



July 10, 2019

Valley Ford Water Association
P.O. Box 271
Valley Ford, CA 94972

Re: File No.: PLP14-0079
Address: 14655 Valley Ford Road, Valley Ford
APNs: 026-050-002, 026-010-058, -060, -065, and -066

This letter is in reference to your request for a revision to a previously approved Use Permit and Coastal Permit for a new well site and related water-utility infrastructure to serve existing connections of the Valley Ford community water system. The requested revision allows for an initial permit period of four (4) years with the possibility of a one (1) year extension.

Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 10 days and no protests were received. Pursuant to Section 26-92-040(d) of the Sonoma County Code, no public hearing is required and the Use Permit will be issued subsequent with conformance with the attached conditions.

The Use Permit approval is based on a determination by Permit Sonoma that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. A Mitigated Negative Declaration, including Mitigation Measures was previously reviewed and adopted as part of this project pursuant to Section 15162 of CEQA Guidelines. There have been no changes in the project design or operations. There are not new impacts and no required changes to the Mitigated Negative Declaration, nor any changes which would warrant denial of the requested modification. Therefore no additional environmental review is required.

The Use Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit Sonoma, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Use Permit with or without a public hearing.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter.

If you have any questions, feel free to contact me at Jennifer.Faso@sonoma-county.org or at 707-565-1683. Please refer to your file number PLP14-0079 and site address when making inquiries.

Sincerely,


Jennifer Faso
Project Planner

Enclosures: Conditions of Approval dated July 10, 2019

c: File No.: PLP14-0079
John S. Locey





County of Sonoma
Permit & Resource Management Department

December 20, 2018

Sent via Email
PETERRLAWSON@MAC.COM
witt@brce.com

Valley Ford Water Association
C/O Peter Lawson
PO Box 271
Valley Ford CA 94972

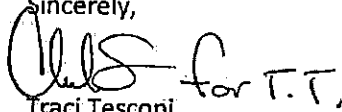
RE: File No.: PLP14-0079
 Address: 14655 Valley Ford Rd., Valley Ford
 APN: 026-050-002

Dear Mr. Lawson:

As you are aware, Former Planner Traci Tesconi has been your Project Planner on the above referenced project. However, Traci has now moved on to a new position with the County and for this reason, your project has been reassigned to Jennifer Faso, an experienced planner at PRMD. Traci has given the history and status of the file to Jennifer Faso who will work with you to complete your project.

If you have any questions or concerns, please feel free to contact Jennifer Faso at (707) 565-1683 or Jennifer.Faso@sonoma-county.org.

Sincerely,


Traci Tesconi
Project Review Manager

:ch.

c: PLP14-0079





COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 10, 2014

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP14-0079
Applicant Name: Valley Ford Water Association
Owner Name: Les and Sheryl Erbst
Site Address: 14655 Valley Ford Road, Valley Ford
APN: 026-050-002, 026-010-058, -060, -065, and -066

Project Description: 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.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by December 31, 2014 and should be sent to the attention of:
PLP14-0079, Traci Tesconi (Traci.Tesconi@sonoma-county.org). The Project Planner can also be reached at 707-565-1903.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|--|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> BOS Dist 1 Director and SVCAC |
| <input checked="" type="checkbox"/> Health Specialist | <input type="checkbox"/> BOS Dist 4 Director and Commissioners |
| <input checked="" type="checkbox"/> Sanitation | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> School District - |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> So County Environmental Health | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> DTPW, Drainage | <input checked="" type="checkbox"/> State Coastal Commission - Appealable |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Regional Parks Dept | <input checked="" type="checkbox"/> State Dept of Fish & Wildlife |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input type="checkbox"/> State Dept of Forestry |
| <input checked="" type="checkbox"/> Local Fire District - Valley Ford VFC | <input checked="" type="checkbox"/> State Water Resources Control Board |
| <input type="checkbox"/> Treasurer/Special Assessment | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Assessor | <input checked="" type="checkbox"/> Regional Water QCB: North Coast |
| <input checked="" type="checkbox"/> Economic Development Board | <input type="checkbox"/> Air Pollution Control: No. So. County / Bay Area AQM |
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| <input type="checkbox"/> Sheriff Community Service Officer | <input checked="" type="checkbox"/> Coastwalk |
| <input type="checkbox"/> LAFCO | |
| <input type="checkbox"/> ALUC/CLUP | |
| <input checked="" type="checkbox"/> BOS Dist 5 Director | |



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

August 18, 2015

Valley Ford Water Assoc
Attn: Peter Lawson
PO Box 271
Valley Ford CA 94972

Re: File No.: PLP14-0079
Address: 14655, 14495 and 14459 Valley Ford Road, 14375 Highway 1 and 14460 School Street,
Valley Ford
APN: 026-050-002, 026-010-058, -060, -065 and -066

Dear Peter:

With the filing of the above referenced Use Permit and Design Review application, funds on deposit for your At-Cost project have reached a negative balance from the original deposit and filing fee. In accordance with the County's policy for At-Cost projects and the Agreement for Payment of At-Cost Fees, an additional deposit is required in order to continue with the processing of the project.

At this time it has been determined that a \$4,000.00 deposit must be submitted to cover expenditures for staff time anticipated to continue with the processing of this application that initially includes taking the project through the public hearing process. Please consider this as a preliminary estimate of costs. Staff time can vary depending upon many factors including the complexity of the issues and the degree of controversy involved in the public review process.

Please make the check payable to "PRMD" and send the check to my attention: Traci Tesconi, Project Planner, at the above listed mailing address.

If you have any question or need additional information you may contact me at 707-565-1903 or via e-mail at Traci.Tesconi@sonoma-county.org. I appreciate your cooperation in this matter.

Sincerely,

Traci Tesconi
Project Planner

c: File No.: PLP14-0079
Les and Sheryl Erbst
Brelje and Race, Attn: Justin Witt

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Pls mail
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NOTICE OF FINAL ACTION ON A COASTAL PERMIT

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: October 27, 2015

Valley Ford Water Association
Attn: Peter Lawson
PO Box 271
Valley Ford, CA 94972

This notice is being distributed to the Coastal Commission and those who requested notice. The following project is located within the Coastal Zone. A project decision has been completed.

File No.: PLP14-0079

Project Location: 14655 Valley Ford Road, Valley Ford

Assessor's Parcel Number: 026-050-002, 026-010-058, -060, -065, and -066

Project Description: Request for a Use Permit and Coastal Permit for a new well site and related water-utility infrastructure on portions of five parcels to serve existing connections of the Valley Ford community water system. A leased area of approximately 0.40 acres of APN 026-050-002 contains an existing well, a new proposed second well to be drilled, with new water storage tanks with a total capacity of 6,000 gallons, a pressure tank, two small booster pumps (one for the on-site residence and one for the community water system), and metering and water level monitoring equipment. A new water transmission line will be routed along the roadway and through four privately owned parcels to new treatment tanks. The existing storage tanks will remain. The two well(s) will serve the existing 20 connections of the Valley Ford Water Association and the leased parcel. Vegetation planting is proposed to screen the facilities from Highway 1. None of the parcels included in the project are under a Land Conservation Act contract.

Proposed Project Approved by the Board of Zoning Adjustments on October 15, 2015.

Conditions of Approval dated October 15, 2015 are enclosed.

Resolution No. 15-019 dated October 15, 2015 is enclosed.

Findings: The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program. Specifically:

1. The project site is governed by the Local Coastal Plan, adopted in 2001. The new well site is under and Agriculture land use designation, but, the property is 6.97 acres and not used for a commercial agriculture use. The proposed project conforms with the Land Use-Agriculture policies of the Local Coastal Plan because the new lease area will not conflict or distract from any agricultural uses on the property, the project does not include a subdivision of agricultural land, and the project site is not under a Land Conservation Act contract.

2. The proposed project is consistent with the Development-Public Services- Water Supply policies of the Local Coastal Plan as it will improve an existing water system that is currently deemed inadequate under the Local Coastal Plan. Current conditions do not meet public health standards. Water supply is currently obtained from three wells located adjacent to the Estero de Americano southwesterly of the community. These wells do not meet current construction standards and have a documented history of surface water contamination and other water quality deficiencies. There is a moratorium on new connections. The proposed project is intended to provide a new water source and treatment equipment to provide a safe potable water source for the existing community and eliminate the need to truck in potable water. The water storage and distribution system will be retained and essentially unchanged by the project. The proposed project consists of improvements to the Valley Ford community water system by obtaining a new well site that contains two wells (existing and proposed) with new water transmission lines to serve existing connections of the Valley Ford Water Association. All parcels served by the Association have existing development. These parcels are served by private septic system because public sewer is not available. Based on these parcels served by public water only, under the CS (Rural Commercial) zoning district, a one (1) acre minimum parcel size is required for a subdivision of property. Out of the 20 parcels, only one parcel APN 026-010-065 has subdivision potential to create one additional parcel. Septic system standards must be demonstrated to approve the subdivision, as well as biological and cultural resource studies to determine developable areas. The PF zoned parcel 026-010-055 is the Valley Ford Volunteer Fire Department which utilizes the entire property for its operations. Any new future connection is restricted by the State's permit approval and requires a majority vote from the members of the Association to approve a new connection. Therefore, it is unlikely that any new connections would be allowed in the near future.
3. The project conforms to the Development-Visual Resource policies in the Local Coastal Plan because the wells, water transmission lines are not visible, and the new water tank and water treatment tanks will be screened by planting new trees and shrubs from Highway 1. The project would not involve tree removal, construction or grading that would affect the scenic corridor. Neither of the proposed treatment building sites are located in a Scenic Corridor or Scenic Landscape designations. Conditions require a final landscape plan with water conservation measures be submitted prior to PRMD for review and approval prior to any building permit issuance on the leased site.
4. The project conforms to the Historical Resource policies in the Local Coastal Plan because the proposed Alternative 1 for the pipeline route would pass in front of three Sonoma County Landmarks whereas in this area a "trenchless" installation of the water main near or through the HD zoned parcels and required setbacks are met from these buildings. This area also includes rows of mature trees that contribute to the historic setting, therefore, an arborist shall review and clear the grading plans and monitor construction work in these areas.
5. The project conforms to the Environmental Resource policies of the Local Coastal Plan because a Biological Resources Assessment prepared for the project by a qualified biologist determined there were no special-status plant or animal species observed during the assessment site visits. However, three special-status plant species and three special-status animal species have a moderate potential to be present. To avoid impacts to these species, pre-construction plant and animal surveys are required prior to any well drilling or grading activity, or issuance of any building permits. In addition, sensitive biological communities were identified within the Project Area that include seasonal wetlands that function as wetlands during the winter and spring wet season and are dry the remainder of the year, and a man-made pit with indication of ponding into the summer months. The project would not cause a direct impact to any wetlands. The project does not involve direct removal, filling, hydrological interruption, or other means of disturbance. The proposed

treatment building option A is located within the County right of way on an undeveloped but mowed and maintained strip adjacent to an existing roadway. Consistent with the seven standards listed under Attachment M of the Administrative Coastal Manual, the proposed water treatment building is small in scale and provides a less intensive use when compared to other agricultural, residential, industrial, or commercial structures or uses in the area. It is approximately 10 feet east and north of potential wetland areas on the adjacent parcel. The adjacent parcel is used for grazing lands and wetland habitat is seasonal, marginal, and under constant disturbance by the grazing, but plant species are present meeting the coastal definition of wetland. The building, approximately 120 square feet in size, will not impact the seasonal wetlands as it will not alter existing drainage at that site to any appreciable way. The proposed water treatment building is temporarily occupied for routine maintenance and meets the standards set forth in Attachment M to allow a reduced setback. Wetlands are expected to be avoided by the project, however, prior to issuance of any grading permit or building permit, a qualified Biologist shall determine that the project will not require an approved Section 404 Nationwide permit from the Army Corps of Engineers, or an approved Section 401 Certification from the Regional Water Quality Control Board.


6. The proposed project is consistent with the LEA (Land Extensive Agriculture), RR (Rural Residential), and CS (Rural Services) zoning district of the Coastal Zoning Ordinance as minor public service uses and facilities with a Use Permit approval and combined with the Coastal Permit approval for the grading and earth-moving activities.
7. The project, as described in the application and accompanying materials and as conditioned, conforms to the plans, policies, requirements, and standards of the Local Coastal Program. In this specific case, the proposed improvements are to an existing community water system in Valley Ford that is long overdue and necessary to protect public health.
8. Based upon the whole record and the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
9. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: 1) The new wells will serve existing water connections within the community of Valley Ford; 2) construction activities will be short in duration and temporary in nature; 3) pre-construction surveys are required for plants and animals; 4) wetlands will be avoided and no wetland will be disturbed or filled and indicated on the exhibits by utilizing trenchless construction in those areas; and 5) a qualified arborist will review the grading and construction plans and oversee the construction activities in certain areas to protect existing trees.
10. A licensed Geologist (RC. Slade) concludes in his analysis that the pumping of the existing Erbst well for use by the Valley Ford Water Association at the rates and durations described in his April 11, 2015 Revised Draft Memorandum will not likely affect either of the Braga wells, for the reasons described: a) The shallow Braga Irrigation well, which is located roughly 330 feet north of the existing Erbst Well, is considered to derive the majority of its water from the relatively thin, and laterally limited alluvial deposits into which it was hand-dug. The existing Erbst Well clearly produces water from the deeper portion of the Wilson

Grove Formation, and is at an elevation that is 229 feet deeper than the bottom of the Braga Irrigation Well. Based on this elevation difference, and the fact that the Braga Irrigation well derives most of its water from the shallow alluvial deposits, and not the deeper Wilson Grove Formation, the proposed future pumping of the existing Erbst Well is very unlikely to affect the Braga Irrigation well; b) located roughly 1,300 feet southwest of the existing Erbst Well, the shallow Braga Residential well produces water at an elevation 220 feet higher than the uppermost perforations in the existing Erbst Well which is in the Wilson Grove Formation. The Braga Residential well is considered to derive its water from the thin alluvial deposits as shown by its location on the geologic map. Due to the great lateral distance and elevation difference between the Braga Residential well and the existing Erbst well, and the fact that the Braga well produces its groundwater from the alluvial deposits that exist beneath the Braga property, the proposed future pumping of the existing Erbst well is very unlikely to affect the Braga Residential well; and c) the new second well proposed with the request, Slade also concludes in an addendum letter that the proposed second well to serve the Association also located on the leased site will not affect the Braga wells as the new well will be drilled in the same aquifer and similar depth of the existing Erbst well and required as a condition of approval for the Coastal Permit and Use Permit.

On October 26, 2015, the appeal period to the Board of Supervisors ended and no appeals were filed. The local appeal process must first be executed before an appeal can be filed with the California Coastal Commission. Therefore, the Board of Zoning Adjustments decision to approve the project is hereby considered the final action.

If you have any questions, feel free to contact me at (707) 565-1903 or at Traci.Tesconi@sonoma-county.org. Please refer to your file number (PLP14-0079) and site address when making inquiries.

Sincerely,



Traci Tesconi
Project Planner

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Enclosures: Conditions of Approval dated October 15, 2015
Resolution No. 15-019 dated October 15, 2015

c: File No. PLP14-0079
State Coastal Commission (via Certified mail) 7012 2920 0000 1472 9372
Brelje and Race, Attn: Justin Witt



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 10, 2014

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: PLP14-0079
Applicant Name: Valley Ford Water Association
Owner Name: Les and Sheryl Erbst
Site Address: 14655 Valley Ford Road, Valley Ford
APN: 026-050-002, 026-010-058, -060, -065, and -066

Project Description: 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.

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Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by December 31, 2014 and should be sent to the attention of:
PLP14-0079, Traci Tesconi (Traci.Tesconi@sonoma-county.org). The Project Planner can also be reached at 707-565-1903.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|---|--|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> BOS Dist 1 Director and SVCAC |
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| <input checked="" type="checkbox"/> BOS Dist 5 Director | |



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 17, 2014

Re: Proposed Planning Application in your Neighborhood
PLP14-0079, 14655 Valley Ford Road, Valley Ford
APN 026-050-002, 026-010-058, -060, -065, and -066

Dear Property Owner:

As the Project Planner for the County of Sonoma Permit and Resource Management Department (PRMD) I am notifying you of a recently received application for a 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 located at the above referenced address.

We are very early in the application review process and no action has been taken on this application. However, the purpose of this communication is to provide you early notification and an opportunity to review, comment, or ask questions about the proposed project.

You can contact the project applicant directly Valley Ford Water Association, Attn: Peter Lawson at (707) 876-9655 or you can review the project application in more detail at PRMD Records Counter located at 2550 Ventura Avenue, Santa Rosa. Alternatively, please feel free to contact me at (707) 565-1903 or at Traci.Tesconi@sonoma-county.org if I can be of assistance. Please refer to the file number PLP14-0079 and site address when making inquiries.

No response is necessary at this time unless you need additional information on the project. Please be advised that you will receive a separate public notice related to action to be taken on the project.

Thank you for your input.

Sincerely,

Traci Tesconi
Project Planner

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c: PLP14-0079
Valley Ford Water Association, Attn: Peter Lawson
Les and Sheryl Erbst