

## DEVELOPMENT / PUBLIC SERVICES

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>General</i>			
1. Expand public works capacities only to accommodate development identified in the Coastal Plan.	REV	<p><b>Policy C-PF-1a:</b> 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. <b>(GP2020)</b></p> <p><b>Policy C-PF-2b:</b> 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. <b>(New)</b></p>	Same
2. Establish new special districts only within defined urban service areas as designated in the County General Plan and Coastal Plan.	REV	<p><b>Policy C-PF-1b:</b> 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. <b>(Existing LCP Revised)</b></p>	Same
<i>Water and Sewer</i>			
3. Require that new septic systems within the coastal zone conform with the Minimum Guidelines for the Control of Individual Wastewater Treatment and Disposal Systems adopted by the Regional Water Quality Control Board on April 17, 1979, or its updated version. Require septic system clearance from the Environmental Health Department for expansion of existing uses.	REM	No specific corresponding policy identified.	No policy needed to enforce standard regulations

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<i>Water and Sewer (cont.)</i>			
4. Prohibit any waiver of Regional Water Quality standards for on-site wastewater disposal in Jenner, Pacific View Estates, Carmet, Rancho del Paradiso and Salmon Creek.	REV	<b>Policy C-PF-2n:</b> 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. <b>(Existing LCP Revised)</b>	Same
5. Establish on-site wastewater management zones for the following subdivisions: The Sea Ranch, Timber Cove, Sereno del Mar, Carmet and Salmon Creek.	REV	No specific corresponding policy identified. Related policy presented below.  <b>Program C-PF-3:</b> Consider development of on-site wastewater maintenance and management districts in areas with septic problems. <b>(GP2020)</b>	Same
6. Monitor the level of groundwater in all community or mutual water wells annually in early September to determine the effects of withdrawal. Prohibit new water connections to systems not meeting present water supply standards upon a finding that well water levels have dropped for three successive years.	REV	No specific corresponding policy identified. Related policies presented below.  <b>Policy C-WR-2a:</b> Ensure sufficient groundwater quantity and quality for existing and proposed uses reliant upon groundwater wells through application of County standards for pump tests, well yields, pollutant levels, and water storage, particularly for higher capacity wells. <b>(GP2020)</b>  <b>Policy C-WR-2b:</b> Continue the County program to require groundwater monitoring for new or expanded commercial and industrial operations using wells. Where justified by the monitoring program, establish additional monitoring requirements for other new wells. <b>(GP2020)</b>  <b>Policy C-WR-2c:</b> Proof of groundwater with a sufficient yield and quality to support proposed uses in Class 3 and 4 Groundwater Availability Areas shall be required for discretionary permits. Test wells may be required in Class 3 Groundwater Availability Areas. Test wells or the establishment of community water systems to support new development in Class 4 Groundwater Availability Areas shall be required. Permit applications for new development in Class 3 and 4 Groundwater Availability Areas shall be denied unless the applicant can demonstrate through a hydrogeologic report that the proposed use will not cause an adverse effect on groundwater quantity or quality, or exacerbate an overdraft condition in a groundwater basin, subbasin, or fractured rock aquifer. Procedures for proving	More detailed

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<i>Water and Sewer (cont.)</i>			
		adequate groundwater shall consider streamflow, groundwater overdraft, land subsidence, saltwater intrusion, and the expense of such study in relation to the water needs of the project.  <b>(GP2020)Policy C-WR-2e:</b> Encourage public water suppliers to monitor and report groundwater levels, yields, and other information on groundwater conditions. <b>(GP2020 Revised)</b>	
7. Require Sereno del Mar Water Company to prove an adequate water supply (as defined, California Administrative Code, Chapter 5, Title 17, Article 2, Section 7056) for subdivision build out.	REM	No specific corresponding policy identified.	In April 2005 company proved adequate water supply for connections to all and existing future development in Sereno del Mar, Carmet-by-the-Sea, and Gleason Beach subdivisions
8. Require the Timber Cove Mutual Water Company to meet present health standards for system design and supply before any water connections above 100 are allowed.	REM	No specific corresponding policy identified.	New Timber Cove County Water System formed and water system improvements constructed in 1997 meet standards
9. Require that applicants for land divisions demonstrate adequate water to serve the newly created parcels prior to final approval.	REV	<b>Policy C-PF-2i:</b> 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. <b>(Existing LCP Revised)</b>	Same
10. Within urban service areas, strongly encourage connection of new development to available services.	REV	No specific corresponding policy identified.  <b>Policy C-PF-2f:</b> The following guidelines shall be used for any exception allowed by <b>Policy C-PF-2e:</b>  (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;	More detailed; replaced by other policies in Public Facilities and Services Element

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<i>Water and Sewer (cont.)</i>			
		<p>(2) Size sewage facilities to serve development consistent with the Local Coastal Plan;</p> <p>(3) Require written certification that adequate service capacity is available for the use to be connected to the system; and</p> <p>(4) Use agreements, covenants, and zoning to limit the growth inducement potential of extension of public sewer services. <b>(GP2020 Revised)</b></p> <p><b>Policy C-PF-2g:</b> 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:</p> <p>(1) Where necessary to resolve a public health hazard resulting from existing development (i.e., failure of water wells or contamination of land, surface water, or groundwater resulting from failure of an existing septic system or other wastewater management system); or</p> <p>(2) Where appropriate to allow for development of public park and recreational facilities.</p> <p>A Coastal Permit shall be required for extension of public water service. <b>(GP2020 Revised)</b></p>	
<i>Law Enforcement, Fire, Medical, Schools</i>			
11. Encourage an increase in traffic patrol of Highway 1 through use of a California Highway Patrol helicopter and any other feasible means.	REV	<b>Policy C-PF-6a:</b> Encourage an increase in traffic patrol of State Highway 1 through use of a CHP helicopter and any other feasible means. <b>(Existing LCP Revised)</b>	Same
12. Promote state funding of costs for maintaining and patrolling new parks and accessways mandated by the Coastal Act.	REV	<b>Other Initiative C-PF-6b:</b> Promote State funding of costs for patrolling new parks and public accessways which are mandated by the California Coastal Act. <b>(Existing LCP Revised)</b>	Same

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<i>Law Enforcement, Fire, Medical, Schools (cont.)</i>			
13. Support establishment of a primary health clinic in Bodega Bay.	REV	<b>Policy C-PF-5c:</b> Support establishment of a health clinic in Bodega Bay or another location on the southern portion of the Sonoma County coast. <b>(Existing LCP Revised)</b>	Same
14. Encourage establishment of school impact fees for Shoreline, Fort Ross, and Horicon School Districts.	REV	<b>Policy C-PF-4a:</b> 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. <b>(GP2020)</b>	Impact fee established