

Summary of Key Issues and Review of Alternatives

Chapter 5 Community Infrastructure and Service

This Element identifies community infrastructure and services issues that affect Plan implementation.



Chapter 5 Community Infrastructure and Service				
Key Topics, Issues and Policies	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>Adequate Infrastructure and Services. Adequate public infrastructure and services throughout the County provide a foundation for growth and are essential for community health, safety, and quality of life.</p> <p>Should the County base land use planning decisions on minimum levels of service for infrastructure and services and condition project approval according to such requirements?</p> <p>Key Policies: P4, P6, P18 and P22 with S1, S4 and S5 (IM2-IM8)</p>	<p>Requires that adequate service levels be available for the type of development proposed (IS-P4). This is accomplished through the establishment of level of service standards (IS-S1); and programs that involve exactions and ongoing service funding (IS-P5, P6, and IS-IM3 through IM8); development impact fees (IS-IM4); and coordinated infrastructure and service capacity and capital improvement planning (IS-P1, P7, P10, IS-S1-S2, IS-IM1, IM20-IM27).</p>	<p>Does not contain clear policies requiring infrastructure and services or establish comprehensive minimum service standards.</p>	<p>Requires projects to be served with adequate levels of service concurrently with project implementation (IS-P4 and Standard IS-S1).</p>	<p>Does not establish infrastructure and service standards. Standards would be applied on a project-by-project basis.</p>

Chapter 5 Community Infrastructure and Service				
Key Topics, Issues and Policies	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>Funding for Services and Construction and Maintenance of Infrastructure. Funding for existing services and infrastructure is inadequate and new programs may be required to bring existing services up to standard, or maintain them at current levels as well as to support new development.</p> <p>Should the County establish development impact fees to fund new infrastructure demanded by development and establish tax or assessment funding programs to support service levels?</p> <p>Key Policies: P5 (IM-3)</p>	<p>Following the completion of appropriate studies, the proposed Plan establishes development impact fees for facilities such as roads and drainage systems and the framework for the formation of special tax and assessment districts to fund new infrastructure and its ongoing maintenance (IS-P5, IS-IM3 through IM18).</p>	<p>Does not identify the need for infrastructure and service funding or contain policies to ensure such funding is put in place as development occurs.</p>	<p>Requires that new development be subject to funding mitigations when significant fiscal impacts are identified (IS-P5).</p>	<p>Allows discretionary project approval with a recorded notice of infrastructure or service deficiency. (IS-P4)</p>
<p>Coordination with Service Providers. Effective land use planning</p>	<p>Coordination with other service providers is among the highest priorities of this element</p>	<p>There are few policies regarding Intergovernmental</p>	<p>Contains the same Intergovernmental coordination policies</p>	<p>Contains many of the same Inter-governmental</p>


Chapter 5 Community Infrastructure and Service				
Key Topics, Issues and Policies	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>requires close coordination with municipal service providers.</p> <p>What are the County's coordination obligations for delivery and funding of services that the County does not directly provide?</p>	<p>(IS-G3 and IS-P1). This element supports and encourages the preparation of capital improvement programs (IS-P19), provides for regular consultation with service providers (IS-P8, IS-IM24 and IS-IM27) and requires the restriction of new development based on capacity limitations that are identified by service providers (IS-S2).</p>	<p>coordination, which are found within specific sections of the plan, such as trail system coordination with Caltrans, coordination with economic development organizations, and coordination with state and federal agencies regarding solid waste</p>	<p>as the proposed Plan</p>	<p>coordination policies as the proposed Plan, but limits the service provider coordination to project review and service capacity.</p>

Plan Alternatives Comparison Chart Chapter 5 Community Infrastructure and Service

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				5.4 Goals		
A	B	C		IS-G1. Adequate Infrastructure and Services. Well maintained public infrastructure and services supporting existing development with an ability to expand to satisfy the needs of new development.		
				COMMENTS:		
A	B	C		IS-G2. Sustainable Funding. Adequate and sustainable revenue sources for capital improvements and maintenance of infrastructure and services.		
				COMMENTS:		
A	B	C		IS-G3. Interagency Coordination. Coordinated planning, prioritization, funding, and implementation of infrastructure and public service projects across jurisdictional boundaries.		
				COMMENTS:		
				5.4 Policies		
A	B	C		IS-P1. Coordination with Service Providers. The County shall work cooperatively with service providers to identify needs, secure funding, and implement infrastructure and public service projects consistent with this Plan.	Prog IM1, IM24, IM27	




Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B	C		IS-P2. Prioritization. The County shall give highest priority to infrastructure and services necessary to protect public health and safety. Infrastructure projects that support regional housing goals, provide for economic growth, and further conservation and open space goals shall also receive high priority. Transparent and open public processes shall be used to prioritize projects based on funding guidelines and objective ranking criteria.	Prog	
				COMMENTS:		
A	B			IS-P3. Public infrastructure and Services Standards. Use objective public infrastructure and service standards to: A. Assess service conditions; B. Establish minimum levels of service benchmarks; C. Specify infrastructure and service needs for new development; D. Identify deficiencies and rank priorities; and E. Set goals for levels of service for funding purposes.	Prog, QJ, Min, S1, IM2 	
				COMMENTS:		
	B			IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that: A. Existing services are adequate; or B. Adequacy will be attained <u>concurrent with project implementation</u> through project conditions; or C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or D. Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will	Leg, QJ, Min, S1, IM2 	


Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.		
				COMMENTS:		
A				IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that: A. Existing services are adequate; or B. Adequacy will be attained concurrent with project implementation through project conditions.		
				COMMENTS:		
		C		IS-P4. Requirements for Discretionary Development. The adequacy of public infrastructure and services for discretionary development shall be considered during the review of discretionary projects. Discretionary development may be approved if it can be found that: A. Existing services are adequate; or B. Adequacy can be attained through project conditions; or C. The applicant records a notice on the property indicating the infrastructure and service deficiencies.		
				COMMENTS:		
	B			IS-P5. Fiscal Impact Assessment. The economic impacts of discretionary development on existing and planned public infrastructure and services shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.	Prog, QJ, Min, IM3	


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				COMMENTS:		
A				IS-P5. Fiscal Impact Assessment. The economic impacts of discretionary development on existing and planned public infrastructure and services shall be assessed during the project review process. Significant adverse affects shall be mitigated through changes in project design, timing, or financial exactions in proportion to project impacts.		
				COMMENTS:		
A	B	C		IS-P6. Fair Share Cost Allocation. New development shall pay the proportional cost of providing infrastructure and services needed to serve the development.	QJ, Min, IM3-8	
				COMMENTS:		
A	B	C		IS-P7. Mitigation of Cross-jurisdictional Impacts. The County shall enter into reciprocal agreements with cities to ensure fiscal impacts associated with new development are mutually mitigated across jurisdictional boundaries.	Prog, IM1	
				COMMENTS:		
A	B	C		IS-P8. Infrastructure and Services Capacity. In coordination with service providers, the County shall periodically monitor the capacities of infrastructure and services in relation to existing and planned demand.	Prog, IM24, IM27,	
				COMMENTS:		
A	B	C		IS-P9. Capacity of Facilities and Land Use Decisions. The County shall evaluate the capacity and sizing of road and drainage facilities and coordinate with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development. The density, timing, and design of new development shall be consistent with service capacity.	QJ, Min, S1-2, IM1-2, IM26-27 	




Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B	C		IS-P10. Infrastructure and Service Inadequacies. The County shall coordinate with service providers to proactively identify areas of the County where existing infrastructure and service inadequacies limit development rights otherwise permitted in this Plan.	Prog, S2, IM1-2, IM26-27	
				COMMENTS:		
A	B			IS-P11. Consolidation and Cost Sharing. Support consolidations or cost sharing to reduce service delivery costs, including costs related to administration, staff training, insurance, purchasing, and vehicle maintenance.	Prog, IM19, IM25	
				COMMENTS:		
A	B			IS-P12. State and Federal Advocacy. Coordinate with local service provider's efforts to influence legislation or regulations to achieve outcomes consistent with the goals and policies of this Plan.	Prog, IM11	
				COMMENTS:		
A	B			IS-P13. District Boundaries. Spheres of Influence and Community Plans. District boundaries, spheres of influence, municipal service reviews, and community plans shall be mutually compatible and support the orderly development and timing of infrastructure and services.	S4-5, IM1, IM22	
				COMMENTS:		
			D	2622.1. Spheres of Influence and community plans shall be mutually compatible and supportive of one another for all applicable areas.		
A	B	C		IS-P14. Changes in District Boundaries. Support the adjustment of service district or city boundaries to eliminate service area gaps, align district boundaries with already served	Prog, S4-5, IM1, IM22	



Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				areas, consolidate districts, or improve service delivery consistent with this Plan.		
				COMMENTS:		
A	B			IS-P15. Road and Drainage System Funding Sources. The County shall develop funding mechanisms and sources to support the construction and maintenance of road and drainage facilities consistent with the policies and standards of the Circulation and Water Resources elements.	Prog, IM3-8, IM11-15	
				COMMENTS:		
A	B			IS-P16. Drainage and Flood Control. The County shall develop and maintain a countywide drainage and flood control plan to guide capital improvements and maintenance and serve as a basis for long-term sustainable funding mechanisms.	Prog, IM13	
				COMMENTS:		
A	B	C		IS-P17. Law Enforcement. The County shall continue to monitor law enforcement needs and coverage. New development shall pay its proportionate share of law enforcement costs.	Prog, IM2-7, IM16	
				COMMENTS:		
	B			IS-P18. Expanded Fire Protection Services. Encourage the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries.	Prog, IM22	
				COMMENTS:		
A				IS-P18. Expanded Fire Protection Services. Require the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract	QJ, Min, S4-5, IM17-18, IM22	

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				fire services, to ensure the provision of fire protection services to existing and proposed development outside of fire district boundaries.		
				COMMENTS:		
A	B	C		IS-P19. Water and Wastewater System Capital Improvement Programs. Support the efforts of service providers to develop and maintain capital improvement programs for construction of water and wastewater systems.	Prog, IM1	
				COMMENTS:		
A	B			IS-P20. On-Site Sewage Disposal Requirements. Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies.	Prog, Leg, 	
				COMMENTS:		
A	B			IS-P21. Parks and Recreation Service in Urban Development Areas. Encourage and support special districts to provide neighborhood parks and recreation services within Urban Development Areas.	Iss	
				COMMENTS:		
A	B			IS-P22. Park Dedications Held in Perpetuity. Parklands shall be dedicated and held in perpetuity and protected against diversion to non-recreational purposes and conflicts with adjacent land uses.	Prog, 	
				COMMENTS:		
A	B			IS-P23. Private Recreation Facilities. The development of private sector recreation facilities shall be encouraged but shall not be a substitute for public park requirements.	QJ, Min, S8, IM28-29	


Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B	C		IS-P24. Joint Use Facilities. Encourage the utilization of schools, especially in rural areas, as community centers for activities such as public meetings, continuing education, recreation, and cultural events. Joint public-private development of recreation facilities shall be encouraged.	Iss, Prog	
				COMMENTS:		
			D	4820.2. The County should encourage joint (shared) school facilities and educational programs between school districts and other public agencies.		
A	B			IS-P25. Street Lighting. Street lighting shall be required based on the need when necessary to improve public safety and <u>facilitate</u> nighttime travel. Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.	QJ, Min, S10, IM30-31  Recommended grammatical changes.	
				COMMENTS:		
A	B	C		IS-P26. County Facilities. Proposed County capital projects and facilities with land use implications valued in excess of \$100-500,000 shall be analyzed for consistency with this Plan and applicable city general plans.	Prog Recommended edit to Alt B	
				COMMENTS:		
			D	4920.1. All future projects and facilities proposed by any agency of County government shall be reviewed for consistency with this General Plan or with applicable city General Plans.		
			D	4920.2. County facilities should be sited and designed for present use and expected		

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				future expansion.		
			D	4920.3. County facilities should be easily accessible and promote citizen use.		
				COMMENTS:		
A	B			IS-P27. County Library Facilities and Services. Continue to assess needs of the County's residents and expand library facilities and services as necessary. New development shall pay its proportionate share of library facility costs.	Iss, Prog	
				COMMENTS:		
A	B	C		IS-P28. Location of School Facilities. Plan new school facilities in proximity to neighborhoods with adequate road, pedestrian, and bicycle circulation and access to public water and sewer services. Locate schools outside of land use hazard areas as defined in the Safety Element of this Plan.	QJ, Prog	
				COMMENTS:		
			D	4820.1. The County should work closely with local educational institutions to study alternatives to new facility construction or facility siting.		
			D	4820.3. School sites shall not be located in areas exposed to hazards.		
			D	4820.4. Encourage new school facilities to locate near public parks or recreational facilities.		
			D	4820.5. School sites should be located in areas provided with public water and sewer services, or where adequate on-site systems can be established.		
A	B			IS-P29. Conversion of School Facilities. Conversion of closed school sites and facilities to other uses shall be consistent with existing or planned land uses of adjacent areas and involve affected residents in the decision-making process.	QJ, Min 	
				COMMENTS:		

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
		C	D	4820.6. Conversion of closed school sites and facilities to other uses should be consistent with existing or planned land uses of adjacent areas.		
				5.5 Standards		
A	B			IS-S1. Adequate Public Infrastructure and Services Ordinance. Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for new development. Standards shall be specified by ordinance for County provided services, including roads, bicycle and pedestrian facilities, drainage, law enforcement, on-site wastewater disposal and recreation. Standards for non-County services, including public transportation, water, public wastewater, emergency services and fire, shall be referenced and based on applicable service provider criteria. County standards shall be consistent with Plan policies and, to the extent practical, generally accepted levels of service. Standards for non-County services shall <u>should</u> be consistent with levels of service adopted by local service providers and, to the extent practical, generally accepted levels of service.	 Recommended edit To Alt B	
				COMMENTS:		
A	B	C		IS-S2. Service Inadequacies and Development Limitations. The County shall request that water and wastewater service providers submit formal notice approved by their governing body of any newly identified capacity limitations within Urban Development Areas that have the potential to result in a development moratorium or other limitation of development rights otherwise permitted by this Plan. The County shall take appropriate actions as necessary to reflect new capacity limitations in land use and permitting decisions and communications to the public.		
				COMMENTS:		
A	B	C		IS-S3. Infrastructure Project CEQA and NEPA Land Use Consistency Determinations. Policies of this Plan which avoid or mitigate environmental effects shall be considered by CEQA lead agencies and federal agencies conducting NEPA evaluations in the		

Plan Alternative	Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
	evaluation of the environmental impacts of proposed infrastructure projects. Policy conflicts should be considered potentially significant land use impacts pursuant to California Public Resources Code 21083 and Code of Federal Regulations Title 40, Part 6.		
	COMMENTS:		
B	<p>IS-S4. Subdivisions Outside of Fire District Boundaries. Prohibit industrial, commercial or residential subdivisions unless the County finds that the Subdivisions outside of fire district boundaries proposed subdivision is located within the boundaries of a fire-related district, or the subdivision approval is shall be conditioned upon one of the following to:</p> <p>A. If the project site is not located within the boundaries of a fire-related district, approval shall be conditioned upon the annexation to or form a an existing adjacent fire-related district or annexation to, or formation of, a county service area established to provide fire protection services, and the establishment of appropriate funding mechanisms provide funding to ensure that the district has adequate capacity to provide services, or</p> <p>B. If the project site is not located within the boundaries of a fire-related district and if condition A is not feasible, approval shall be conditioned upon the establishment of an adequate ongoing funding source and the execution of a fire protection agreement with a local fire service provider.</p>	 Recommended new wording for Alt B	
	COMMENTS:		
A	<p>IS-S4. Subdivisions Outside of Fire District Boundaries. Residential development shall be conditioned to annex to or form a fire-related district or county service area and provide funding to ensure that the district has adequate capacity to provide services.</p>		
	COMMENTS:		
B	<p>I-S5. Other Development Outside of Fire District Boundaries. New industrial, commercial, and residential development, excluding subdivisions pursuant to the Subdivision Map Act, not located within outside of fire district the boundaries of a fire protection district shall be</p>	 Recommended	

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				responsible at the time of issuance of the building permit to obtain emergency response and fire suppression service by contract or written agreement from a fire service provider. Permitted development shall be required to and record a notice and acknowledgement that the development is not within a fire protection district and an adequate level of service is not a permanent responsibility of a fire protection agency of the agreement.	new wording for Alt B	
				COMMENTS:		
A				IS-S5. Development Outside of Fire District Boundaries. New residential, commercial and industrial development, outside of fire district boundaries shall be responsible at the time of issuance of the building permit to obtain emergency response and fire suppression service by contract from a fire service provider and record a notice and acknowledgement of the contract.		
A	B	C		IS-S6. Water and Wastewater Service Commitment for Proposed Development Projects. Discretionary development served by public water and/or wastewater service shall receive written service commitments from the appropriate district or agency prior to receiving final approval from the County.		
				COMMENTS:		
A	B	C		IS-S7. Dedication or In-lieu Fee Requirements. Require all new residential development to offer to dedicate land or pay a parkland dedication in-lieu fee for public parks sufficient to achieve park standards contained in the General Plan.		
				COMMENTS:		
A	B			IS-S8. Parkland Dedication. As new development is approved, ensure that the combined amount of Humboldt County and local park land provided by a special district authorized to provide parks and recreation services meets minimum recreation standards.		

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				COMMENTS:		
A	B			IS-S9. Services and Location of Parks. Park sites within Urban Development Areas, except for park sites established for that are not dedicated to the protection of open space and wildlife/habitat values, should be provided with adequate water, sewer, law enforcement, and fire protection services and located in predominantly residential areas accessible by foot, bicycle, and automobile. The terrain of park sites within Urban Development Areas should be suitable to accommodate both active and passive recreational activities.	Recommended new wording for Alt B	
				COMMENTS:		
A	B	C		IS-S10. Street Lighting. Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.		
				COMMENTS:		
				5.6 Implementation Measures		
A	B	C		IS-IM1. Coordination with Service Providers. Coordinate with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects.		
				COMMENTS:		
			D	2622.3. The Planning Department shall coordinate with LAFCo to improve information on public service availability, capacity and needs, demographics, and development patterns.		

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A	B			IS-IM2. Adequate Public Infrastructure and Services Standards. Develop and adopt an ordinance establishing adequate public infrastructure and services standards.		
				COMMENTS:		
A	B			IS-IM3. Comprehensive Fiscal Impact Study. Prepare and regularly update a comprehensive fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services.		
				COMMENTS:		
A	B			IS- IM4. Impact Fees for New Development: Establish and periodically update a development impact fee program based on a comprehensive development fiscal impact study and other similar studies.		
				COMMENTS:		
A	B			IS-IM5. Fiscal Impact Assessment. Prepare guidelines for the preparation and evaluation of fiscal impact assessments for large scale discretionary projects. Establish threshold criteria to identify applicable large-scale projects.		
				COMMENTS:		
A	B	C		IS-IM6. Mello Roos Community Facilities Districts/Special Assessment District Formation Procedures. Prepare local goals and policies concerning the use of the Mello Roos Community Facilities Act of 1982 (pursuant to California Government Code Sections 55312.7 and 53345.8) and include special assessment district financing program policies, as appropriate.		
				COMMENTS:		
A	B	C		IS-IM7. Community Facilities Districts/Assessment Districts. Facilitate the development of		

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				Mello Roos Community Facilities Districts or special assessments districts, as appropriate, in new development areas where current funding will not support adequate infrastructure or service standards.		
				COMMENTS:		
A	B			IS-IM8. Infrastructure and Services Funding Sources. Establish funding sources for public facilities and services including impact fees, tax increment financing, special taxes, special assessments, user fees, and grant funding.		
				COMMENTS:		
A	B	C		IS-IM9. Reimbursement. Develop the ability to enter into voluntary reimbursement agreements to reimburse developers over time as subsequent development is approved for expenditures in excess of the developer's fair share costs.		
				COMMENTS:		
A	B	C		IS-IM10. State and Federal Legislation, Appropriations, and Grant and Loan Programs. The County shall actively advocate for state and federal legislation, appropriations, and grant and loan programs that increase funding for community infrastructure.		
				COMMENTS:		
A	B			IS-IM11. State and Federal Advocacy. Maintain a list of legislative and regulatory priorities that include infrastructure and service issues and advocate actions that benefit the County and local service providers.		
				COMMENTS:		
A	B	C		IS-IM12. Other Roadway Funding Mechanisms. The County shall pursue other funding mechanisms to augment development impact fees to meet roadway and drainage		

Plan Alternative				Chapter 5 Community Infrastructure and Service	Staff Remarks/ Implementation	Position R,M,D
				improvement needs, such as reimbursement agreements, debt financing, voter-approved taxes, assessment districts, and state and federal grants.		
				COMMENTS:		
A	B			IS-IM13. Drainage and Flood Control Plan. Prepare a countywide Drainage and Flood Control Plan that inventories existing facilities, prioritizes needs, and provides a basis for funding mechanisms for capital improvements and maintenance.		
				COMMENTS:		
A	B			IS-IM14. Storm Drainage Impact Fees. Establish impact fees for off-site costs clearly and rationally connected to and resulting from new development. Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan.		
				COMMENTS:		
A	B	C		IS-IM15. Other Storm Drainage Funding Mechanisms. Establish other funding mechanisms, as appropriate, to augment developer and/or mitigation fees to construct and maintain storm drainage improvements, which may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts. Actively support and seek state and federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.		
				COMMENTS:		
A	B			IS-IM16. Sheriff's Office Funding Sources. Periodically assess the adequacy of existing Sheriff's Office funding sources and seek to identify, develop, and maintain sustainable funding sources to maintain Sheriff's Office levels of service, including increased operational fees, development fees, new taxes, or special assessments.		

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				COMMENTS:		
A	B			IS-IM17. Fire Protection Special Assessments. Support the development of fire district special assessments and special taxes to fund fire protection services.		
				COMMENTS:		
A	B			IS-IM18. Fire Impact Fees. Support and promote the development of capital improvement programs by fire protection service providers that can be used to establish development impact fees. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts and standard agreements between fire-related districts and the County.		
				COMMENTS:		
A	B	C		IS-IM19. Pooled Costs/Shared Resources for Fire Districts. In consultation with the Humboldt County Fire Chief's Association, develop programs for special districts to reduce operating costs.		
				COMMENTS:		
A	B			IS-IM20. Fire Protection Levels of Service. Support the development of a level of service standards by the Humboldt County Fire Chief's Association.		
				COMMENTS:		
A	B			IS-IM21. Standards of Fire Protection Response. Encourage fire districts to prepare Standards of Coverage Studies and address substandard conditions. These studies may include: establishment of baseline conditions, risk assessment, level of service standards and objectives, critical task capability assessment, reliability assessment, and policy recommendations.		

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				COMMENTS:		
A	B			IS-IM22. County Service Area-Fire Protection. In close coordination with fire-related districts, non-agency fire departments, and CAL FIRE, establish County Service Areas and adequate ongoing fire protection funding sources in areas with developed and developable land that cannot be served by existing fire-related districts and where new districts cannot feasibly be established. Utilize fire protection service agreements with existing fire service providers, where appropriate. Utilize County Service Areas to augment the level of service and capacity of existing fire service providers, where appropriate.		
				COMMENTS:		
A	B			IS-IM23. Fire Protection Municipal Service Review. Support the preparation of a comprehensive countywide fire protection municipal service review by the Humboldt LAFCO to determine the best approaches to improving levels of service countywide and expand service to areas outside existing fire-related district boundaries.		
				COMMENTS:		
A	B	C		IS-IM24. Monitor Infrastructure and Services Capacity. Utilize wastewater treatment plant annual reports (prepared pursuant to federal NPDES permits), water system annual inspection reports (as prepared by California Department of Public Health, Drinking Water Program), and close coordination with water and wastewater providers to monitor the capacities of infrastructure and services to ensure that growth does not exceed acceptable levels of service.		
				COMMENTS:		
A	B			IS-IM25. Organization of Water and Wastewater Providers. Assist in the establishment of an organization of local water agencies, such as an association or authority, to improve water quality, service capacity, and level of service of all water and wastewater services		

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				providers.		
				COMMENTS:		
A	B			IS-IM26. Sizing of Water and Wastewater Systems. Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency.		
				COMMENTS:		
A	B	C		IS-IM27. Coordination with Water and Wastewater Service Providers. Utilize the review of capital improvement plans, referrals, "will serve" letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure planning and funding mechanisms are in place to support existing, planned, and proposed development.		
				COMMENTS:		
A	B	C		IS-IM28. Use of Parkland and Fees. The County shall develop a schedule for the use of land and fees collected under parkland dedication provisions, including mechanisms for tracking the expenditure of funds for a five-year period in coordination with special districts providing parks and recreation.		
				COMMENTS:		
A	B			IS-IM29. Parks and Recreation. Prepare parks and recreation standards for new development that differentiate between urban and rural settings; specify acreage of park land per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to make park and recreation improvements and criteria for establishing Mello Roos Community Facilities Districts or special assessment to ensure adequate funding for operation and maintenance.		

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				COMMENTS:		
A	B			IS-IM30. Street Lighting. Prepare street lighting standards for new development that differentiate between urban and rural settings and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines.		
				COMMENTS:		
A	B			IS-IM31. Expand Lighting Services. Require that development within an Urban Development Area be annexed to County street lighting districts if nearby, whether or not the project site is contiguous with current district boundaries.		
				COMMENTS:		