most limited. These include the Occidental County Sanitation District, the Geyserville Water Works and Geyserville Sanitation Zone, the Sweetwater Springs Water District, Monte Rio, the Town of Windsor (water supply to the Airport Industrial Area), the California American Water Company (Larkfield-Wikiup), the Airport-Larkfield-Wikiup County Sanitation Zone, the Valley of the Moon Water District, and the Sonoma Valley Sanitation District, or any entities which may succeed these service providers.\*

**Policy PF-1d:** Require as part of discretionary project applications within a water or sewer service area written certification that either existing services are available or needed improvements will be made prior to occupancy.\*

**Policy PF-1e:** Avoid General Plan amendments that would increase demand for water supplies or wastewater treatment services in those urban areas where existing services cannot accommodate projected growth as indicated in Table LU-1 or any adopted master plan.\*

**Policy PF-1f:** Avoid extension of public sewer services outside of either a sphere of influence or Urban Service Area. To the extent allowed by law, consider exceptions to this policy only:

- (1) Where necessary to resolve a public health hazard resulting from existing development, or
- (2) Where appropriate to allow farmworker housing or an affordable housing project providing exclusively lower income housing on properties adjoining urban service boundaries.\*

**Policy PF-1g:** Use the following guidelines for any exception allowed by Policy PF-1f:

- (1) The property must adjoin the Urban Service Boundary or the proposed connection to a public sewer system must be no more than 200 feet from the Urban Service Boundary,
- (2) Size sewage facilities to serve development consistent with the General Plan, and
- (3) Require written certification that adequate service capacity is available for the use to be connected to the system.\*

**Policy PF-1h:** Avoid extension of public water service to a property that is outside of both the Urban Service Area and sphere of influence of the water provider. Consider exceptions to this policy, to the extent allowed by law, only:

- (1) Where necessary to resolve a public health hazard resulting from existing development such as failing wells or groundwater contamination, 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 an affordable housing project providing exclusively lower income housing on properties adjoining Urban Service Boundaries.\*

**Policy PF-1i:** Use the following guidelines for any exception allowed by Policy PF-1h:

- (1) Size facilities to serve development consistent with the General 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) Utilize out-of-service area agreements rather than annexations.\*

**Policy PF-1j:** When considering formation of new water service agencies, favor systems owned and operated by a governmental entity over privately or mutually owned systems. Continue to authorize new privately or mutually owned systems only if system revenues and water supplies are adequate to serve existing and projected growth for the life of the system. Ensure this through agreements or other mechanisms setting aside funds for long term capital improvements and operation and maintenance costs.

**Policy PF-1k:** Consider approval of new conventional wastewater management systems owned and operated by a governmental entity only when necessary to resolve an existing public health hazard.\*

**Policy PF-1l:** Avoid new privately owned package treatment plants which serve multiple uses or serve separate parcels. Allow use of package treatment plants to serve affordable housing or other projects on a single parcel under one ownership provided that they comply with the following criteria:

- (1) The package treatment plan 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 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, for the long term.

Package treatment plants are not intended to be used as a basis for amending the General Plan to allow for more intensive development.\*

**Policy PF-1m:** Consider use of Experimental 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 General Plan.

**Policy PF-1n:** Where substantial numbers of failing septic systems or other health and safety problems exist outside Urban Service Areas 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 within the existing Urban Service Area.

**Policy PF-1o:** Ensure expansion of Urban Service Area boundaries do not include lands designated as Community Separator.

### 3. OTHER PUBLIC SERVICES

#### 3.1 PARK AND RECREATION SERVICES

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 various types of parklands found in Sonoma County are classified based upon the National Recreation and Parks Association (NRPA) category recommendations. Federal Recreation Areas and State Parks provide recreation opportunities intended to serve national or statewide populations. Regional parks provide opportunities for a broad range of recreational activities generally within a 30-60 minute drive from urban areas at a rate of 20 acres per 1,000 persons. Community parks are large enough to accommodate a variety of activities within a 30 minute drive of population centers at a rate of 2.5 acres per 1,000 persons. Neighborhood parks are smaller, multi-use facilities within one half mile of the population serviced. The standard is 2.5 acres per 1,000 persons.



Proposed additions to the County regional park system would result in a ratio of about 19 acres per 1,000 population in 2005. The ratio is substantially higher when region serving State parks are included. Additional community and neighborhood parks are proposed that would result in a ratio of 5.7 acres per 1,000 population in unincorporated areas.

#### 3.2 PUBLIC EDUCATION SERVICES

Sonoma County has 41 school districts whose attendance areas are wholly contained within the County, and five districts which provide facilities outside of the County. Each 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.

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 within 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 be dependent on State sources. California law also enables a county to acquire new school sites by dedication as a condition of subdivision approval.

Existing school facilities and district owned vacant sites are shown on the Land Use Maps. General locations are shown for new sites when there is a known need in an area.

### 3.3 FIRE PROTECTION SERVICES

Fire protection, emergency medical and rescue services are essential to the protection of life and property in Sonoma County. They are provided by four types of agencies. Fire protection districts provide services with revenues from property taxes. Volunteer companies provide local services in rural communities. County Service Areas (CSA) and Community Services Districts (CSD) rely primarily upon volunteer staffs. The County contracts with various municipal and district fire agencies to provide backup services to volunteer companies. The County has established the Department of Emergency Services (DES) to coordinate the service agencies in the County.



Fire suppression services are highly dependent on paid call, part time and volunteer personnel. Although this dependency remains, the number of volunteer fire fighters has fallen off in recent years. While the County generally has been receiving acceptable levels of service, problems have resulted from the condition of existing equipment and matching the type of equipment and staff training to the type of fire.

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 Emergency Services projects that the most pressing and costly needs involve manpower. 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 growth in medical calls over the first half of the decade has consistently outpaced fire related emergencies.

### 3.4 SOLID WASTE MANAGEMENT SERVICES

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 of 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 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 in-organics (plastic, glass, metal, etc.) and non-compostable organic matter, by treating them as a resource rather than a waste product, and
- (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.

### 3.5 PUBLIC UTILITIES

Certain 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 Land Use Element designates existing public utility facilities in the Publiof this element is to establish policies for the designation of needed new facilities and provide for the review of proposed facilities.



- GOAL PF-2:** **Assure that park and recreation, public education, fire suppression and emergency medical, and solid waste services, and public utility sites are available to the meet future needs of Sonoma County residents.**
- Objective PF-2.1:** Provide an adequate supply and equitable geographic distribution of regional and local parks and recreation services based on population projections.
- Objective PF-2.2:** Use the National Recreation and Parks Administration (NRPA) standards as the minimum standards for determining park needs.
- Objective PF-2.3:** Assist school districts in developing more precise estimates of population growth within their attendance areas.
- Objective PF-2.4:** Use estimates by school districts of new school site needs as the basis for applying school site designations on land use plan maps.
- Objective PF-2.5:** Promote cooperation among fire and emergency 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 PF-2.6:** Integrate fire protection systems into new structures as a means of improving fire protection services through adoption of a County ordinance.
- Objective PF-2.7:** Encourage more effective use of existing emergency and medical services by emphasizing an integrated Countywide response system.

- Objective PF-2.8:** Continue to coordinate fire protection services and planning with all other related agencies.
- Objective PF-2.9:** Use the CoIWMP, and any subsequent amendments thereto, as the policy document for solid waste management in the County.
- Objective PF-2.10:** Locate and design public utility transmission, distribution, and maintenance facilities to minimize adverse effects on natural and scenic resources.

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

**Policy PF-2a:** Plan, design, and construct park and recreation, fire and emergency medical, public education, and solid waste services and public utilities in accordance with projected growth, except as provided in Policy LU-4d.\*

**Policy PF-2b:** Work with the Cities to provide park and recreation, public education, fire and emergency medical, and solid waste services as well as public utilities. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pay its fair share toward provision of these services.\*

**Policy PF-2c:** Use the following standards for determination of park needs: Twenty acres of regional parks per 1,000 residents countywide and five acres of local and community parks per 1,000 residents in unincorporated areas. A portion of State parklands may be included to meet the standard for regional parks.

**Policy PF-2d:** Provide community parks as needed in Urban Service Areas until the area incorporates, are annexed, or another service providing entity is established.

**Policy PF-2e:** In the event that a proposed park or school site is designated on the GP 2020 Land Use Maps (Figures LU-5a through 5i) or Open Space and Resource Conservation Maps (Figures OSRC-5a through 5i), consider the designation 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.

**Policy PF-2f:** Adopt and implement a new Outdoor Recreation Plan with parks and recreation facilities necessary to meet the needs of GP2020.\*

**Policy PF-2g:** Require dedication of land or in-lieu fees as a means of funding park and fire services and facilities.\*

**Policy PF-2h:** Consider establishing a land acquisition reserve fund to purchase park or recreation lands in areas lacking adequate park facilities.

**Policy PF-2i:** Consider user fees in County park areas where special facilities are available. Offer discounts to County residents.

**Policy PF-2j:** Where there is an unmet need for local park facilities, encourage the formation of County service areas or other special districts to meet the need, if economically feasible.

**Policy PF-2k:** Assist school districts in estimating the amount, rate and location of projected population growth within their attendance areas.\*

**Policy PF-2l:** 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.\*

**Policy PF-2m:** Prepare a Fire Services Master Plan for urban and rural areas in cooperation with the Cities, State, and other fire service agencies. 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 and emergency medical service needs, and
- (4) A level of service assessment.

**Policy PF-2n:** Require prior to discretionary project approval written certification that fire and related services customarily provided to comparable uses are available or will be available prior to occupancy for projects within the service area of the applicable fire agency.\*

**Policy PF-2o:** The Department of Fire Service 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 districts and volunteer companies.\*

**Policy PF-2p:** Amend the CoIWMP as necessary to continue to address potential shortfalls in future landfill capacity.\*

**Policy PF-2q:** Review projects on or near designated solid waste facilities sites for compatibility with such facilities.\*

**Policy PF-2r:** 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.\*

**Policy PF-2s:** Permit the application of biosolids generated in Sonoma County to agricultural lands in the County if they meet all of the following criteria. In the event that one or more of the criteria are not met, a General 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, and
- (7) The project shall include provisions for periodic review and evaluations of long term impacts on soils, water, and agricultural production.

In the event that the biosolids generated within the County is inadequate to address the agricultural demand for biosolids, the County may consider site specific General Plan text amendments for the application of biosolids generated outside of the County provided that the above criteria 1 through 5 and 7 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, and
- 3) The applicant demonstrates that there are no alternative sources of biosolids within the county.

Notwithstanding this policy, lime treated biosolids from the Vallejo Sanitation District may be applied to Tubbs Island, a 2500 acre site. (APN 068-180-008, 004, 005, 006, 011, 013; 068-190-005, 007, 008, 013, 017).\*

**Policy PF-2t:** Review proposals for new transmission lines or acquisition of easements for new transmission lines for consistency with GP 2020 policies. Request wherever feasible that such facilities not be located within designated Community Separators or biotic resource areas. Give priority to use of existing utility corridors over new corridors.\*

**Policy PF-2u:** Review proposals for public and private telecommunication facilities for consistency with General Plan policies and adopted siting and design criteria. In order for a public telecommunication facility to be found consistent with this plan, it must meet the standards and siting and design criteria of the applicable zoning district.

**Policy PF-2v:** Consider requiring the undergrounding of new electrical transmission and distribution lines where appropriate in Community Separators, Scenic Landscape Units, along Scenic Corridors and in selected urban areas. Where feasible and under the Public Utility Commission (PUC) rules, convert existing overhead lines to underground facilities in urban areas.

**Policy PF-2w:** Encourage consolidation of multiple utility lines into common utility corridors wherever practicable.

**Policy PF-2x:** Utilize development fees to require that new development pay for its share of needed infrastructure as identified in existing and future Capital Improvement Plans prepared by the County.

**Policy PF-2y:** 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 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.

**Policy PF-2z:** Acquisition of land for all larger public facilities not addressed by Policy PF-2y, including parks, schools, wastewater treatment and water transmission facilities, is consistent with all nonagricultural land use categories, provided that:

- (1) A formal public hearing on the proposed facility is required to provide an opportunity for public review and comment before a final decision on the facility is made, and
- (2) Following approval of the use, a General Plan Amendment to designate the site Public/Quasi-Public on the Land Use Map will be processed by the responsible public agency.

Acquisition of land for these larger public facilities is generally inconsistent with agricultural land use categories.

### 3.6 YOUTH AND FAMILY SERVICES

The traditional focus of general plans 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. Programs intended to address such significant issues as the prevention of child abuse, youth violence, drug and alcohol use by minors, as well as those which enhance diversity, promote parent education and support services, affordable child care and youth recreation programs, neighborhood revitalization, school based health services and programs which provide for the needs of low income seniors and disabled persons would continue to be supported by the County.



**GOALS PF-3:**                    **Address youth and family issues related to land use.**

**Objective PF-3.1:**            Promote living conditions in homes and neighborhoods that support safety and security for residents of unincorporated areas.

**Objective PF-3.2:**            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 PF-3.3:**            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 PF-3a:** 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.

**Policy PF-3b:** Encourage school districts, the Cities, and the County to work together to provide safe walking and bike paths around schools and neighborhoods.

**Policy PF-3c:** Design public spaces to reflect the needs of children, youth, families, seniors and persons with disabilities and 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.

**Policy PF-3d:** Consider the potential negative impacts of proposed projects involving the selling or serving of alcohol, 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.

**Policy PF-3e:** Encourage and support the availability of sites for community based health services, including school based health services and facilities.\*

**Policy PF-3f:** Encourage and support the availability of sites for alcohol, drug and mental health treatment, as well as housing for persons receiving such treatment.

**Policy PF-3g:** Encourage opportunities for safe physical activity as an important component in the design and development of parks and public spaces.

**Policy PF-3h:** Continue to allow child care facilities in all land use map designations, and encourage such facilities in underserved areas.

**Policy PF-3i:** Consider streamlining zoning regulations and reducing fees from their 2002 level for large family child care homes and day care centers. Cooperate with the cities and the Sonoma County Child Care Planning Council and non-governmental organizations in creating a uniform and simplified review process for childcare facilities.\*

**Policy PF-3j:** Encourage child care facilities in new housing or office/industrial developments, and require it in large projects where a legal nexus between the new development and the need for childcare can be established.\*

**Policy PF-3k:** As resources allow, encourage the inclusion of space for child care facilities in buildings that house the County government workforce.

**Policy PF-3l:** Encourage schools to offer recreation programs and before- and after-school care whenever possible.\*

**Policy PF-3m:** Consider the needs of youth in transportation planning. Seek youth participation in such decisions.

**Policy PF-3n:** Site new housing and public facilities, which provide youth, family and senior services, near transit stops when feasible.

**Policy PF-3o:** Consider the needs and limitations of senior citizens and persons with disabilities when planning for public transit routes and equipment.

**Policy PF-3p:** 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.

## **4. PUBLIC FACILITIES AND SERVICES IMPLEMENTATION PROGRAM**

### **Public Facilities and Services Program 1: Wastewater Management System Master Plans**

**Program Description:** Work with wastewater service providers to prepare and adopt master facilities plans for all wastewater management entities serving the unincorporated area (Policy reference: PF-1b).

### **Public Facilities and Services Program 2: Capital Improvements Program**

**Program Description:** Review updated five year plans and budget for facility improvements for the Sonoma County Water Agency and all County wastewater management districts, parks and other facilities annually for General Plan consistency.

### **Public Facilities and Services Program 3: School Facility Planning Program**

**Program Description:** Provide maps, data and technical assistance, as resources permit, to school districts to assist in estimating the amount, rate and locations of projected population growth (Policy reference: PF-2k).

### **Public Facilities and Services Program 4: Ordinances Authorizing Development Fees and/or Dedication of Land for Public Facilities**

**Program Description:** Prepare and update ordinances enabling the County to require the payment of fees and/or the dedication of lands for public facilities as a condition of approval for development projects (Policy reference: PF-2g, 2h, 2l).

### **Public Facilities and Services Program 5: Fire Service Master Plan**

**Program Description:** Prepare and implement a Fire Services Master Plan (Policy reference PF-2h).

**Public Facilities and Services Program 6: Zoning Regulations for Child Care**

**Program Description:** Review existing zoning regulations and fee schedules in order to identify and consider streamlining of permit requirements and procedures that would reduce barriers to construction of child care facilities (Policy reference: PF 3i, 3j).