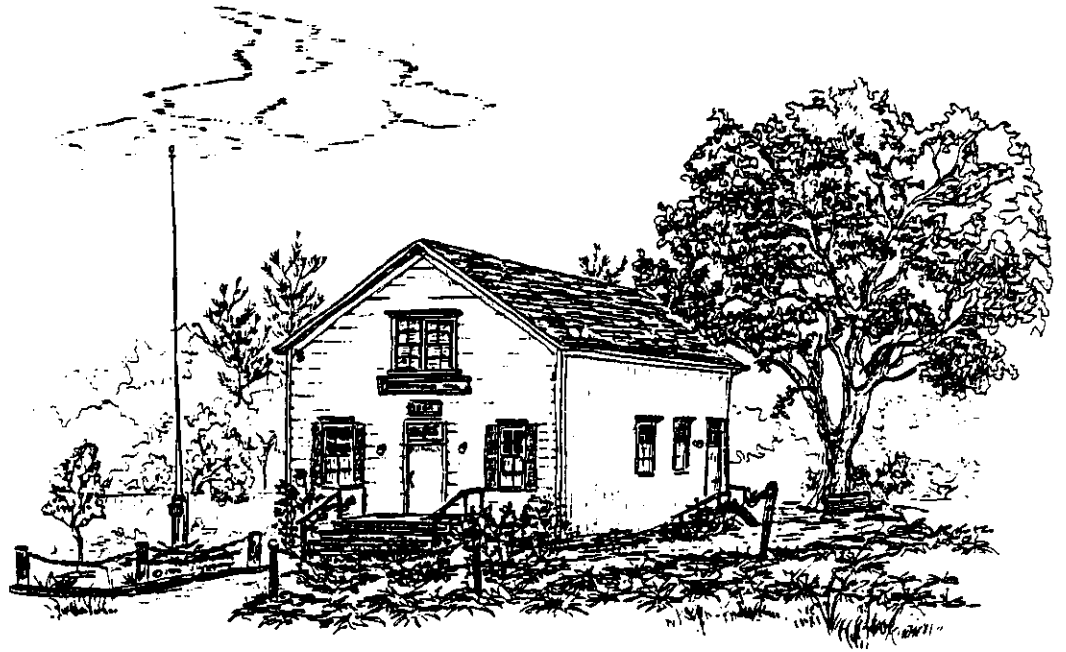


PUBLIC UTILITIES



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2800 **PUBLIC UTILITIES**

2801 **GOALS**

The goals of the Town related to public utilities are:

- G1 To assure that the occupants of the Woodside Planning Area have access to utility services of a quality and quantity which will protect their health and safety.
- G2 To assure that utility lines, when installed, will neither mar the beauty of the area nor disrupt the rural character of the community.
- G3 To foster the conservation of natural resources as related to public utilities.

2802 **POLICIES**

Policies for Provision of Public Utilities

- P1 Utility services such as water, gas, electricity, and storm drainage shall be provided where expansion of service is required for new development or for health and safety reasons. Sewer service extensions shall be limited to areas of identified need where expansions of service areas are required for health and safety. The responsibility for obtaining or providing extension rests with the property owner or owners affected.
- P2 Deleted.
- P3 Those sections of the Planning Area which are planned to be retained as open space lands should be provided with utilities of suitable quality and quantity to serve the limited activities anticipated for each location. (For example: some open space uses may require water for livestock, telephone communication, and electricity.)
- P4 Utility lines shall be installed underground to insure minimum disruption to the environment and disturbance to vegetation, particularly in scenic corridors.
- P5 Utilities shall be designed and installed to withstand identified geologic hazards. (See Natural Hazards/Safety Element.)

- P6** Utility supply lines, such as those for water, electricity, and natural gas shall, where feasible, incorporate "loop systems", so that in the event of damage to one section of the line, service can continue.
- P7** Utility systems which provide service on both sides of a fault shall be designed to assure continuity of service, to the maximum extent possible, to all properties served.

Policies for Water Supply

- P8** The problem of adequate water supply for the Planning Area is a matter of utmost concern to the Town. Efforts to improve the existing situation shall be continued.
- P9** Particular attention should be given to the northerly area of the Town, and to the Woodside Country Club-Portola Hills area where distribution systems, supply and storage facilities are inadequate.
- P10** Work shall be continued toward the improvement of all water systems to provide sufficient line size and storage to meet established health and fire protection standards.
- P11** Water systems shall be operated by a company or a jurisdiction which can readily provide emergency service and repair the system when it is damaged.
- P12** The existing water supply systems in the Woodside Planning Area should be effectively inter-connected, to assure adequate water supply for fire fighting in the event of a break in any water line.

Policies for Waste Disposal

A. Areas Where No Sewer Service Exists

- P13** The Town recognizes that there are numerous positive environmental reasons for preferring individual on-site sewage disposal systems as opposed to centralized public sewers, including: minimizing the risk of widespread environmental damage from rupture of collection lines due to seismic, landslide, or other geologic activity; directing more of the Town's precious water resources to be retained on a parcel to sustain vegetation and wildlife habitat; and minimizing the export of water out of Woodside, which contributes to the drying out of Woodside.

- P14** Individual on-site sewage disposal systems meeting Town standards and requirements shall be used for sewage disposal except where: a) such systems are precluded because of adverse conditions such as low soil permeability or high water table; and b) parcels lie within service areas of an existing sanitary sewer system, as designated by the Town. Where conditions a) and b) prevail, these properties, if developed, shall be served by a public sewer system, if capacity is available and connection is authorized by the Town. If a public system is not available, then it is possible that either: 1) specially designed individual systems may be considered, or 2) development may be limited or prohibited.
- P15** Each parcel served by an individual sewage disposal system shall be of such size and characteristics that an effective, reliable disposal system can be installed and maintained, and shall demonstrate effective functioning under wet weather conditions.
- P16** On-site sewage disposal systems shall typically comprise septic tanks with gravity-fed subsurface leachfields. Pressure dosing, where required, is also considered a feature of a standard septic system. Systems other than standard septic tank-leachfield systems shall be permitted only upon approval of the Town Council, except that pumping effluent uphill may be permitted as indicated below. Alternative systems shall not be permitted in new subdivisions or land divisions, unless approved by the Town Council and the Health Officer. Land contours shall not be altered by filling to accommodate drainfield systems, unless authorized by the Town Council as necessary to avoid a health hazard caused by a failing septic system.
- P17** Pumping effluent uphill of a structure may be allowed when the resultant waste treatment would be enhanced and the site layout would cause less environmental disturbance than using a standard design.
- P18** In areas served by on-site sewage disposal systems as permitted, the Town shall require that the property owner take geologic, hydrologic and soil conditions into account and exercise special care to assure that effluent will not activate landslides or contaminate groundwater or surface water.
- P19** Where on-site sewage disposal systems other than gravity-fed septic tank and leachfield systems with pressure-dosing are permitted, the owner shall be required to record with the County Recorder a notice describing the approved installation and stating that a system requiring special maintenance will be in use on that property.

P20 The Town should implement an education and information program to support proper maintenance of septic systems by owners.

P21 The Town should encourage the development of procedures allowing the use of greywater or recycled water by Town residents and businesses, and should encourage San Mateo County and the State to allow such beneficial reuse of wastewater.

B. Areas Where Public Sewer Service Exists

P22 Connection to a sanitary sewer may be required of all lots or parcels located in an area where a local collector system is provided in an established public sewer service area, if a health or safety hazard exists or is likely to exist in the future.

P23 The Town shall attempt to assure that service remains available for any properties included in sewer assessment districts, to the extent of the assessment and within the sewer capacity limits of service providers. Authority to permit additional connections within a sewer service area or assessment district rests with the Woodside Town Council, prior to final approval by the service provider.

P24 All construction of sewer lines and related facilities shall require appropriate environmental review, including impacts on drainage, vegetation and trees, soil erosion and geologic hazards, and water conservation.

Policies for Storm Drainage

P25 Vegetative ground cover shall be retained to the maximum extent feasible, as a means of reducing stormwater runoff.

P26 Natural drainage channels shall be utilized to conduct storm waters safely through the community. Construction of an extensive storm drainage system (utilizing lined channels, underground drains, etc.) should be avoided since it is unnecessary, would be expensive, and would make significant and detrimental environmental changes in the community.

P27 Natural drainage shall be kept free of obstructions such as fallen trees, debris, landslide material, and sedimentation to maintain capacity in the natural drainage system to carry waters of the 100 year storm without damaging overflow. Primary responsibility for this maintenance rests with the owners of property through which the drainage channels pass; the Town will continue to provide leadership, advice, and encouragement to property owners.

P28 The Town has prepared a draft precise plan for storm drainage facilities. This plan shall be completed, reviewed, and adopted, and used as a guide for Town action concerning the maintenance or improvement of drainage facilities.

Policies for Solid Waste Management

- P29** It is the policy of Woodside to support a solid waste management program which will provide adequate services, protect the public health, prevent the creation of nuisances, reduce waste generation, conserve natural resources and energy, provide for maximum resource recovery from solid waste, and enhance the beauty and quality of the environment.
- P30** The Town of Woodside will continue its participation in the County-wide Solid Waste Management Plan as specified by Council Resolution No. 1973-1147.
- P31** Recycling programs for bottles, cans and paper should be provided in Woodside.
- P32** Mismanagement of wastes resulting from the keeping of horses may create a health hazard. The Town will actively monitor the waste management systems on horse properties. The Town will encourage a composting program.

(As amended by Resolution 1992-4814, adopted July 22, 1992.)