

PUBLIC REVIEW DRAFT

Sonoma County Local Coastal Plan

PUBLIC FACILITIES AND SERVICES ELEMENT September 2019



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 19-XXXX
of the Sonoma County Board of Supervisors
September XX, 2019

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PUBLIC FACILITIES AND SERVICES ELEMENT

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PUBLIC FACILITIES AND SERVICES ELEMENT

1. INTRODUCTION

1.1 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.

1.2 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.

1.3 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. Programs needed to implement proposed policies are also identified. In addition, the Element calls out ongoing or potential future County initiatives, referred to as "Other Initiatives," that support the provision and maintenance of adequate public facilities and services within the Coastal Zone.

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 as identified by Local Coastal Program (LCP) land use policies. **(GP2020)**

Policy C-PF-1b: New Special Districts shall only be established within defined Urban Service Areas and Rural Community Boundaries as designated in the Local Coastal Plan. Special districts shall only be formed or expanded where assessment for, and provision of, service would not induce new development inconsistent with policies of the LCP. **(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 Onsite Waste Water Treatment Systems (OWTSs), 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 OWTSs 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 and Sea Ranch Land Use Plan Maps. 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 OWTSs. Extension of public water beyond or public sewer into these areas is prohibited except under specific conditions.

3.1 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 Sonoma 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, Carmet, and Bodega Bay. Water supplies sufficient for subdivision buildout or moderate additional expansion appears limited to these five 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 firefighting 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 (Water Resources Board) 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 Water Resources Board 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.

Table C-PF-1: Characteristics of Public Water Systems

Water System	Type	Uses Served	# Connections/ 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	1,058	194	Salmon Creek (2 wells) Roppolo wellfield - 3 wells Sand Dunes wellfield - 2 wells	Adequate
Fort Ross School District	Non-Transient Non-Community	School	9	N/A	Groundwater well onsite	Adequate
Sonoma County County Service Area (CSA) 34 - Jenner	Community	Residential Restaurant Hotel/Motel Public (297 parcels total)	136	174	Jenner Creek	Adequate
Sonoma County CSA 41 - Salmon Creek	Community	Residential Public (130 parcels total)	99	36	Groundwater well on Maryana Drive; Spring - general subsurface flow of water from hills east of Salmon Creek; water collection and treatment system improvement project constructed in 2014	Adequate since water collection and treatment system improvement project constructed in 2014
Timber Cove County Water District	Community	Residential	176	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
Blue Heron Restaurant	Transient Non-Community	Restaurant	1	N/A	Sweetwater Springs Mutual Water Company	Adequate
Bridgehaven Trailer Park	Community	Recreation	31	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

Table C-PF-1: Characteristics of Public Water Systems (continued)

Water System	Type	Uses Served	# Connections/ Lots Served	# Vacant Lots or Lots Not Served	Source of Water Supply	Adequacy of Water Supply
Casini Ranch Campground Water System	Transient Non- Community	Recreation	14	N/A	2 wells 1 spring	More than adequate
Duncans Mills Camping Company Duncans Mills Trading Company	Transient Non-Community Transient Non-Community	Recreation Restaurant Retail	125	N/A	Well 1,400 feet from Russian River	Adequate
Fort Ross Lodge & Store	Transient Non-Community	Restaurant Hotel/Motel	2	N/A	Well below lowest unit of lodge	More than adequate
Rancho Del Paradiso - California Water Service Company	Community	Residential	58	8	Intertie pipeline to Sweetwater Springs Water District facility in Monte Rio constructed in 2006	Adequate since 2006 intertie constructed
Russian River Utility Sereno Del Mar Water Company - Sereno del Mar	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 Carmet-by-the-Sea Mutual Water System - Carmet	Community	Residential	64	0	2 horizontal wells on hillside east of subdivision	Adequate
Russian River Utility Sereno Del Mar Water Company - Gleason Beach	Community	Residential	20	5	50 meter wells and Carmet- by-the-Sea springs	Adequate

Table C-PF-1: Characteristics of Public Water Systems (continued)

Water System	Type	Uses Served	# Connections/ Lots Served	# Vacant Lots or Lots Not Served	Source of Water Supply	Adequacy of Water Supply
The Sea Ranch Water Company	Community	Residential Commercial	1,857	605	Gualala River	Adequate
Timber Cove Inn	Non-Transient Non-Community	Hotel/Motel	3	N/A	Timber Cove County Water District	Adequate
Valley Ford Water Association	Community	Residential Commercial	19	0	3 wells south of community along north side of Estero Americano	Poor water quality – see above under “Public Water Systems”
Stillwater Cove Regional Park	Transient Non- Community	Recreation (campground w/22 sites, Ranger residence, office)	2	0	Canyon well – winter & spring (next to Regional Parks office driveway) Creek well – summer & fall (next to Stockholm Creek)	Adequate

3.1.1 Public Water Systems

All public water systems on the Sonoma County coast have adequate water supply and quality for all existing and planned development (per consultation with water system operators), with the exception of the Valley Ford Water Association (Water Association). Their water supply is of poor quality. Quarterly nitrate monitoring shows the maximum nitrate level is frequently exceeded, and monthly bacteriological sampling shows frequent positive total coliform and occasional E. coli detections at all three wells. The Water Association is in the process of submitting an application to the Drinking Water State Revolving Fund for a construction project that includes connection to a well, installation of a proposed treatment facility, and disconnection from the existing wells. In addition, the North Coast Regional Water Quality Control Board is planning to conduct a nitrate source investigation in the Valley Ford area (State Water Resources Control Board, personal communication, April 2017).

Bodega Bay Public Utility District

The Bodega Bay Public Utility District (Bodega Bay District) provides water service to the residential, commercial, and industrial development in Bodega Bay, including the Bodega Harbour Subdivision, U.C. Davis Bodega 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. Most of the vacant lots in the Bodega Bay District are in the Bodega Harbour and Harbor View subdivisions. The sources of water for the District are the Sand Dunes wellfield (north of Bay Flat Road on the north end of the harbor) and Roppolo wellfield (west of Bay Flat Road on the west side of the harbor), and two wells next to Salmon Creek north of Bodega Bay. Saltwater intrusion has limited the Roppolo wellfield to less than full capacity. The State Department of Water Resources prohibits use of the wells next to Salmon Creek when water depth in the creek drops below ten inches.

The most recent Municipal Service Review of the Bodega Bay District by the Local Area Formation Commission (LAFCO) was in 2004 and identified 1,797 existing Residential Unit Equivalents (RUEs). Most of this capacity went to the Harbor View development of 84 units, including 14 affordable units, developed by Burbank Housing Development, Inc. The Bodega Bay District's 1998 Master Water Plan identifies the need for a new well and additional water storage to serve the future demand from the previous Bodega Bay Phase I Land Use Plan. The Bodega Bay District constructed a 500,000-gallon water storage tank on District property in July 2003. Permits were issued in 2016 for a new well and water treatment plant off Bay Flat Road, but as of March 2017 they were not in operation.

Duncans Mills Trading Company and Camping Company

Duncans Mills Trading Company and Camping Company provides water to the Duncan Mills Camping Club Campground, retail shops, and restaurant at Duncans Mills. The source of the water is a well located 1,400 feet from 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 including, seven non-Association residential customers, 24 commercial customers. The water supply has a production capacity of 1.58 million gallons per day (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 capacity for 30 acre-feet, small water treatment plant, and water pipe on Timber Cove Road. These water system improvements were constructed in 1997.

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.

3.2 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.

3.2.1 On Site Wastewater Treatment Systems

An on-site wastewater treatment system (OWTS) is an individual wastewater treatment and dispersal system, small community collection, treatment and dispersal systems, or alternative collection and dispersal systems that use subsurface dispersal. These systems are commonly referred to as "septic systems". OWTSs do not include graywater systems pursuant to the Health and Safety Code Section 17922.12.

A 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.

A standard OWTS distributes effluent through a series of leachlines, which are sections of perforated pipe located in trenches which are backfilled with gravel. 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.

Deep and biologically active soils with relatively long retention times before effluent contacts groundwater are ideal conditions for the siting of OWTSs. Unfortunately, most of the Sonoma County coast consists of relatively sandy soils, poorly drained clay, highly weathered and fractured bedrock, or high groundwater. Without sufficient retention time for secondary filtration and treatment as effluent percolates through the soil these conditions allow effluent to move rapidly into local groundwater and or discharge to the ocean. In areas with poorly draining clay soils, effluent can pool at the surface, creating potential public health problems through human contact and impacts to coastal resources through discharges to surface waters or Environmentally Sensitive Habitat Areas.

New and replacement OWTSs shall be located, designed, constructed, and operated in a manner to ensure that sewage effluent does not surface at any time, that is protective of public health, safety and the environment and that percolation of effluent into the soil will not adversely affect beneficial uses of the waters of the State of California. (OWTS Manual)

The OWTS Manual establishes standards for all on-site wastewater systems in Sonoma County. These standards implement provisions of the Porter Cologne Water Quality Control Act, the State Water Resources Control Board OWTS Policy, and applicable sections of Sonoma County Code Chapters 7 and 24. California Water Code 13282 authorizes counties to adopt and enforce regulations, conditions, restrictions, and limitations regarding the dispersal of waste. The Sonoma County OWTS Manual is the local implementation of this authority.

In the coast, most soils are not well suited for installation of an OWTS will require installation of a non-standard experimental or alternative system. Non-standard OWTSs are used to overcome one or more adverse site or soil condition such as high groundwater, slowly permeable soils, or other limiting condition or where increased wastewater treatment is needed. Unlike conventional OWTSs, non-standard OWTSs vary in design and concept depending on the site and soil conditions. (OWTS Manual)

On coastal parcels, meeting OWTS standards is often the limiting factor for development. 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 current 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 fractured bedrock also contribute to inadequate conditions for OWTS, as the effluent can move laterally and break out to the surface along the slope.

On Site Wastewater Treatment Systems Regulations

The State Regional Water Quality Control Boards (Regional Board) is responsible for establishing standards for OWTSs to protect water resources and public health. Permit Sonoma is the delegated authority for implementation and enforcement of State and County specific OWTS regulations. New OWTSs must meet standards for slope, soil depth, depth to groundwater, percolation rate, and system setback distance.

In areas where failure of OWTSs are likely to cause health hazards or impair water quality, Permit Sonoma or the pertinent Region Board (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 OWTSs. Jenner, Rancho del Paradiso, Sereno del Mar, Carmet, and Salmon Creek are in Waiver Prohibition areas.

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

Alternatives to Standard OWTSS

A Non-Standard system is a type of OWTSS that utilizes a method of wastewater treatment that may or may not include a conventional OWTSS tank and/or method of wastewater dispersal other than a conventional drain field for the purpose of producing an equal to or greater quality wastewater effluent and improved performance of and siting for effluent dispersal than a standard OWTSS. There are two types of non-standard systems: Experimental and Alternative.

An Experimental OWTSS is a non-standard OWTSS deemed conditionally acceptable by the Regional Water Quality Control Board, subject to increased performance monitoring and evaluation, prior to acceptance as an approved non-standard Alternative OWTSS.

An Alternative OWTSS is an approved non-standard OWTSS that has demonstrated in the non-standard Experimental phase to function in such a manner as to protect water quality and preclude health hazards and nuisance conditions, and is capable of producing an equal to or greater quality wastewater effluent and improved performance of and siting for effluent dispersal than a standard OWTSS. (OWTSS Manual)

Alternative OWTSSs 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 OWTSS 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 OWTSSs 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 Sonoma County 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 OWT 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 OWT. 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 OWT installation, but less than the requirements for a standard OWT. Due to the decreased leachfield size requirements, the subsurface drip dispersal is the most promising OWT 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 an OWT tank and piping leading to the common leachfield. The common leachfield is usually larger than the leachfield for an OWT. Systems shared in common with other property owners are prohibited except with County Board of Supervisors and RWQCB authorization.

OWTS Monitoring and Maintenance Program (On-Site Wastewater Disposal Zone). An OWTS monitoring and maintenance program, also referred to as an on-site wastewater disposal zone, is another alternative to individual OWTSs. 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 OWTSs. The potential for this type of program is widespread on the Sonoma 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 created an On-Site Wastewater Disposal Zone (Zone) to address problems with about 1,570 on-site individual OWTSs 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 OWTSs. In July 1995 the Zone was designated as CSA 41 and came under the direction of Permit Sonoma.

Areas with Severe Limitations for OWTSs

Nearly all developed or vacant parcels in the Sonoma County coast have severe limitations for installation and continued operation of individual OWTSs. Existing developed areas in 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 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 OWTSs in this area include shallow soils, impermeable soils, and elevated groundwater. About ten percent of the parcels in this area can accommodate an OWTS.

Duncans Mills. Limitations for OWTSs 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 OWTSs include very small lots, slowly draining soils, high groundwater, and required setback from the Russian River. The area cannot accommodate any new individual OWTSs.

Goat Rock Headlands. This area of low residential density has antiquated OWTs, 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 OWTs 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 OWTs. 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. Most, but not all individual systems have been abandoned as coastal erosion has reduced lot size and destroyed all but 8 of the original 21 homes. A community leachfield was constructed in 2000 to serve all homes in this area, but only half of the remaining 8 homes are connected to the system. Realignment of Highway 1, sea level rise, and a bluff retreat rate of more than one foot per year will likely begin to destroy the leachfield within the next 15 years. The realignment of Highway 1 reduces opportunities for relocating the community leachfield and none of the homes have potential for on-site disposal fields. **(New)**

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 OWTs. 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 OWTSSs 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 OWTSSs 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 OWTSSs 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 OWTSS 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 OWTSSs

There are areas along the Sonoma Coast where the limitations for individual OWTSSs are not so severe. There are only four subdivisions where new OWTSSs 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 OWTSS discharges as the areas become more developed.

Fort Ross Highlands. Constraints to OWTSSs 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 OWTSSs. An on-site wastewater management district oversees the monitoring and compliance of the OWTSSs and reports to the North Coast RWQCB and Permit Sonoma annually. Over the last 10 years, the majority of OWTSSs 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 OWTSSs. As of March 2006 the commons area still contained room for additional clustered OWTSSs. Permit Sonoma anticipates construction of more drip dispersal and at-grade alternative OWTSSs 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 OWTSs" 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 OWTS tank, or many OWTS 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 OWTSs at Timber Cove include very small lots, steep slopes, shallow soils, and high groundwater. The water supply is limited. Most of the OWTSs at Timber Cove are non-standard alternative systems. It is not possible to build on most vacant lots.

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-2.2: 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 in accordance with California Coastal Act. Development, including land divisions, shall be prohibited unless adequate water and wastewater treatment and disposal capacities and facilities exist to accommodate such development. In acting on any Coastal Development Permit, determine that adequate capacity is available and reserved in the system to serve Coastal Act priority land uses (i.e., coastal-dependent uses, agriculture, essential public services, and public recreation; see Land Use Element, Table C-LU-2). In areas with limited service capacity, new development for a non-priority use, including land

divisions, not specified above shall only be allowed if adequate capacity remains for Coastal Act priority land uses. **(New)**

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

Policy C-PF-2d: 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 and planned development in the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for existing development, 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 growth and the related 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 stormwater infiltration. **(GP2020)**

Policy C-PF-2e: Extension of public sewer services outside of the boundary 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:

- (1) 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 OWTS or other wastewater management system); or
- (2) 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 OWTSs 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, use Outside Service Area Agreements which limit the use of existing development. The evaluation should assure sufficient capacity to serve existing connections and potential buildout in the existing Urban Service Area.

A Coastal Development Permit shall be required for extension of public sewer services outside of an Urban Service Area. **(GP2020 Revised)**

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

- (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; and
- (4) Use agreements, covenants, and zoning to limit the growth inducement potential of extension of public sewer services. **(GP2020 Revised)**

Policy C-PF-2g: Extension of public water service to a property that is outside the boundary of an Urban Service Area or Rural Community (i.e., Duncans Mills, Jenner, Sereno del Mar, Carmet, Salmon Creek, Timber Cove, and Valley Ford) 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 OWTS or other wastewater management system); or
- (2) Where appropriate to allow for development of public park and recreational facilities.

A Coastal Permit shall be required for extension of public water service. **(GP2020)**

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

- (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 that limit the use to existing development rather than annexations. **(GP2020)**

Policy C-PF-2i: Applications for subdivision of land or new development or uses within a water or wastewater service area shall be required to include written certification from the service provider that existing water and wastewater services are available to serve the 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-2j: 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-2k: 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-2l: 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;

- (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; and
- (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-2m: 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-2n: Any waiver of Regional Board 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-2o: Consider development or expansion of a community wastewater treatment system in areas with widespread OWTS problems that are a health concern and cannot be addressed by an on-site wastewater maintenance and management program, in compliance with the policies of this Local Coastal Plan. **(GP2020)**

Policy C-PF-2p: 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, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development in accordance with California Coastal Act Sections 30222 and 30254. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority consistent with coastal priority land uses of the Coastal Act. **(New)**

4. 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. County planning staff considers a variety of factors in determining the need for local parks (e.g., Neighborhood and Community Parks) and the more intensively developed park and recreation facilities (e.g., Regional Recreation Areas). These factors include, but are not limited to, community preference, nearby population densities, proximity to other recreational areas and facilities, local and regional tourism, and accessibility, among others. Parkland needs for the resource-based park and recreation facilities (e.g., Regional Open Space Parks, Preserves, and Trails) are determined by these and other criteria, and 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 to determine regional 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: 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 as consistent with the Public Access Element. **(GP2020)**

Policy C-PF-3c: Continue to implement 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)**

5. PUBLIC EDUCATION SERVICES POLICY

5.1 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.

5.1.1 Elementary Schools

All elementary school districts must meet minimum state requirements regarding class sizes. Maximum class sizes for grades K-8 vary per California Education Code sections 41376 and 41378, which prescribe the maximum class sizes and penalties for districts across California. For Kindergarten, the average class size must not exceed 31 students, with no class larger than 33 students; for grades 1-3, the average class size must not exceed 30 students, with no class larger than 32 students; for grades 4-8, the average class size must not exceed either 29.9 students or the average of the district in 1964, whichever is smaller. Additional classrooms are usually constructed only when these limits are reached.

Horicon Elementary School District. Horicon Elementary School District consists of one school, Horicon Elementary School, which is located in the community of Annapolis. Enrollment at Horicon Elementary School decreased from 80 students in four classrooms in 1979 to 47 students in four combined classrooms at the start of the 2015-2016 school year. According to the District, the number of students has been declining, as is common with general school enrollment trends statewide. Over the last eight school years, the student population has fluctuated between 70 students in 2011, 57 students in 2012, 60 students in 2013, 66 students 2014, 61 students in 2015, 47 students in 2015-2016 school year, 59 students in the 2016-2017 school year, 62 students in the 2017-2018 school year before reaching a total of 69 students in the current 2018-2010 school year. The school serves students from the communities of The Sea Ranch and Annapolis. According to the District, there is no anticipated growth or need for additional facilities.

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 32 students in two classrooms during the 2014-2015 school year, to 28 students in two classrooms during the 2015-2016 school year. Since then the student population continues on the downward trend having 24 students in the 2016-2017 school year, 19 students in the 2017-2018 school year, and finally 21 students for the current school year. The District has seen a fluctuation within the last few years between 27 and 32 students, but generally the District enrollment has been steadily declining over the last 20 years. The District has a preschool site within a classroom at the Fort Ross Elementary School which is run by River to Coast Children's Services based in Guerneville. However, there is no current enrollment at the preschool. When enrollment resumes, the River to Coast Children's Services would remain responsible for running the preschool program at the 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 Monte Rio Elementary School decreased from 219 students in eight classrooms in 1979 to 112 students in six classrooms in 2005. There has been an additional decrease in student population figures, with 84 students using nine classrooms in 2015. The District believes that the decline in enrollment is due to the decrease in families moving to the area. The 2015-2016 school year brought one additional student to make 85 students for the school year, 90 students in 2016-2017, the 2017 to 2018 school year had 89 students, and 84 students in the current school year of 2018-2019. The District projects a decrease in enrollment in the future for the same reason.

Harmony Union School District. Harmony Union School District contains two schools at the same site to the south of Occidental: Harmony Elementary School (preschool, Kindergarten, and grade 1) and Salmon Creek School – A Charter School (grades 2-8). The District receives some students from Occidental, Freestone, and portions of Bodega, and Monte Rio. Enrollment in the District increased from 419 students in 1979 to almost 700 students in the late 1980s. Within the last ten years, however, a substantial decrease in enrollment has occurred, with 292 students in 15 classrooms in 2005 and only 235 total students in twelve classrooms in 2015. The 2016-2017 school year had 245 students, 2017-2018 had 256 students, and the current 2018-2019 student population of 249. The District believes that the decline in enrollment is due to aging population trends and the significant increase in housing costs.

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, to 19 students using two classrooms in 2015-2016 school year. Since then there was a slight increase to 25 students for the 2016-2017 school year, 26 students in 2017-2018, and 23 students in the current school year 2018-2019. The District believes that enrollment numbers could fluctuate because of interdistrict transfers largely from Coast Guard families.

5.1.2 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 Annapolis, The Sea Ranch, and Stewarts Point attend Point Arena High School in Mendocino County; students from Fort Ross through Bodega Bay 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: Accommodate new school sites as needed.

The following policies shall be used to achieve these objectives:

Policy C-PF-4a: Continue to implement 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)**

6. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES POLICY

6.1 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 (CalFire) 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. 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.

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 CalFire 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; Bodega Bay, served by the Bodega Bay Fire Protection District; and The Sea Ranch and Annapolis, served by the North Coast Fire Protection District (established in April 2016) The 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 to C-PF-2c** 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 firefighting. 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.

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 Sonoma 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.

6.2 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.

The Coast First Responders Group has been established to serve the majority of the Sonoma Coast. Participation spans from fire agencies in Bodega Bay to The Sea Ranch, and includes State and county parks departments, Sonoma County Sheriff, California Highway Patrol, Redwood Empire Dispatch Communications Authority (REDCOM), CalFire, and the U.S. Coast Guard. This group regularly meets to discuss interoperability, review current multi-agency events, and plan multi-agency training. This group has also written a Coastal Incident Response Plan.

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. In Sebastopol, Sonoma West Medical Center, formerly Palm Drive Hospital, is expected to reopen in November 2016 following a final State inspection. 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 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: 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-5.4: 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: Emergency Services 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-5b: Prior to project approval, require written certification from the applicable fire service agency (e.g., County DES) that the project meets or exceeds current fire regulations and that fire protection and related services customarily provided to comparable uses are adequate and available or will be available prior to occupancy for projects within the service area. **(GP2020 Revised)**

Policy C-PF-5c: Support establishment of a health clinic in Bodega Bay or another location on the southern portion of the Sonoma County coast. **(Existing LCP Revised)**

Policy C-PF-5d: Continue to coordinate fire protection services and planning with all other related agencies.

7. LAW ENFORCEMENT SERVICES POLICY

Law enforcement on the Sonoma County coast is the responsibility of the California Highway Patrol, 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 California Highway Patrol (CHP) has no regular beat along the Sonoma 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 2015 was as follows:

- (1) Bodega Bay Area Regional Parks (Doran and Westside Parks): 5 rangers
- (2) North Coast Regional Parks (Stillwater Cove and Gualala Point): 2 rangers
- (3) Salt Point State Park and Kruse Rhododendron Preserve, and Fort Ross State Historic Park (State): 3 rangers
- (4) Sonoma Coast State Beach, Armstrong State Reserve, and Austin Creek State Recreation Area (State): 7 rangers

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 these objectives:

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

8. SOLID WASTE MANAGEMENT SERVICES POLICY

The Sonoma County Waste Management Agency (SCWMA) is the joint powers authority of the nine incorporated cities (Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Windsor) and the County of Sonoma, and this agency manages waste diversion throughout the County per AB 939. Along with standard waste diversion, the programs that SCWMA provides include household hazardous waste removal, composting, wood waste recycling, planning, and education.

Along the Sonoma County coast north of the Russian River/Jenner, solid waste collected by a licensed hauler is delivered to the Annapolis Transfer Station, from which it is transferred to the Central Disposal Site in Petaluma. Solid waste hauled by self-haul customers could be taken to the Annapolis Transfer Station or the Guerneville Transfer Station, from which it is transferred to the Central Disposal Site. On the coast south of the Russian River, solid waste collected by a licensed hauler is delivered to the Guerneville Transfer Station or directly to the Central Disposal Site. Solid waste hauled by self-haul customers would likely be taken to the Guerneville Transfer Station and could be taken directly to the Central Disposal Site. In 2013, the County entered into a long-term (effective April 1, 2015 for a 20-year term) Master Operations Agreement with Republic Services of Sonoma County, Inc. for operations of the Central Disposal Site and the County's solid waste transfer stations (Sonoma, Healdsburg, Guerneville, and Annapolis).

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. The most recent amendment to the CoIWMP was approved by the California Department of Resources Recycling and Recovery in May 2010.

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 overhaul 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: 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 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)**

9. PUBLIC UTILITIES POLICY

The Land Use Element designates existing public utilities as Public/Quasi-Public. Public utilities such as electricity, natural gas, broadband, 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 fiber and wireless broadband on the Sonoma County coast has been identified by residents and businesses.

In October 2006, Governor Schwarzenegger signed Executive Order S-23-06 to streamline approvals for building 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 the fiber-optic cable between AT&T on the North Coast and Verizon on the South Coast. In June 2015 The Sea Ranch filed an application for a Coastal Permit and Use Permit to build 59.8 miles of fiber optic telecommunications network next to roads and in trails to serve 2,280 lots in its subdivision units.

Expansion and improvement of 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 decreasing emergency response times and increasing 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 North Bay North Coast Broadband Consortium (NBNCBC) in their planning efforts, and should position itself to seek funds for middle and last mile broadband deployment locally, as well as be prepared for funds that may arise for further service. Extending broadband services into unserved and 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.

- a. Support efforts of the Economic Development Board through its Access Sonoma Broadband division to coordinate countywide broadband planning and broadband deployment, grant application development, and outreach.*
- b. Support and facilitate the preparation of data and partnerships for grant applications and success, as further partnerships and funding opportunities are made available.*

10. 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-8: **Provide a full range of health and human services to create secure and healthy communities.**

Objective C-PF-8.1: Promote living conditions in homes and neighborhoods that support safety and security for residents of unincorporated areas.

Objective C-PF-8.2: 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-8.3: 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-8a: 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-8b: Consider the potential negative impacts of proposed projects involving the selling or serving of alcohol or tobacco products 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-8c: Encourage and support the availability of sites for community based health services, including school based health services and facilities. **(GP2020)**

Policy C-PF-8d: 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-8e: Encourage opportunities for safe physical activity as an important component in the design and development of parks and public spaces. **(GP2020)**

Policy C-PF-8f: Child care facilities shall be allowed in all land use designations and encouraged in underserved areas. **(GP2020)**

Policy C-PF-8g: 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-8h: Consider the needs of youth in transportation planning. Seek youth participation in such decisions. **(GP2020)**

Policy C-PF-8i: New housing and public facilities which provide youth, family, and senior services shall be sited near transit stops when feasible. **(GP2020)**

Policy C-PF-8j: Consider the needs and limitations of senior citizens and persons with disabilities when planning for public transit routes and equipment. **(GP2020)**

Policy C-PF-8k: Consistent with the Land Use 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)**

11. IMPLEMENTATION PROGRAMS

11.1 Public Facilities and Services Programs

Program C-PF-1: 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. **(GP2020)**

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

Program C-PF-3: Consider development of on-site wastewater maintenance and management districts in areas with OWTs problems. **(GP2020)**

Program C-PF-4: 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)**

Program C-PF-5: 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. Consider new or amended impact fees for new subdivisions or development as a means of funding improved fire protection services and facilities in the Coastal Zone. **(GP2020 Revised)**

Program C-PF-6: Support establishment of a regional fire protection district that provides adequate and reliable sources of funding for fire protection services. **(New)**

Program C-PF-7: Support the work of the County Fire Services Advisory Committee and its rural firefighting network assessment. 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)**

Program C-PF-8: 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)**

Program C-PF-9: Consider installing charging stations for, electric, or other alternative fuel vehicles at public facilities and other visitor serving uses. **(New)**

Program C-PF-10: Consider the following and develop improvement plans where appropriate:

- (1) A community leachfield at Duncans Mills.
- (2) Relocation of the OWTs at Bridgehaven and Rancho del Paradiso.
- (3) A community wastewater collection and treatment system or a package wastewater treatment plant at Jenner.
- (4) A community wastewater collection and treatment system or a package wastewater treatment plant at Carmet.

At Salmon Creek and Wrights Beach: construction of a package wastewater treatment plant, relocation of the OWTs away from houses, or construction of a community leachfield. **(New)**

11.2 Other Initiatives

Other Initiative C-PF-1: 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)**

Other Initiative C-PF-2: Work with Community Service Districts, Park & Recreation Districts, and School Districts to meet local community park needs. **(GP2020)**

Other Initiative C-PF-3: Assist school districts in estimating the amount, rate, and location of projected population growth in their attendance areas. **(GP2020)**

Other Initiative C-PF-4: Promote State funding of costs for patrolling new parks and public accessways which are mandated by the California Coastal Act. **(Existing LCP Revised)**

Other Initiative C-PF-5: Encourage the providers of telecommunication services, including broadband, to expand and improve services to the Sonoma County coast, including closure of the gap in existing fiber-optic cable between the north and south coast. **(New)**

Other Initiative C-PF-6: 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)**

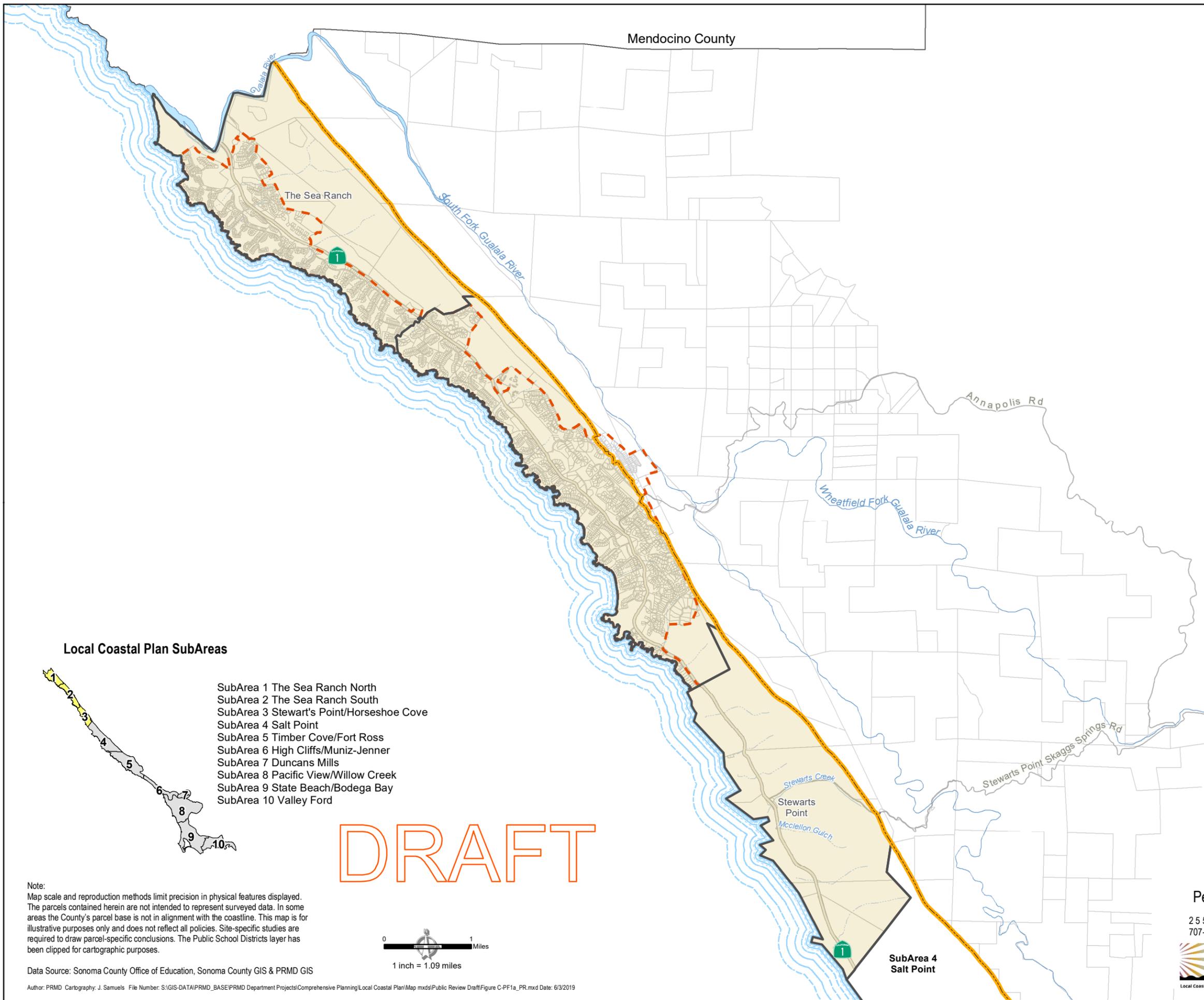
Other Initiative C-PF-7: Encourage schools to offer recreation programs and before-school and after-school care whenever possible. **(GP2020)**

Other Initiative C-PF-8: 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)**

Other Initiative C-PF-9: Work with school districts to provide safe walking and bicycle paths around schools and neighborhoods. **(GP2020)**

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Sonoma County Local Coastal Plan School Districts



Public School District

Horicon Elementary

Base Map Layers

Coastal SubArea

Urban Service Area

Parcel

Coastal Zone Boundary

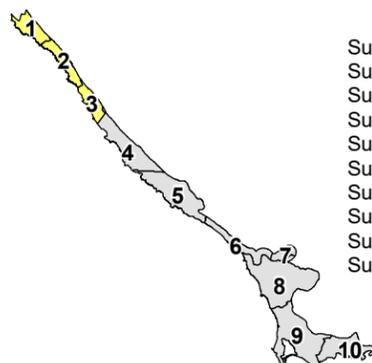
Highway

Road

Perennial Stream

Intermittent Stream

Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

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Data Source: Sonoma County Office of Education, Sonoma County GIS & PRMD GIS

Author: PRMD Cartography: J. Samuels File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxd\Public Review Draft\Figure C-PF1a_PR.mxd Date: 6/3/2019

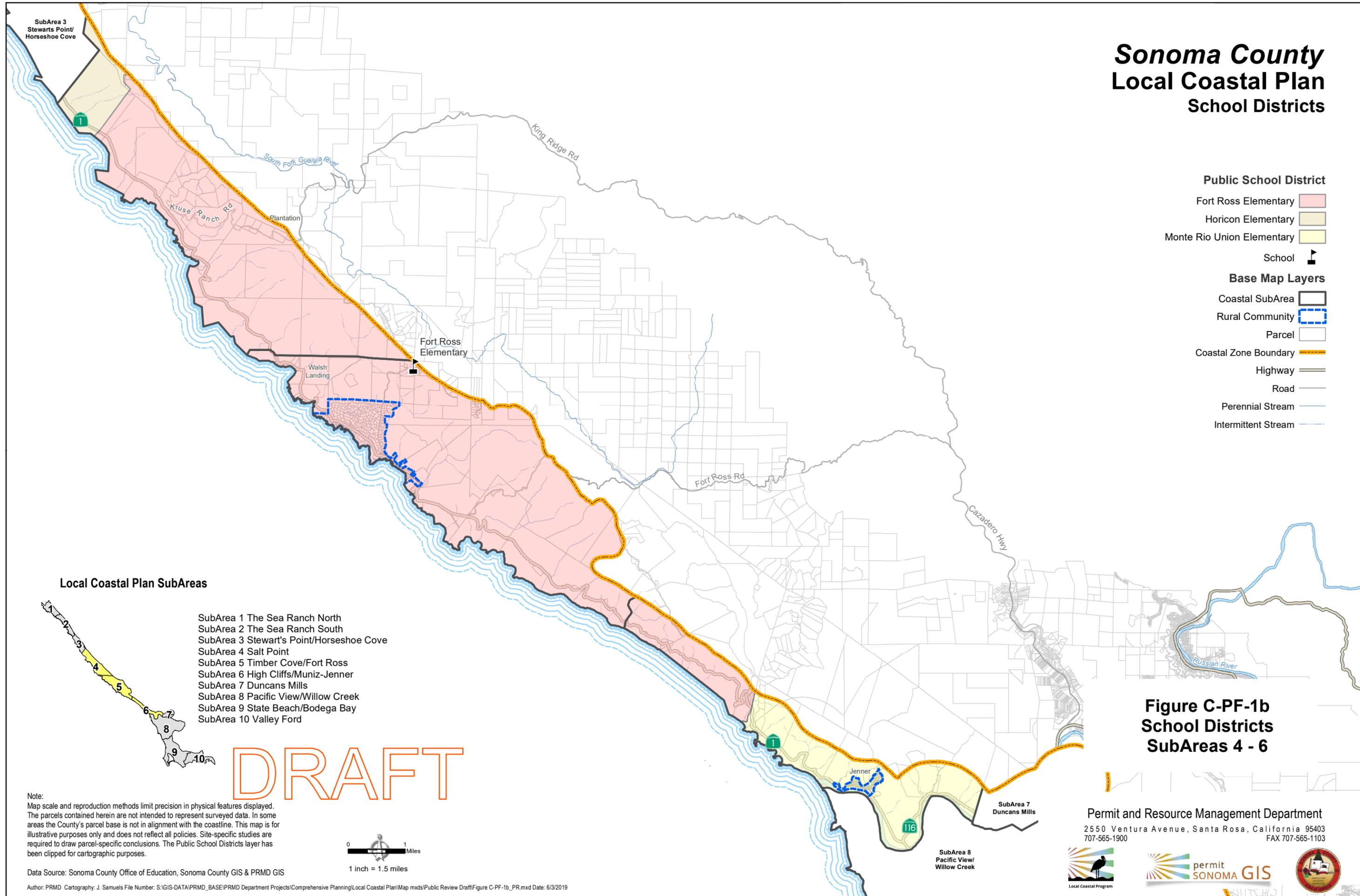
FIGURE C-PF-1a School Districts SubAreas 1 - 3

Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

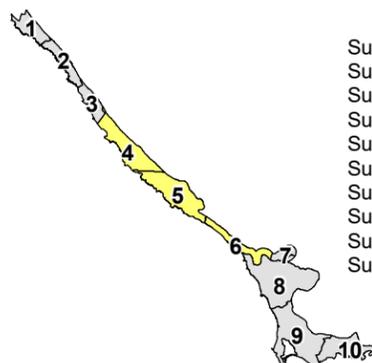


Sonoma County Local Coastal Plan School Districts



- Public School District**
- Fort Ross Elementary
 - Horicon Elementary
 - Monte Rio Union Elementary
- School**
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

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Data Source: Sonoma County Office of Education, Sonoma County GIS & PRMD GIS

Author: PRMD Cartography; J. Samuels File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxds\Public Review Draft\Figure C-PF-1b_PR.mxd Date: 6/3/2019

**Figure C-PF-1b
School Districts
SubAreas 4 - 6**

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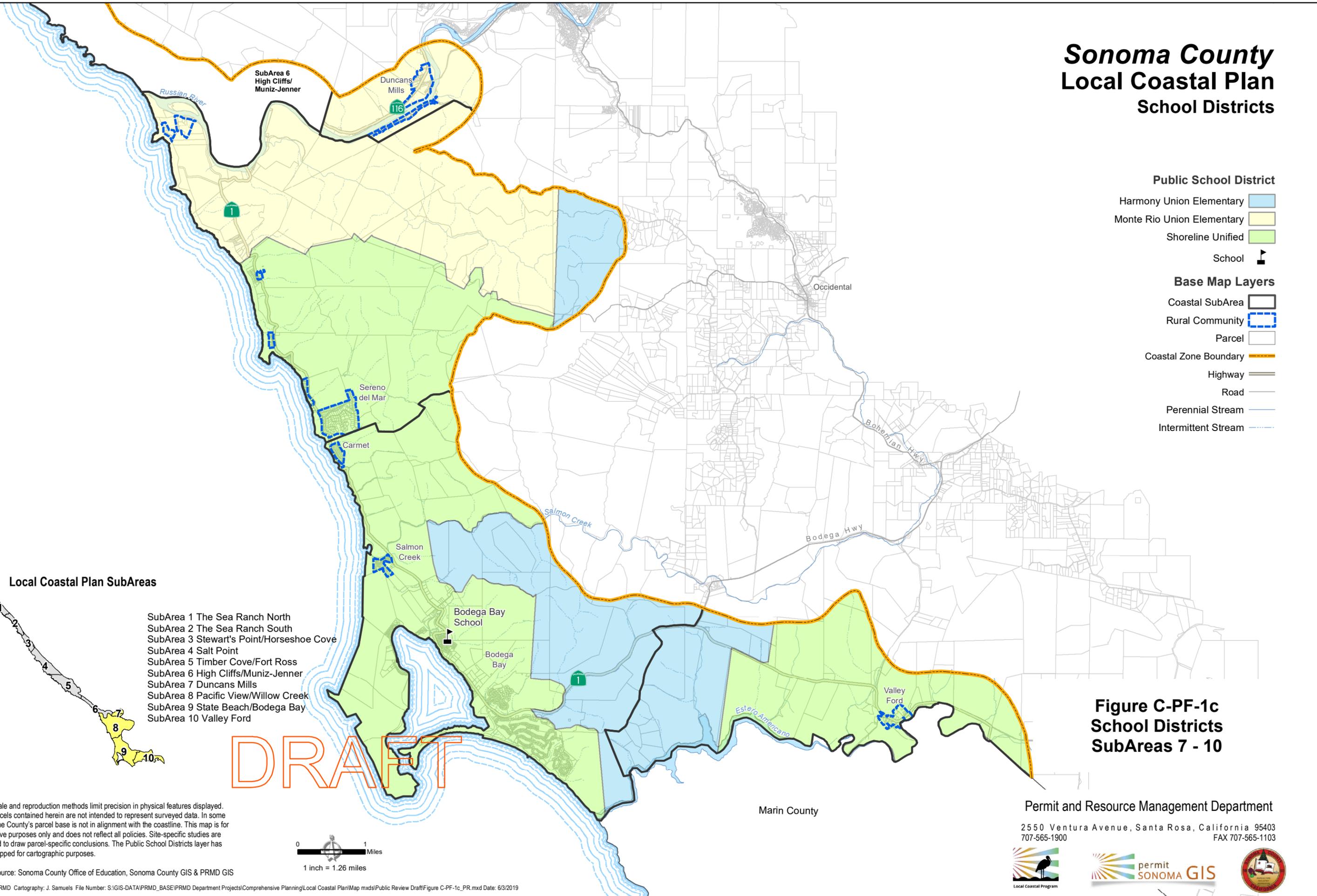
Sonoma County Local Coastal Plan School Districts

Public School District

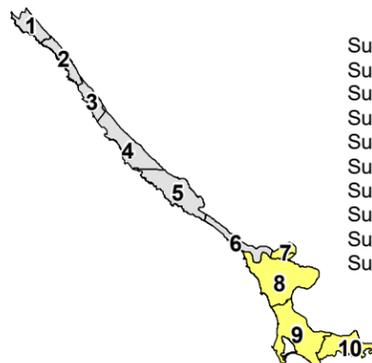
- Harmony Union Elementary 
- Monte Rio Union Elementary 
- Shoreline Unified 
- School 

Base Map Layers

- Coastal SubArea 
- Rural Community 
- Parcel 
- Coastal Zone Boundary 
- Highway 
- Road 
- Perennial Stream 
- Intermittent Stream 



Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

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**Figure C-PF-1c
School Districts
SubAreas 7 - 10**

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Data Source: Sonoma County Office of Education, Sonoma County GIS & PRMD GIS

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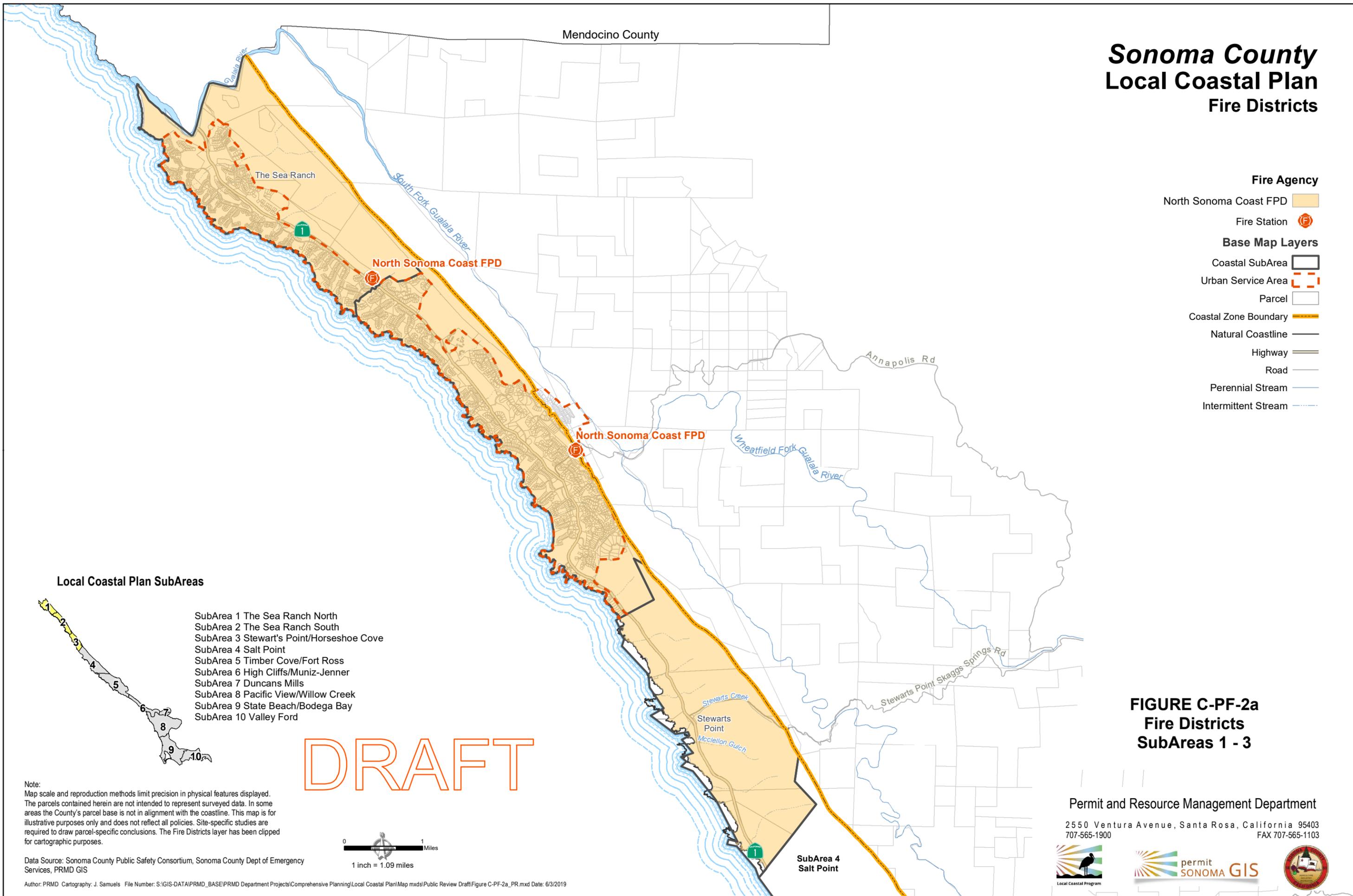
Marin County

Permit and Resource Management Department

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Sonoma County Local Coastal Plan Fire Districts



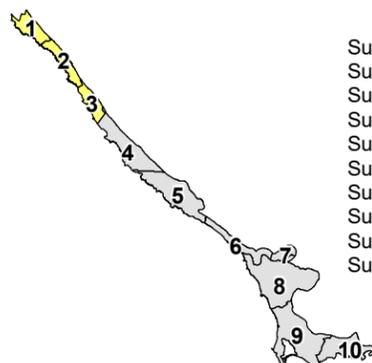
Fire Agency

- North Sonoma Coast FPD
- Fire Station

Base Map Layers

- Coastal SubArea
- Urban Service Area
- Parcel
- Coastal Zone Boundary
- Natural Coastline
- Highway
- Road
- Perennial Stream
- Intermittent Stream

Local Coastal Plan SubAreas



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- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

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Data Source: Sonoma County Public Safety Consortium, Sonoma County Dept of Emergency Services, PRMD GIS

Author: PRMD Cartography: J. Samuels File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxd\Public Review Draft\Figure C-PF-2a_PR.mxd Date: 6/3/2019

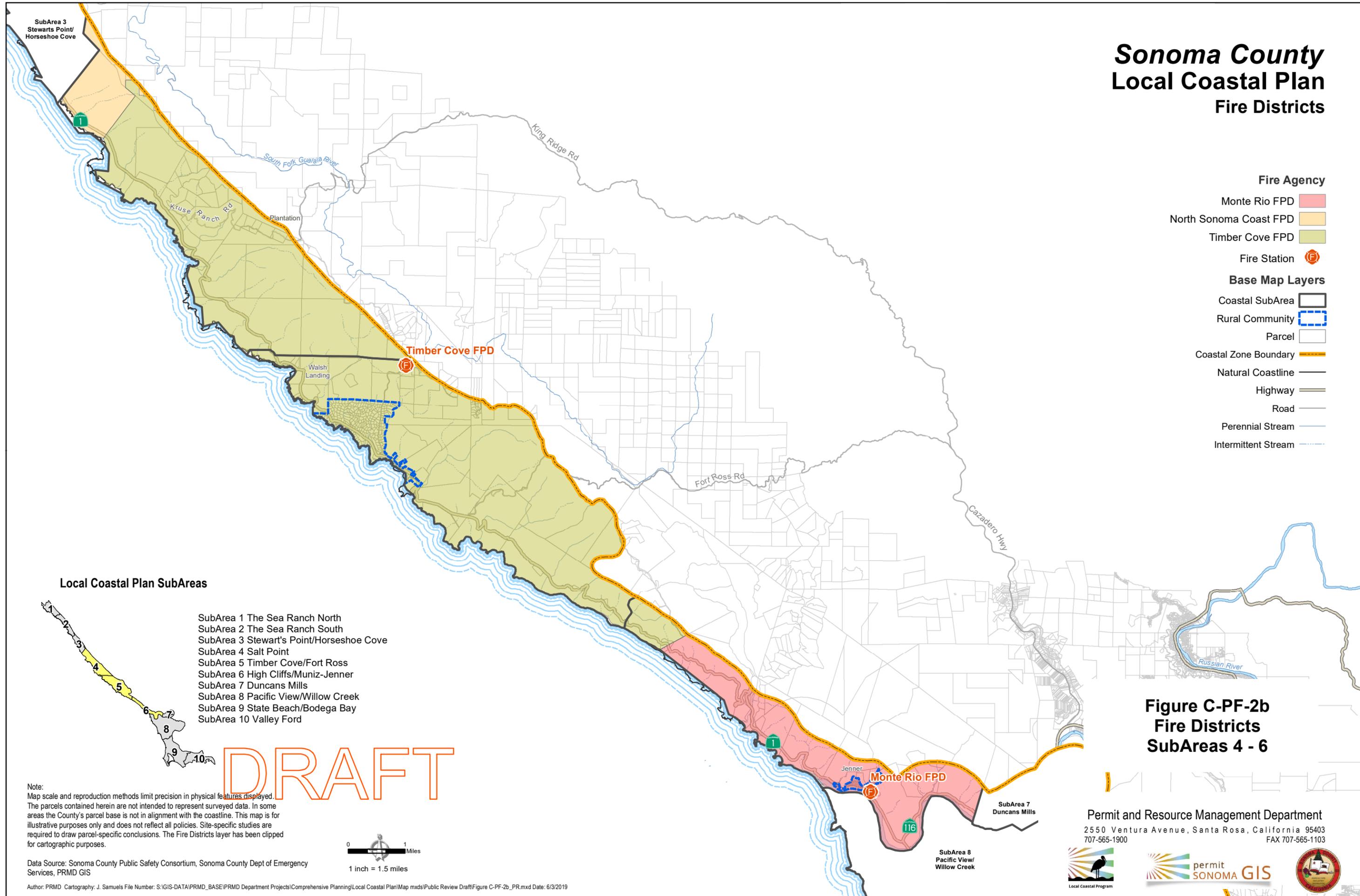
**FIGURE C-PF-2a
Fire Districts
SubAreas 1 - 3**

Permit and Resource Management Department

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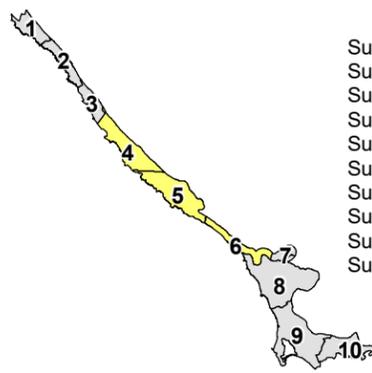
Sonoma County Local Coastal Plan Fire Districts



- Fire Agency**
- Monte Rio FPD
 - North Sonoma Coast FPD
 - Timber Cove FPD
- Fire Station** F
- Base Map Layers**
- Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Natural Coastline
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

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Data Source: Sonoma County Public Safety Consortium, Sonoma County Dept of Emergency Services, PRMD GIS

Author: PRMD Cartography; J. Samuels File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxd\Public Review Draft\Figure C-PF-2b_PR.mxd Date: 6/3/2019

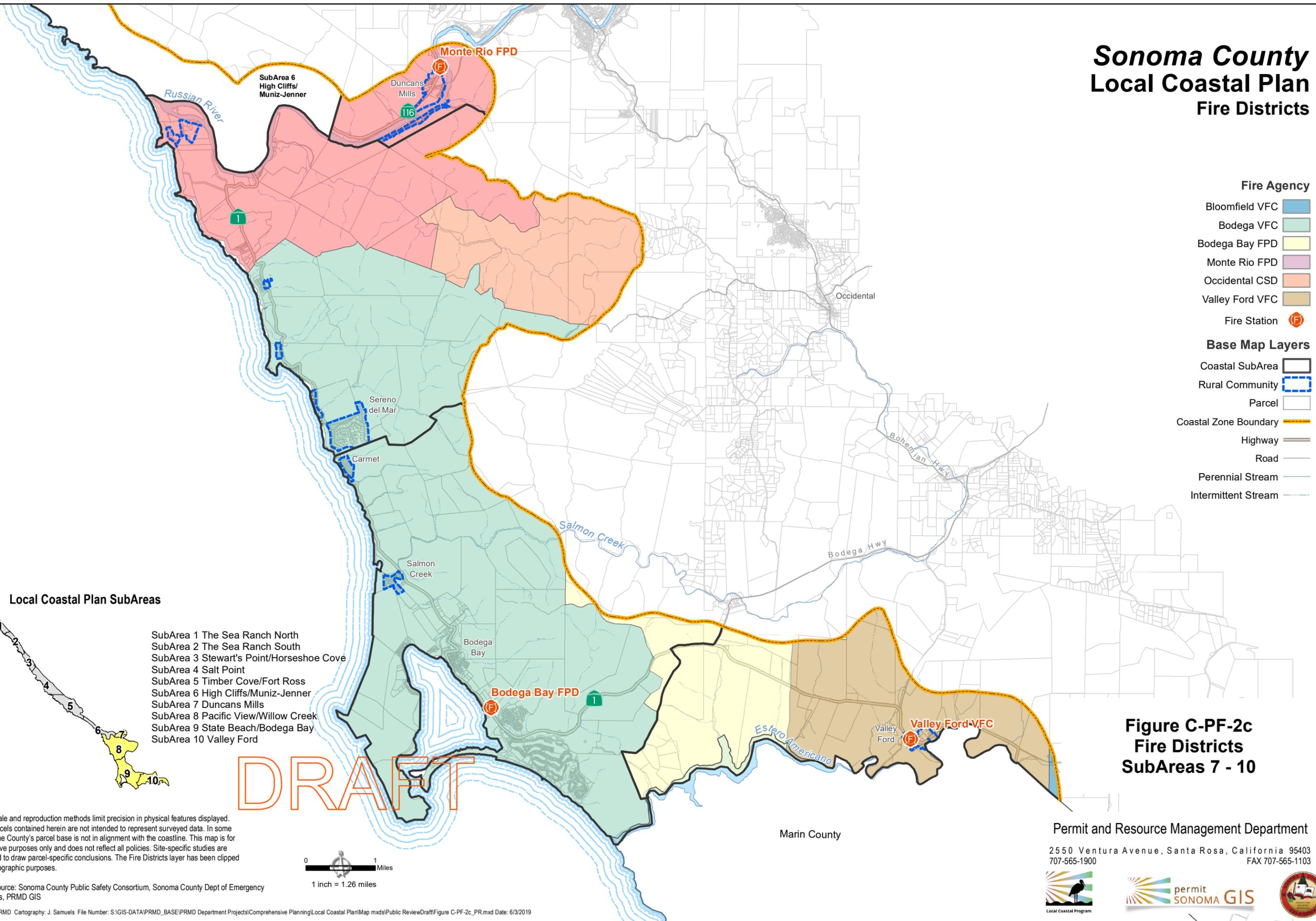
**Figure C-PF-2b
Fire Districts
SubAreas 4 - 6**

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



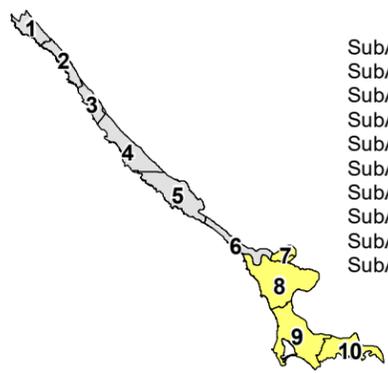
Sonoma County Local Coastal Plan Fire Districts

- Fire Agency**
- Bloomfield VFC 
 - Bodega VFC 
 - Bodega Bay FPD 
 - Monte Rio FPD 
 - Occidental CSD 
 - Valley Ford VFC 
 - Fire Station 
- Base Map Layers**
- Coastal SubArea 
 - Rural Community 
 - Parcel 
 - Coastal Zone Boundary 
 - Highway 
 - Road 
 - Perennial Stream 
 - Intermittent Stream 



Local Coastal Plan SubAreas

- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford



**Figure C-PF-2c
Fire Districts
SubAreas 7 - 10**

Note:
Map scale and reproduction methods limit precision in physical features displayed. The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Fire Districts layer has been clipped for cartographic purposes.



Data Source: Sonoma County Public Safety Consortium, Sonoma County Dept of Emergency Services, PRMD GIS

Author: PRMD Cartography: J. Samuels File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxd\Public Review\Draft\Figure C-PF-2c_PR.mxd Date: 6/3/2019

Marin County

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