



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
 2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
 (707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice # 339649 on 12/04/2018 for: PLP14-0079**

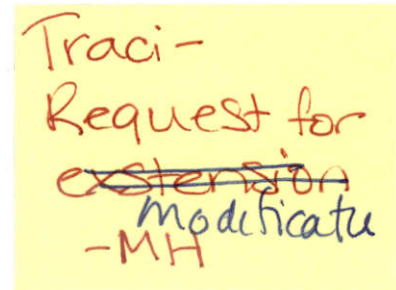
**Site Address:** 14655 VALLEY FORD RD Valley Ford [TWI]      **Activity Type:** Planning Project  
**APN:** 026-050-002      **Initialized By:** SHUNSPER  
**Fire District:** VALLEY FORD VFC      **Insp Area:**  
**Valuation:** \$0.00      **Ag/Comm/Res:**  
**Description:** COASTAL PERMIT & USE PERMIT FOR WATER TRANSMISSION LINE  
 REQUEST FOR A USE PERMIT AND COASTAL PERMIT FOR NEW WATER TRANSMISSION  
 PROJECT FOR VALLEY FORD WATER ASSOCIATION TO INCLUDE NEW WELL, TREATMENT  
 FACILITIES, AND TRANSMISSION LINES ON PORTIONS OF FIVE PARCELS.

One-year time extension approved on 12/4/2018.

**Owner:**      **Applicant:** VALLEY FORD WATER ASSOC  
 ATTN: PETER LAWSON  
 VALLEY FORD, CA 94972  
 707 876 9655

Fee Item	Description	Account Code	Total Fee
1138-000M	Use Permits Revision to File	26010121-45063-10005	\$3,905.00
<b>Invoiced Fees:</b>			<b>\$3,905.00</b>
<b>Total Paid:</b>			<b>\$22,195.05</b>
<b>Project Balance Due:</b>			<b>\$3,905.00</b>

When validated below, this is your receipt



Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following:

- 1) 100% of a fee erroneously paid or collected.
- 2) 90% of the plan review fee when an application for a permit is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- 4) Application for refund must be made within one year.

# Planning Application

PJR-001

File#: PCP14-0079

### Type of Application:

- Admin Cert. Compliance
- Ag./Timber Preserve/Contract
- Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Design Review Admin.
- Design Review Comm./Ind.
- Design Review Residential
- Design Review Signs
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision
- Minor Subdivision
- Mobile Home Zoning Permit
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other:

### Applicant (Contact Person):

**Valley Ford Water Association, Peter Lawson**

Name  
**PO Box 271**  
 Mailing Address  
**Valley Ford** **CA** **94972**  
 City/Town State Zip

**(707) 876-9655**  
 Phone Fax

**peterlawson@mac.com**  
 email

*Peter Lawson*  
 Signature Date

### Owner, if other than Applicant:

**Les and Sheryl Erbst**

Name  
**PO Box 247**  
 Mailing Address  
**Valley Ford** **CA** **94972**  
 City/Town State Zip

Phone Fax

email

*Les Erbst*  
 Signature Date **10-1-14**

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

**Justin Witt**

Name  
**475 Aviation Blvd., Ste. 120**  
 Mailing Address  
**Santa Rosa** **CA** **95403**  
 City/Town State Zip

**Environmental Planner**  
 Title  
**707-576-1322** **707-576-0469**  
 Phone Fax

**witt@brce.com**  
 email

Name  
 Mailing Address  
 City/Town State Zip

Title  
 Phone Fax

email

Name  
 Mailing Address  
 City/Town State Zip

Title  
 Phone Fax

email

### Project Information:

**14655 Valley Ford Rd--proposed well site**

Address(es) **026-050-002 (well), 026-010-058, 060, 065 and 066**

Assessor's Parcel Number(s)

Project Description: **Attached**

(Please attach additional sheet(s) if needed)

Site Served by Public Water?  Yes  No

Site Served by Public Sewer?  Yes  No

Number of new lots proposed **0**

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff ----- **RR 21**

Planning Area: **1** Supervisorial District: **S** Current Zoning: **LEA B6-160/640ac CCSR** General Plan Land Use: **LEA 160**

Specific Plan: **Local Coastal** S.P. Land Use: **-** Needs CEQA Review?  yes  no

### Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_

New Manufactured Homes: **-** New Units For Sale: **-** New Units For Rent: **-** Density Bonus Units: **-**

Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor **N/A**

Previous Files: \_\_\_\_\_

Application accepted by **SCOTT HUNSPERGER** Date **11/13/14**

### Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Carrie Muller

1.WPD

EXHIBIT B

**CS CC 11/13/14 ADSR / RR CC B6 2**

## Supplemental Application Information

Existing use of property: well-- pasture  
pipeline-- residential yards Acreage: 0.4

Existing structures on property: well-- none in lease area  
pipeline-- residential units

Proximity to creeks, waterways and impoundment areas: well lease area is ~100 feet southeast of creek

Vegetation on site: non native grassy species

General topography: well site slopes gently to the west; pipeline alignment is generally flat

Surrounding uses to (Note: An adjoining road is not a use.) North: agriculture South: Valley Ford  
East: agriculture West: agriculture

New structures proposed (size, height, type): The well site would include a 6'x8' concrete pad with booster pump and pressure tank and a 5,000 gallon storage tank (8' height max exposure).  
The water treatment site may require an 8'x12' (12' height) building.

Number of employees: Full time: n/a Part time: n/a Seasonal: n/a

Operating days: daily Hours of operation: as needed

Number of vehicles per day: Passenger: 0 Trucks: <1

Water source: proposed new well Sewage disposal: septic

Provider, if applicable: Valley Ford Water Assoc. Provider, if applicable: private

New noise sources (compressors, power tools, music, etc.): minor noise associated with potential treatment facilities.

Grading proposed: Amount of cut (cu. yds.): 50 Amount of fill (cu. yds.): 50 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes      No X If Yes, indicate area of disturbance(acres):     

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):  
No change to existing.

Vegetation to be removed: Non native grasses at well site and potential treatment building site.

Will proposal require annexation to a district in order to obtain public services: Yes      No X

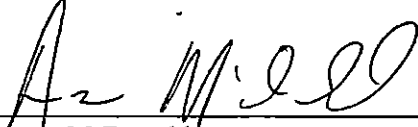
Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes      No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes      No X

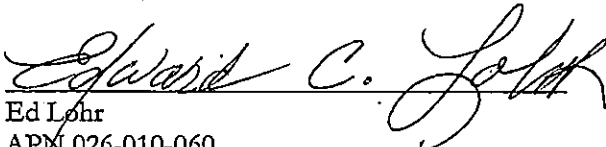
Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Project will improve water quality of existing water system.

County of Sonoma  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa, California 95403

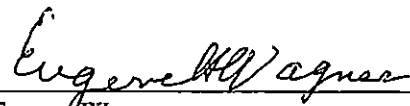
The Valley Ford Water Association (Association) desires to install a water main from its proposed new well site to its existing water treatment facility. The proposed water main will cross APNs 026-010-068, 060, 065 and 066. As owners of those parcels, we consent to Association actions including filing of the use permit and coastal permit applications.

  
\_\_\_\_\_  
Aaron McDonald  
APN 026-010-058  
14375 Mill Street  
Valley Ford, CA

Date: 11-2-14

  
\_\_\_\_\_  
Ed Lohr  
APN 026-010-060  
14460 School Street  
Valley Ford, CA

Date: 11/4/14

  
\_\_\_\_\_  
Eugene Wagner  
APNs 026-010-065 and 026-010-066  
14495 Highway 1  
Valley Ford, CA

Date: 11/4/14



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
 2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
 (707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice # 306914 on 10/03/2017 for: PLP14-0079**

**Site Address:** 14655 VALLEY FORD RD

**Activity Type:** Planning Project

**APN:** 026-010-058

**Initialized By:** SHUNSPER

**Fire District:** VALLEY FORD VFC

**Insp Area:**

**Valuation:** \$0.00

**Ag/Comm/Res:**

**Description:** COASTAL PERMIT & USE PERMIT FOR WATER TRANSMISSION LINE  
 REQUEST FOR A USE PERMIT AND COASTAL PERMIT FOR NEW WATER TRANSMISSION  
 PROJECT FOR VALLEY FORD WATER ASSOCIATION TO INCLUDE NEW WELL, TREATMENT  
 FACILITIES, AND TRANSMISSION LINES ON PORTIONS OF FIVE PARCELS.

**Owner:**

**Applicant:** VALLEY FORD WATER ASSOC  
 ATTN: PETER LAWSON  
 VALLEY FORD, CA 94972  
 707 876 9655

Fee Item	Description	Account Code	Total Fee
1137-000M	Use Permits Extensions of Time	26010121-45063-10005	\$2,369.00
<b>Invoiced Fees:</b>			<b>\$2,369.00</b>
<b>Total Paid:</b>			<b>\$17,009.05</b>
<b>Project Balance Due:</b>			<b>\$2,369.00</b>

When validated below, this is your receipt

Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following:

- 1) 100% of a fee erroneously paid or collected.
- 2) 90% of the plan review fee when an application for a permit is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- 4) Application for refund must be made within one year.

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
 (707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: PLP14-0079**

**Project Address:** 14655 VALLEY FORD RD TWI

**Cross Street:**

**APN:** 026-050-002

**Description:** COASTAL PERMIT AND USE PERMIT FOR WATER

**Printed:** November 13, 2014  
**Initialized by:** SHUNSPER  
**Activity Type:** C-CPP 1401  
**PCAS #:**

**Owner:** ERBST LES AND SHERYL  
 PO BOX 247  
 VALLEY FORD CA  
 94972

**Applicant:** VALLEY FORD WATER ASSOC  
 ATTN: PETER LAWSON  
 PO BOX 271  
 VALLEY FORD CA 94972  
 707 876 9655

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
140	TECH ENHANCEMENT FEE	26010104-46040	48.00	.00	.00
337	EH REV 335/36 ALL OTHR	26010113-45181	1,597.00	.00	.00
435	PLNG REF TO SANITATION	26010111-41134	389.00	.00	.00
750	SUSMP PROG DEVELOPMENT	26010112-41142	29.00	.00	.00
1024	COASTAL PERM LEVEL I	26010121-45061	2,040.00	.00	.00
1053	ENV REV LEV II EXP INIT	26010122-45068	4,257.00	.00	.00
1131	USE PERMIT LEVEL II	26010121-45063	7,026.00	.00	.00
3805	DTPW - PROJ REF AT CST	26010111-45061	650.00	.00	.00
			<b>\$16,036.00</b>	<b>\$0.00</b>	

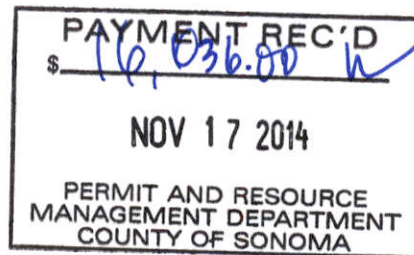
**Total Fees:** \$16,036.00

**Total Paid:** \$0.00

**Balance Due: \$16,036.00**

**Refunds** will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



# Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Valley Ford Water Assn  
Applicant Name

  
Applicant Signature

Owner Name

Owner Signature

Date

PCP14-0079  
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

**Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

**Valley Ford Water Association  
Water Supply Improvements Project  
Project Description**

The Valley Ford Water Association (Association) owns and operates a public water system that serves the community of Valley Ford, California located along State Route 1, approximately seven miles easterly of Bodega Bay. Water supply is obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. The wells do not meet current construction standards and have a documented history of surface water contamination and other water quality deficiencies. Valley Ford restaurants are currently required to truck in potable water and all other customers are advised to use bottled water for drinking purposes.

In 2008, the Association commissioned the preparation of a Preliminary Engineering Report (2008 PER) by Nolte Associates, Inc. The 2008 PER includes a description of the water system, the existing water supply problem and Water Permit data. It also includes a listing and analysis of potential solutions, the recommended solution being the construction and equipping of one or more water supply wells, connecting the new wells to the water system, and abandoning the existing ones. It was to be part of a funding application under the Proposition 50 Grant Program administered by the California Department of Public Health (CDPH—now Division of Drinking Water). However, funding under the Proposition 50 Grant Program was not secured.

In 2011, the Association was informed by CDPH of a new funding opportunity and was invited to submit an application for a planning grant under Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006, more specifically under Section 75022, Small Infrastructure Improvements for Chemical and Nitrate Contaminants. Brelje and Race was engaged to assist the Association in the preparation of the application package including preparation of a Supplement to the 2008 PER. The Supplement includes an updated description, and budget and schedule for the selected project. Upon notification in May of this year that the project had been selected for funding, the Association proceeded to execute a Proposition 84 Funding Agreement with the State.

The proposed project includes utilization of a well or wells that can be treated to satisfy current regulatory requirements to provide the community of Valley Ford with water that meets quantity and quality needs. The proposed project will involve utilization of an existing well and if needed, a second new well on an approximate 0.4 acre lease area on APN 026-050-002. The existing well serves the residential unit and ancillary facilities on the parcel. The well(s) will serve the existing customers of the Association and the parcel on which the lease is located. The above ground improvements at the well site will include one or more storage tanks with a maximum total capacity of 6,000 gallons, a pressure tank, two small booster pumps (one for the residence and one for raw water transfers to the community), metering and water level monitoring facilities. The lease area is shown on the site plan attached as Figure 1. Vegetation planting is proposed to screen the facilities from Highway 1.

The project will also include approximately 3,400 lineal feet of 2-inch HDPE water transmission piping to convey the raw water from the well site to a new treatment facility located near the Association's existing treatment and storage facilities. The proposed transmission main route is shown on Figures 2 and 4. In the northerly half of the route the water main will either be routed within an abandoned County road/roadbed or between the abandoned road and the State Highway 1. It is anticipated that this segment of main will be installed using open trench methods except for approximately 225 feet where the route runs through a thicket of willows. From the intersection of Highway 1 and Valley Ford Estero Road southerly to far side of School Street, the transmission main will be routed across four private parcels within the historic railroad right-of-way. Directional drilling will be utilized for most of this segment to minimize disturbance to existing improvements and to eliminate disturbance of any existing sensitive biotic resources present along the route. In the unlikely event that the Association is unable to obtain the permissions necessary to utilize this route (the Association has existing facilities in the area), the transmission main would instead be routed under the southerly shoulder of Highway 1 to School Street. Directional drilling will be utilized within this segment. The transmission main will then be installed outside the southeasterly shoulder of School Street. This section will be open trenched.

Treatment, in addition to disinfection, is anticipated to be needed. Water quality testing indicates that the concentration of fluoride in the raw water is above the maximum contaminant level established by the State of California. Treatment facilities will be housed in a new building (including the disinfection equipment that would be relocated from the small structure on the tank site) and a small tank for storage of filter backwash water. The new building would be located in the vicinity of the existing water storage tanks. Two site options are shown on Figure 3. Both sites are located within County road right-of-way but Option 2 would require an access easement across the adjoining private parcel to the north. The building would have an approximate footprint of 12' by 16'. The adjoining backwash tank would have a capacity of approximately 1,500 gallons. Building elevations are provided.

### **Sensitive Habitats**

There are various areas of wetland, swale and willow trees along the proposed pipeline alignment, as shown on the figures and contained in the biological report. Project design has considered these resources and facilities and pipe alignments have been located to avoid them. As indicated above, some areas of the pipeline alignment will be directionally drilled to avoid impacts. Project construction and operation will not impact these resources.

### **Project Construction**

The project will have a limited project duration primarily consisting of well development and trenching for the pipeline installation and construction of the treatment building. It is anticipated that well development, if required, will include a drilling rig and one to two weeks of construction. Pipeline installation from the well site to the new treatment building is expected to take approximately three weeks and include a backhoe, directional drill rig (or similar), a truck for backfill materials and approximately four crew trucks (pickups). Treatment building construction is anticipated to take approximately six weeks and include two crew trucks and a backhoe for grading the site.

**Valley Ford Water Association  
Water Supply Improvements Project  
Project Description**

The Valley Ford Water Association (Association) owns and operates a public water system that serves the community of Valley Ford, California located along State Route 1, approximately seven miles easterly of Bodega Bay. Water supply is obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. The wells do not meet current construction standards and have a documented history of surface water contamination and other water quality deficiencies. Valley Ford restaurants are currently required to truck in potable water and all other customers are advised to use bottled water for drinking purposes.

In 2008, the Association commissioned the preparation of a Preliminary Engineering Report (2008 PER) by Nolte Associates, Inc. The 2008 PER includes a description of the water system, the existing water supply problem and Water Permit data. It also includes a listing and analysis of potential solutions, the recommended solution being the construction and equipping of one or more water supply wells, connecting the new wells to the water system, and abandoning the existing ones. It was to be part of a funding application under the Proposition 50 Grant Program administered by the California Department of Public Health (CDPH—now Division of Drinking Water). However, funding under the Proposition 50 Grant Program was not secured.

In 2011, the Association was informed by CDPH of a new funding opportunity and was invited to submit an application for a planning grant under Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006, more specifically under Section 75022, Small Infrastructure Improvements for Chemical and Nitrate Contaminants. Brelje and Race was engaged to assist the Association in the preparation of the application package including preparation of a Supplement to the 2008 PER. The Supplement includes an updated description, and budget and schedule for the selected project. Upon notification in May of this year that the project had been selected for funding, the Association proceeded to execute a Proposition 84 Funding Agreement with the State.

The proposed project includes utilization of a well or wells that can be treated to satisfy current regulatory requirements to provide the community of Valley Ford with water that meets quantity and quality needs. The proposed project will involve utilization of an existing well and if needed, a second new well on an approximate 0.4 acre lease area on APN 026-050-002. The existing well serves the residential unit and ancillary facilities on the parcel. The well(s) will serve the existing customers of the Association and the parcel on which the lease is located. The above ground improvements at the well site will include one or two storage tanks with a total capacity of 5,000 gallons, a pressure tank, small booster pump and metering facilities. The lease area is shown on the site plan attached as Figure 1. Vegetation planting is proposed to screen the facilities from Highway 1.

The project will also include approximately 3,400 lineal feet of 2-inch HDPE water transmission piping to convey the water from the well to the Association's existing treatment and storage facilities. The proposed transmission main route is shown on Figures 2 and 4. In the northerly half of the route the water main will either be routed within an abandoned County road/roadbed or between the abandoned road and the State Highway 1. It is anticipated that this segment of main will be installed using open trench methods except for approximately 225 feet where the route runs through a thicket of willows. From the intersection of Highway 1 and Valley Ford Estero Road southerly to far side of School Street, the transmission main will be routed across four private parcels within the historic railroad right-of-way. Directional drilling will be utilized for most of this segment to minimize disturbance to existing improvements and to eliminate disturbance of any existing sensitive biotic resources present along the route. In the unlikely event that the Association is unable to obtain the permissions necessary to utilize this route (the Association has existing facilities in the area), the transmission main would instead be routed under the southerly shoulder of Highway 1 to School Street. Directional drilling will be utilized within this segment. The transmission main will then be installed outside the southeasterly shoulder of School Street. This section will be open trenched.

Treatment, in addition to disinfection, may be needed depending on the quality of the water produced by the well(s). Potential constituents of concern include iron, manganese and arsenic. If additional treatment is required, the project will include a new building to house the treatment facilities (including the disinfection equipment relocated from the small structure on the tank site) and a small tank for storage of filter backwash water. The new building would be located in the vicinity of the existing water storage tanks. Two site options are shown on Figure 3. Both sites are located within County road right-of-way but Option 2 would require an access easement across the adjoining private parcel to the north. The building would have an approximate footprint of 8' by 12'. The adjoining backwash tank would have a capacity of approximately 750 gallons. Building elevations are provided.

### **Sensitive Habitats**

There are various areas of wetland, swale and willow trees along the proposed pipeline alignment, as shown on the figures and contained in the biological report. Project design has considered these resources and facilities and pipe alignments have been located to avoid them. As indicated above, some areas of the pipeline alignment will be directionally drilled to avoid impacts. Project construction and operation will not impact these resources.